

RINA DIRISIO
REAL ESTATE, BUT BETTER



3158 THISTLEWOOD GATE

OAKVILLE



PERCHED ON A CORNER LOT WITH A STRIKING STONE AND BRICK FAÇADE, PRECAST STONE WINDOW TRIM, AND AN ATTACHED DOUBLE GARAGE, THIS EXCEPTIONAL 4-BEDROOM, 3.5-BATHROOM EXECUTIVE RESIDENCE IS IDEALLY POSITIONED IN GLENORCHY, ONE OF OAKVILLE'S MOST DESIRABLE, FAMILY-FRIENDLY ENCLAVES.

Just minutes from top-rated schools, scenic parks, and everyday essentials, the home offers unmatched convenience—close to Fortino's, the Sixteen Mile Sports Complex, and North Park, and only a short drive to Oakville Trafalgar Memorial Hospital. Enjoy the nearby Uptown Core with its array of big-box retailers, diverse restaurants, LCBO, Beer Store, and essential services, all anchored by a central transit hub. Commuters will appreciate the seamless access to major highways and the GO Station, making travel throughout the GTA effortless.

Inside, a refined interior unfolds, showcasing impressive architectural details and upscale finishes throughout. The main level is graced with nine-foot ceilings, expansive principal rooms adorned with rich hardwood flooring, elegant tray and raised ceilings, and an abundance of oversized windows that bathe the home in natural light. A private living room, framed by wrap-around windows, offers a tranquil retreat, while the formal dining room with its striking tray ceiling sets the stage for sophisticated entertaining.

At the heart of the home, the chef-inspired kitchen is both stylish and functional, featuring extensive dark-stained cabinetry with under-cabinet valance lighting, gleaming granite countertops, and a centre island with a breakfast bar. Premium stainless steel appliances, including a gas range, complement the space, while the generous breakfast area opens seamlessly to the fenced backyard—perfect for indoor-outdoor living.

The inviting family room, highlighted by several large windows and a cozy gas fireplace, provides a warm and welcoming setting for everyday living. A lovely two-piece powder room and a sunken laundry room with convenient interior access to the attached double garage complete the main level.

Ascend the elegant oak staircase to the upper level, where four spacious bedrooms and three full bathrooms await. Three bedrooms feature raised ceilings and large windows, enhancing the sense of light and openness. The luxurious primary suite serves as a private retreat, offering two walk-in closets and a spa-inspired five-piece ensuite with dual vanities, a deep soaker tub, and a separate glass-enclosed shower.



FOYER

- Double entrance doors with obscure glass inserts and a Palladian-style transom
- Oversized stone-look floor tiles
- Nine-foot main floor ceilings
- Oak staircase with upgraded metal pickets





LIVING ROOM (16'2" X 11'2")

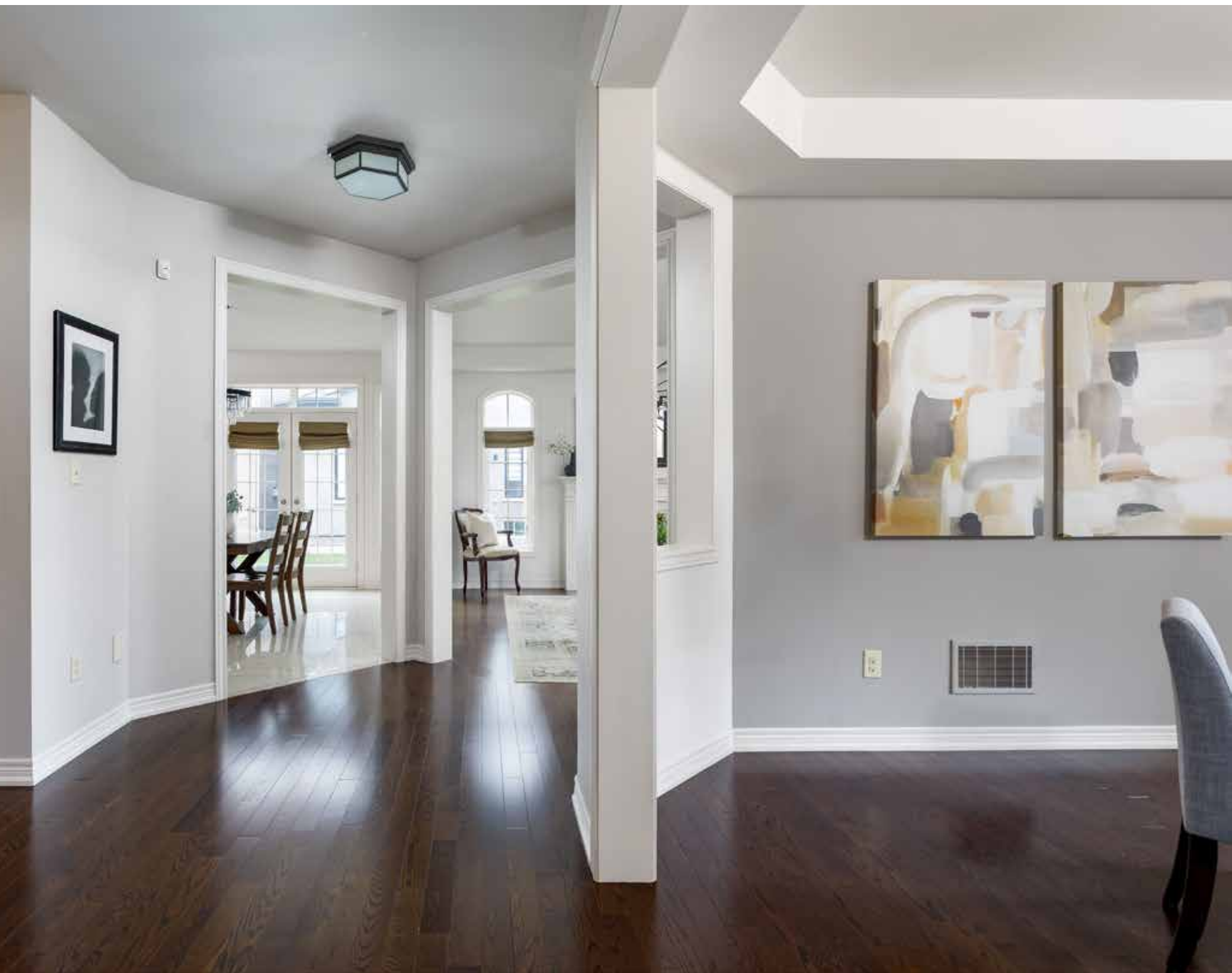
- Large corner windows
- Hardwood flooring
- Ceiling fan





DINING ROOM (13'11" X 12'10")

- Tray ceiling
- Large windows
- Hardwood flooring
- Six-light chandelier



KITCHEN (13'11" X 12')

- Extensive dark-stained wood cabinetry
- Extended-height upper cabinets with valance lighting
- Double-door pantry
- Pot drawers
- Island with a breakfast bar
- Granite counters and complementing elongated pencil tile backsplash
- Stainless steel appliances, including a fridge with a water/ice dispenser, a gas range, and a built-in dishwasher
- Oversized polished stone-look floor tiles
- Crystal-like chandelier over the island
- Window above the under-mount sinks with an upgraded pullout spray faucet



BREAKFAST ROOM (13'11" X 8'2")

- Crystal-like chandelier
- Oversized polished stone-look floor tiles
- Double garden doors with a transom to the backyard



FAMILY ROOM (16'X 13'8")

- Hardwood flooring
- Gas fireplace with a classic white mantel
- Spherical chandelier with crystal accents
- Large windows, including two Palladian windows



BATHROOM (2-PIECE)

- Oversized stone-look floor tiles
- White plumbing fixtures, including a pedestal sink

SUNKEN LAUNDRY ROOM

- White cabinetry, including a base cabinet with a large washtub
- Neutral stone-look floor tiles
- Whirlpool front-loading washer and dryer with a stainless steel finish and elevated by pedestal bases
- Access to the basement
- Inside entry to the attached double garage
- Exterior door with a glass insert to the side yard



PRIMARY BEDROOM (17'X 16')

- Double entrance doors
- Ceiling fan
- Two large windows
- Two huge walk-in closets
- Neutral broadloom



ENSUITE BATHROOM (5-PIECE)

- Two separate vanities with drawers
- Granite counters, under-mount sinks and single-lever faucets
- Oversized neutral stone-look floor tiles
- Lavish soaker tub with stone-look tile surround and a cage-style chandelier above
- Separate shower with stone-look tile surround and frameless glass enclosure
- Four large windows



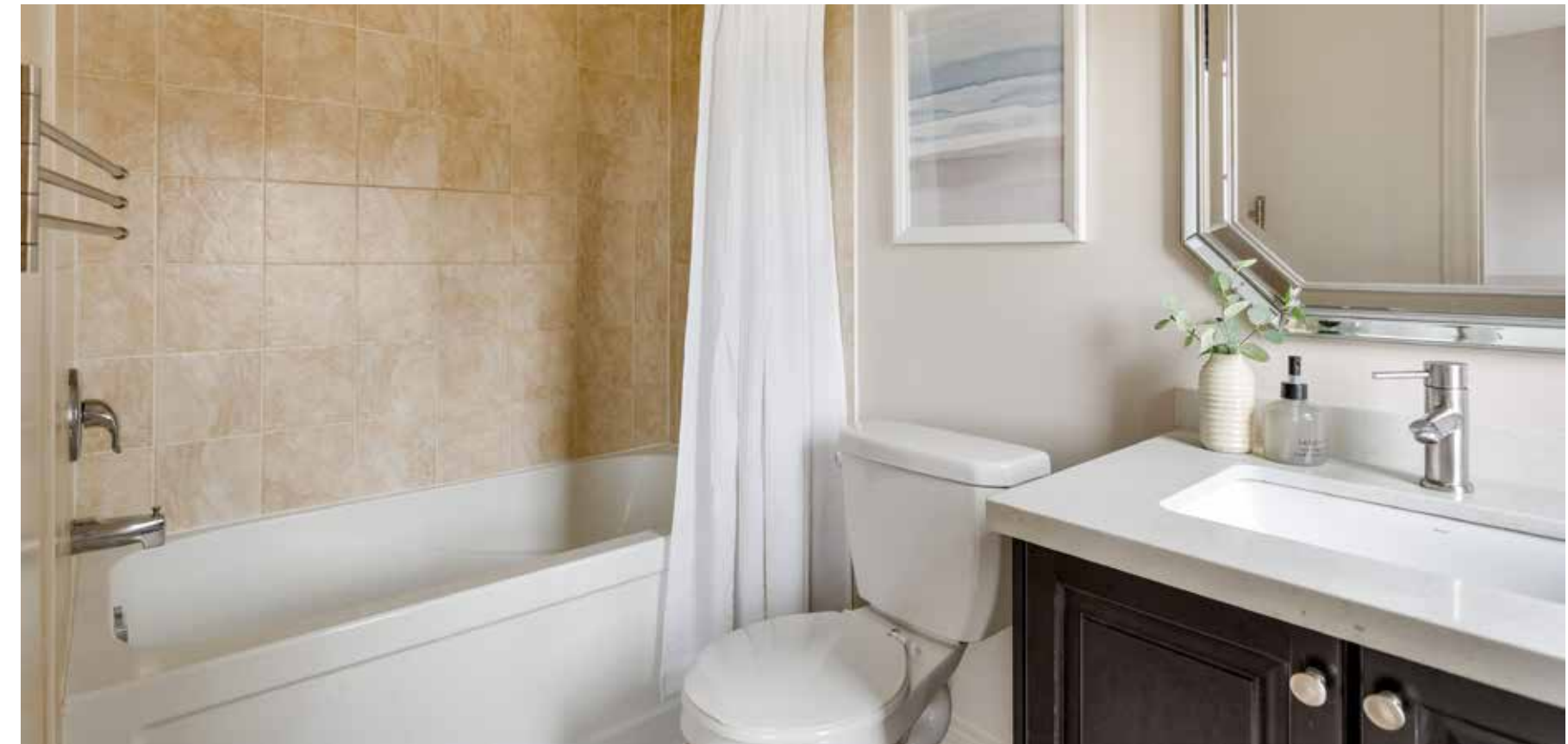


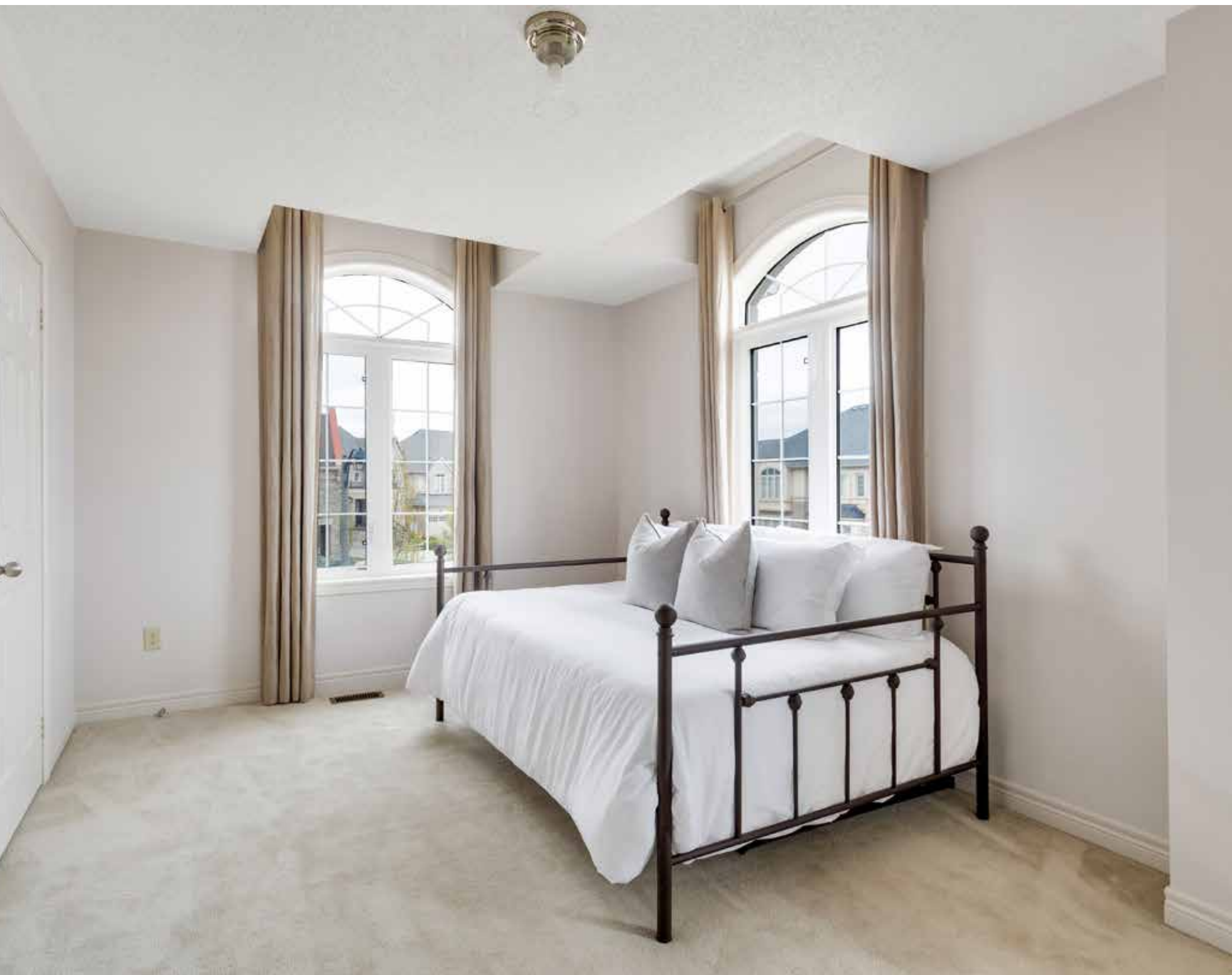
BEDROOM 2 (15'9" X 12')
BEDROOM 3 (17'5" X 16'9")
BEDROOM 4 (14'3" X 12'3")

- Three additional bedrooms on the second floor feature raised ceilings accommodating large windows, neutral broadloom, upgraded light fixtures and ample closet space. One of the bedrooms has a dedicated 4-piece ensuite bath while the other two bedrooms share a 4-piece bathroom.

BATHROOM (4-PIECE ENSUITE)
BATHROOM (4-PIECE)

- All three additional bedrooms enjoy ensuite access, including one private ensuite and a well-appointed Jack-and-Jill bath, both elegantly finished with dark-stained cabinetry, quartz countertops with undermount sinks, and neutral floor tiles.





SCHOOLS

Elementary

Oodenawi – English Track – JK – GR08

Forest Trail – FI – GR02 – 08

St. Gregory CES – Regular Track – JK – GR08

St. Mary CES – FI – GR01 – 08

St. Marguerite d'Youville CES – ExF – GR05 – 08

Secondary

White Oaks – English Track/ FI – GR09 - 12

St. Ignatius of Loyola – Regular Track/FI/ExF – GR09 - 12



Taxes: \$8,714.00 (2024)

Lot Size: 43.77 x 90.40 x 98 x 55.27 irregular

Inclusions: Fridge, gas stove, built-in dishwasher, washer, dryer, all electric light fixtures, all window coverings, electric garage door openers, central vacuum



FLOOR PLANS





RINA DIRISIO
SALES REPRESENTATIVE
LIFETIME RESIDENT OF OAKVILLE

CELL 416.804.4347
EMAIL RINA@RINA.CA

251 NORTH SERVICE ROAD WEST, OAKVILLE ONTARIO L6M 3E7

Royal LePage Real Estate Services Ltd., Brokerage

RINA.CA

WE SELL REAL ESTATE
BUT BETTER.



Information in this brochure is deemed accurate but not guaranteed.
School boundaries may change for upcoming school year.