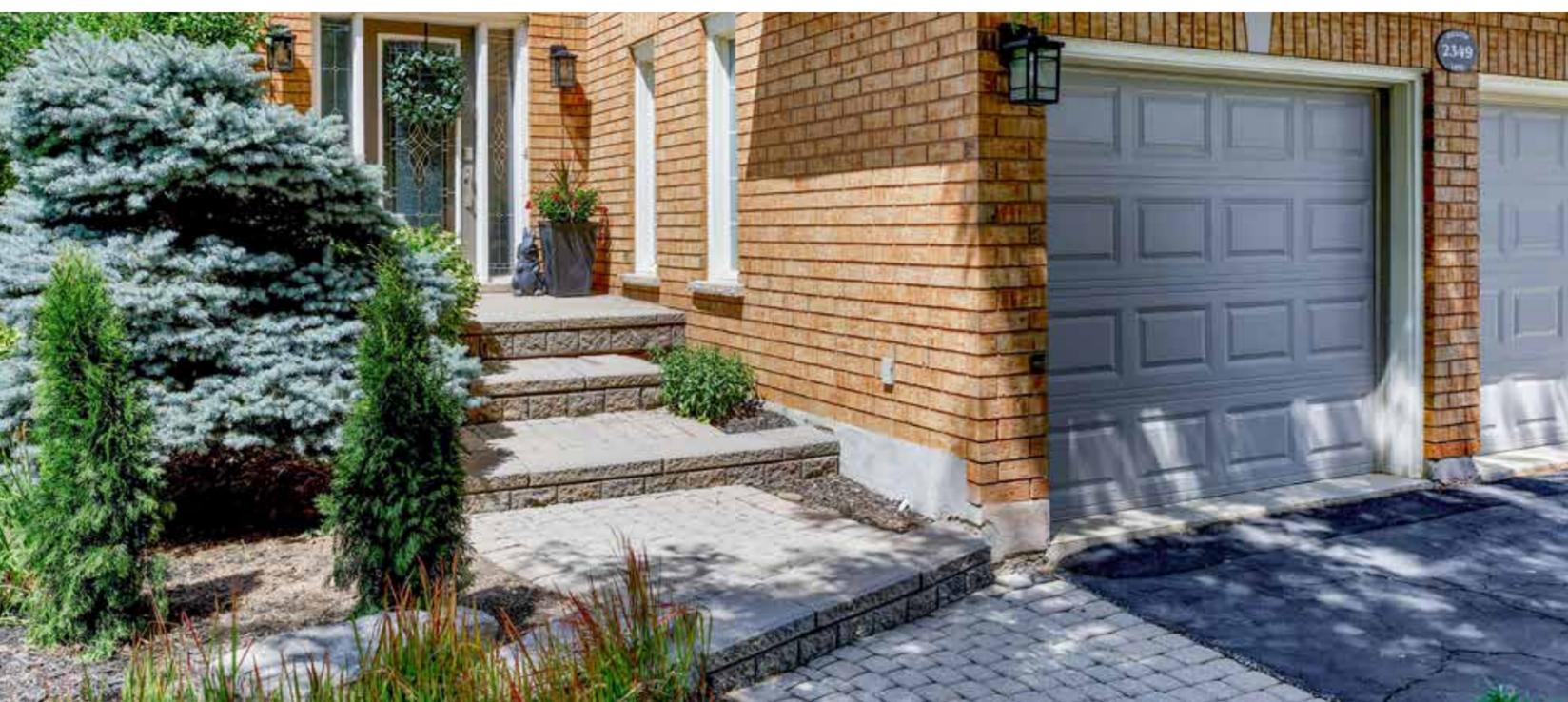


RINA DIRISIO
REAL ESTATE, BUT BETTER



2349 HILLTOP LANE

OAKVILLE



AN ENCHANTING RETREAT IN THE HEART OF WEST OAK TRAILS

Nestled in one of Oakville's most coveted neighbourhoods, this exceptional residence is perfectly positioned on a premium, professionally landscaped pie-shaped lot that backs directly onto the breathtaking Heritage Trail and the tranquil ravine of Sixteen Mile Creek. You will love these trails! The setting is nothing short of idyllic—lush, serene, and surrounded by nature's splendour. From the moment you arrive, the striking curb appeal commands attention, with an interlocking stone walkway and steps, perennial gardens, vibrant shrubs, and mature trees. The private, fully fenced rear yard is a true outdoor sanctuary. Here, you'll find an interlocking stone patio ideal for entertaining or quiet reflection, all set against the backdrop of protected woodlands and the scenic West Bank Heritage Trail, which connects to a vast network of trails accessing Lions Valley Park, the world-renowned Glen Abbey Golf Club, and neighbourhood parks. Everyday conveniences—shops, restaurants, top-rated schools, major highways, and the Oakville Trafalgar Memorial Hospital—are all within easy reach, just minutes from your door.

Refined Living in a Sought-After Starlane Home

This exquisite Starlane-built residence offers a perfect blend of timeless elegance and contemporary updates, boasting four generous bedrooms, 2.5 bathrooms, and approximately 2,715 square feet of updated and beautifully maintained living space. Rich, dark-stained hardwood flooring flows gracefully throughout the main level's principal rooms. French doors add a classic touch of refinement, while upgraded deep baseboards and designer light fixtures enhance the home's stylish character. The formal living room seamlessly connects to the adjoining dining room, where an oversized window frames stunning views of the ravine woodlands. The gleaming white kitchen features sleek granite countertops, stainless steel appliances (2020), and a sunlit breakfast area with direct access to the secluded rear patio—perfect for al fresco dining or your morning coffee amid the sights and sounds of nature. Completing the main level is a versatile main floor den, a powder room and a laundry room with inside entry to the garage. A unique architectural highlight is the dual staircase design. One leads to the spacious and private family room, complete with an inviting gas fireplace, while the main staircase leads to the upper level where four sun-filled bedrooms await. The primary suite is a peaceful retreat overlooking the lush ravine, complete with a spa-inspired 4-piece ensuite featuring a deep corner soaker tub and a separate shower.

MAIN LEVEL



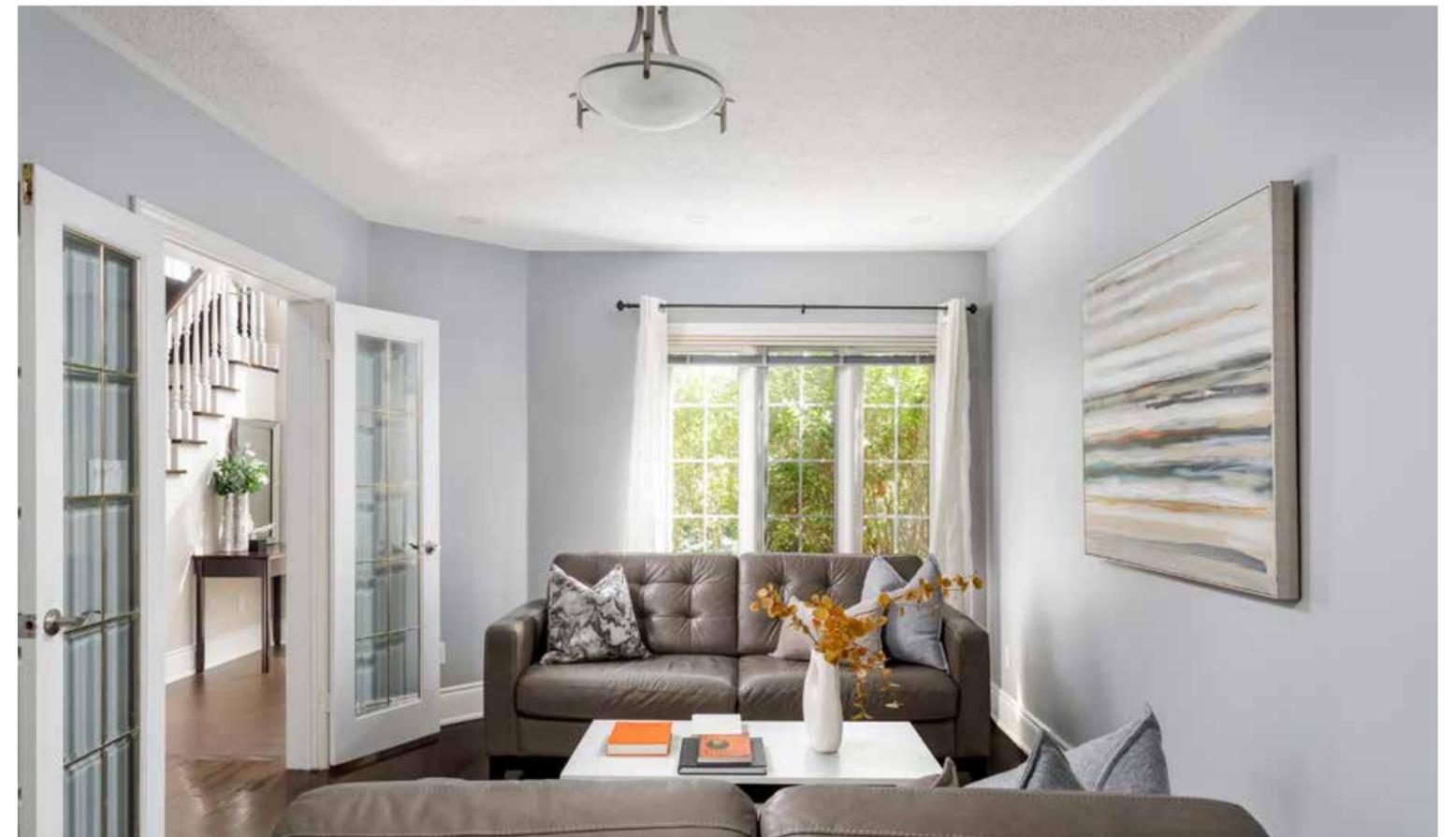
TWO-STOREY FOYER (7'7" X 9'3")

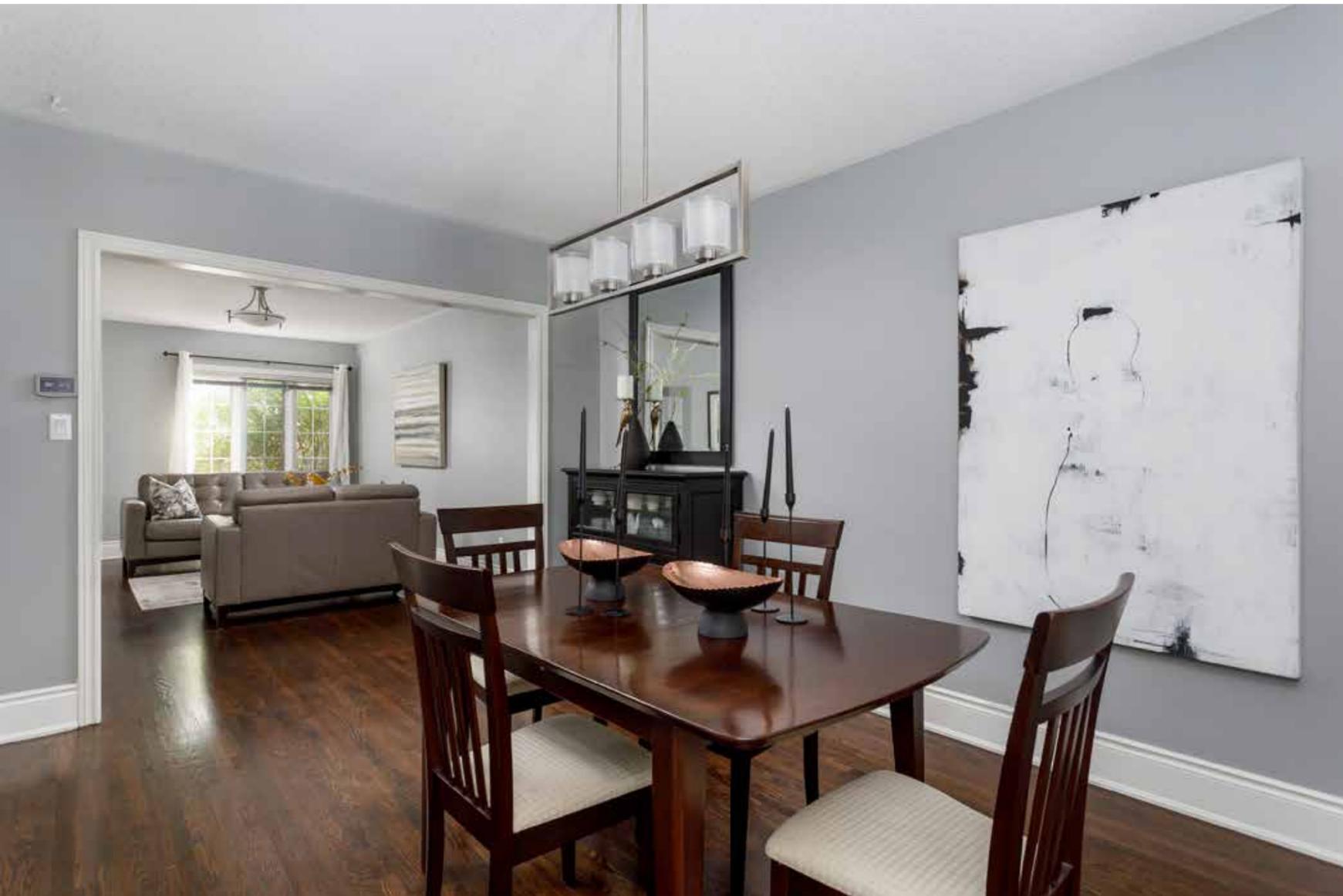
- Upgraded leaded glass entry door system with sidelights
- Large upper Palladian window
- Upgraded oversized stone-look floor tiles and beautiful hardwood flooring throughout the main hallway
- Impressive staircase with dark-stained treads and handrails with contrasting white pickets and risers
- An additional, separate staircase accesses the family room
- Upgraded deep baseboards



LIVING ROOM (10'5" X 17'6")

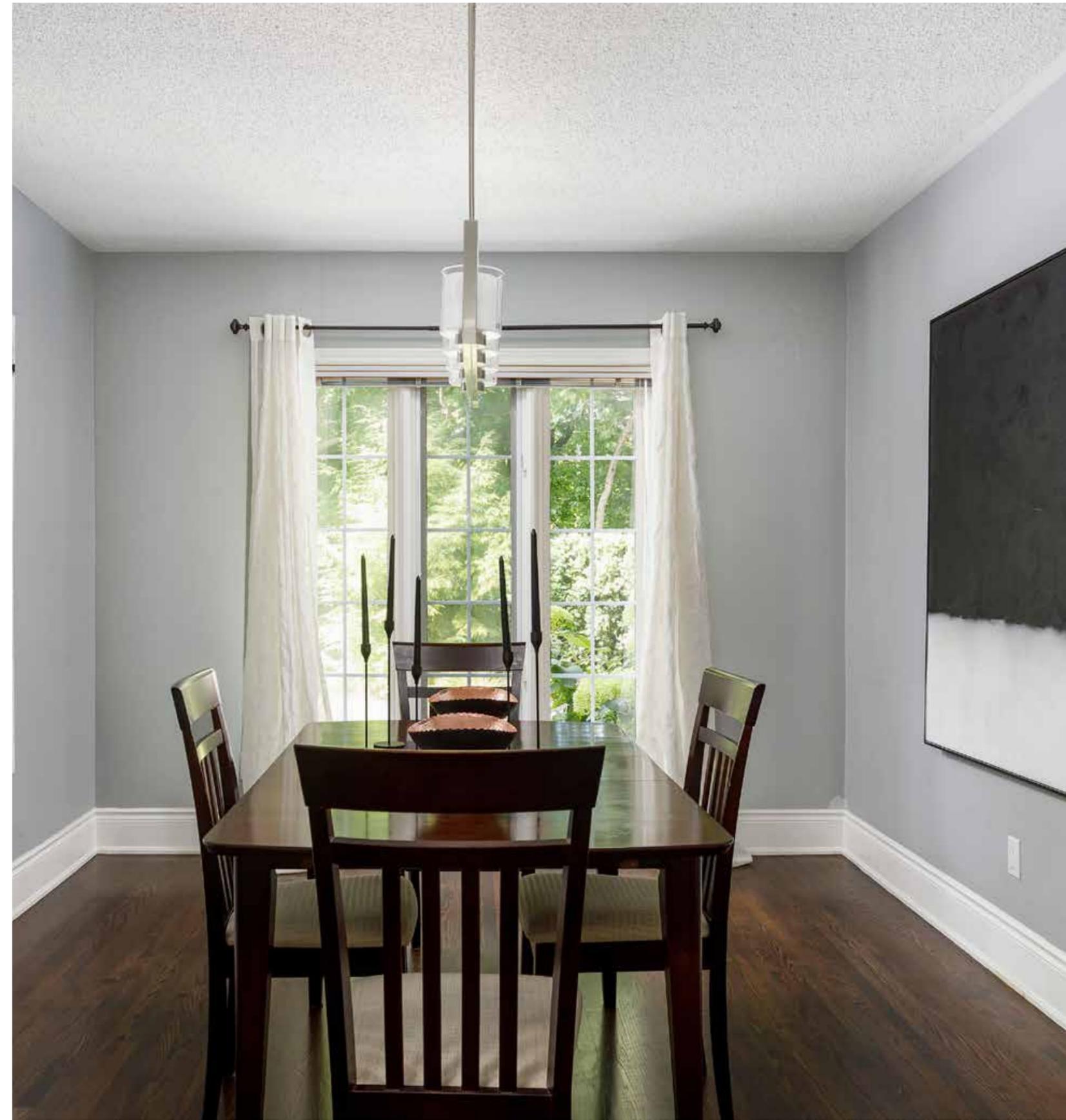
- Leaded glass French doors
- Hardwood flooring
- Large window overlooking the front gardens
- Pot lights and updated ceiling light fixture





DINING ROOM (10'5" X 14'11")

- Hardwood flooring
- Upgraded chandelier
- Oversized window with ravine views



KITCHEN



KITCHEN (11'6" X 12')

- Abundant white cabinetry
- Upper cabinets with valance lighting
- Corner display cabinets with glass doors
- Extended depth cabinet above the fridge
- Granite counters and complementing white tile backsplash
- Window with ravine views
- Oversized floor tiles arranged in a brick pattern
- Stainless steel appliances (2020) including a fridge, gas range, built-in microwave, and built-in dishwasher



BREAKFAST ROOM (8'7" X 15')

- Oversized floor tiles arranged in a brick pattern
- French door to the dining room
- Bay-style window grouping with garden doors to the private patio



DEN (8'7" X 15')

- French door
- Wainscoting
- Hardwood flooring



BATHROOM (2-PIECE)

- Wainscoting
- White plumbing fixtures including a pedestal sink
- Upgraded floor tiles

SECOND LEVEL



FAMILY ROOM (18'8" X 15')

- Partial cathedral ceiling
- Three window grouping with a centre Palladian window and built-in bench seating
- California shutters
- Hardwood flooring
- Gas fireplace with a classic white mantel
- Pot lights





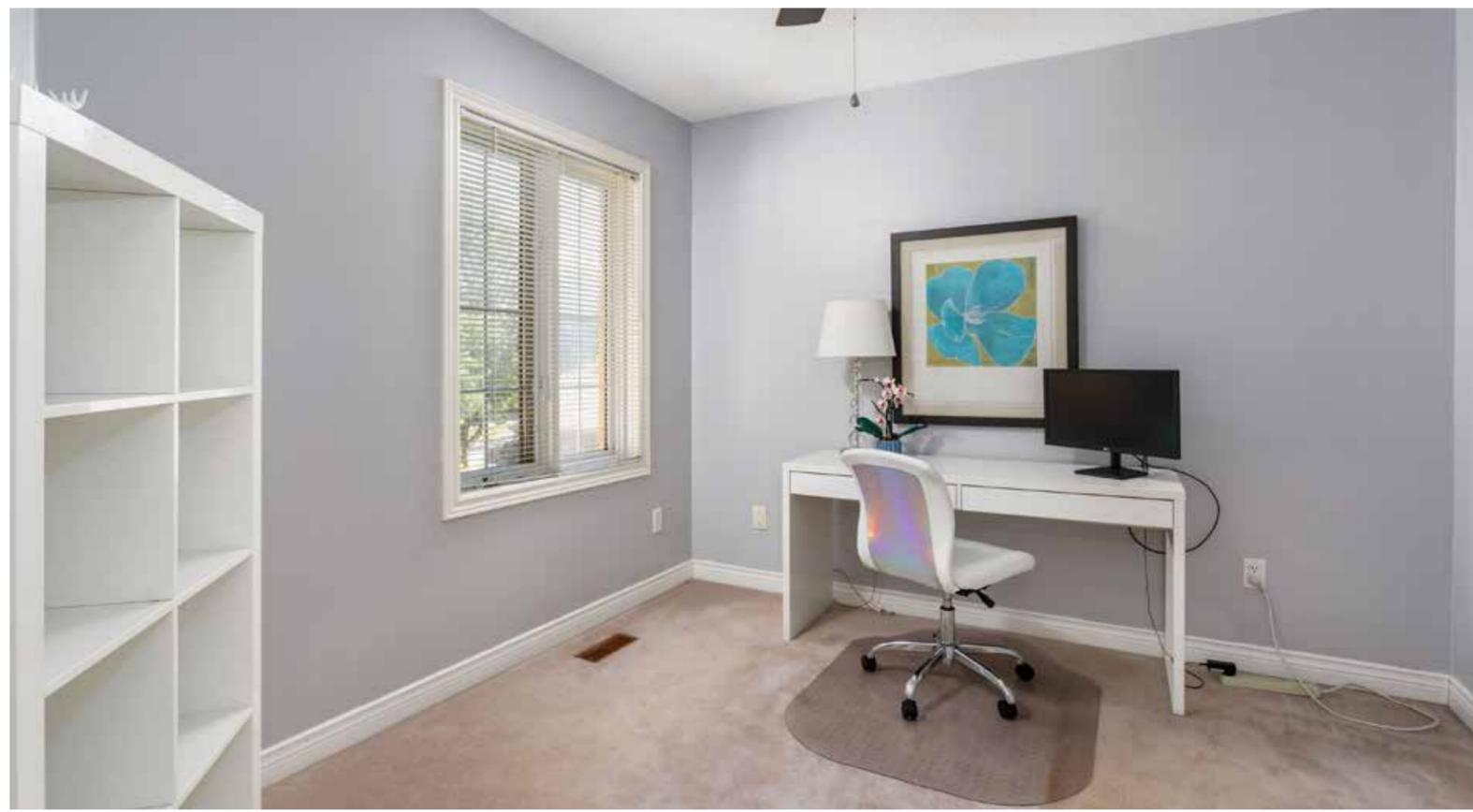
PRIMARY BEDROOM (17'4" X 15')

- Wall of windows with woodland views
- Neutral broadloom
- Two walk-in closets



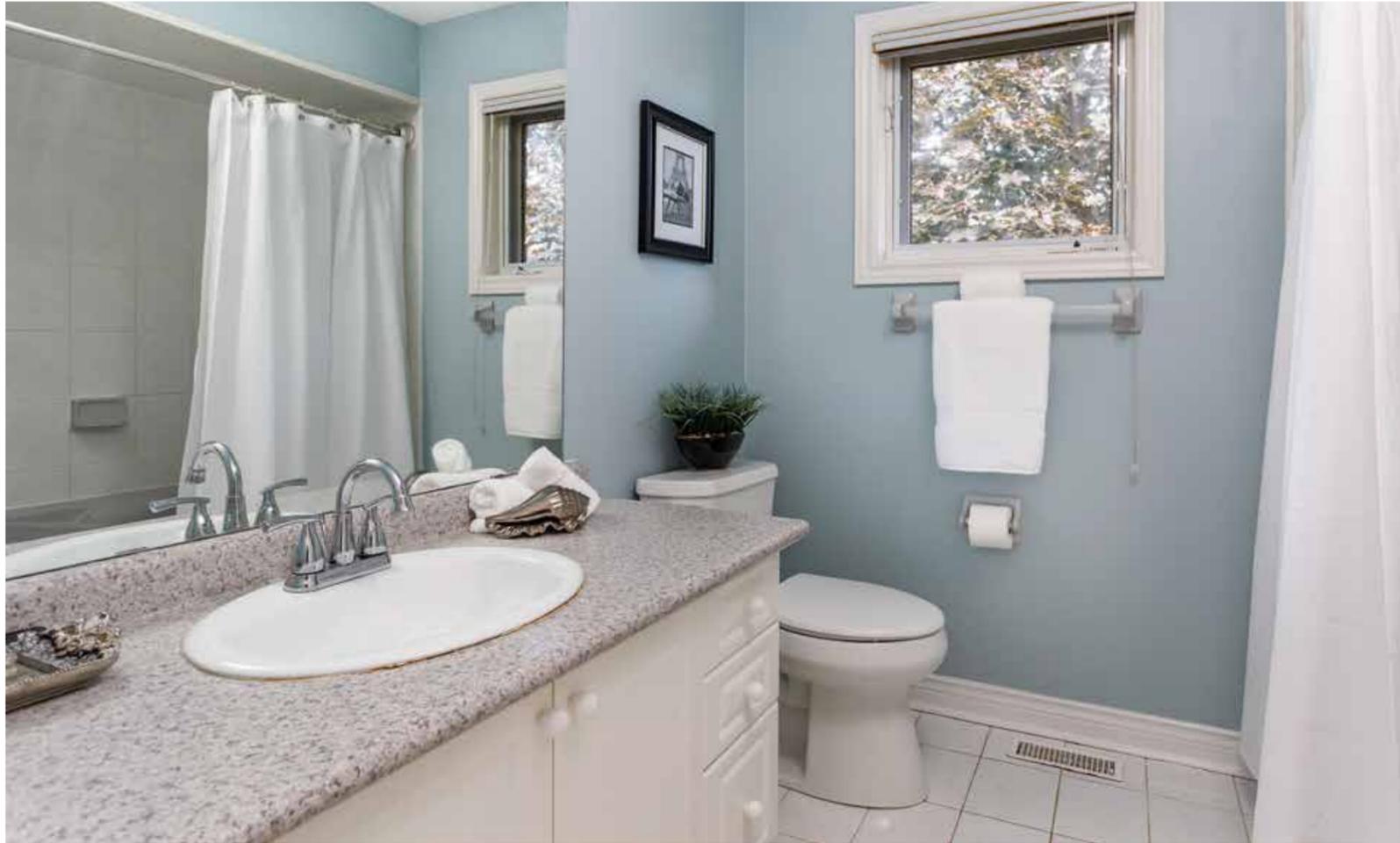
ENSUITE BATHROOM (4-PIECE)

- Plenty of white cabinetry with a bank of drawers
- Stone counter with an under-mount sink
- Neutral floor and wall tiles
- Wrap-around mirrors
- Corner soaker tub with a large window above
- Separate shower with neutral tile surround and frameless glass door



BEDROOM 2 (10'7" X 9'11")
BEDROOM 3 (10'10" X 11')
BEDROOM 4 (10'4" X 15'4")

- Three additional bedrooms on the upper level offer large windows, neutral broadloom, and ample closet space.



BATHROOM (4-PIECE)

- Spacious main bathroom with ample white cabinetry with a bank of drawers
- Neutral floor tiles
- Window to the side yard
- Tub/shower combination with neutral tile surround





SCHOOLS

Elementary

West Oak – English Track – JK – GR08

Forest Trail – FI – GR02 – 08

St. Teresa of Calcutta CES – Regular Track - JK -

St. Mary CES – FI – GR01 – 08

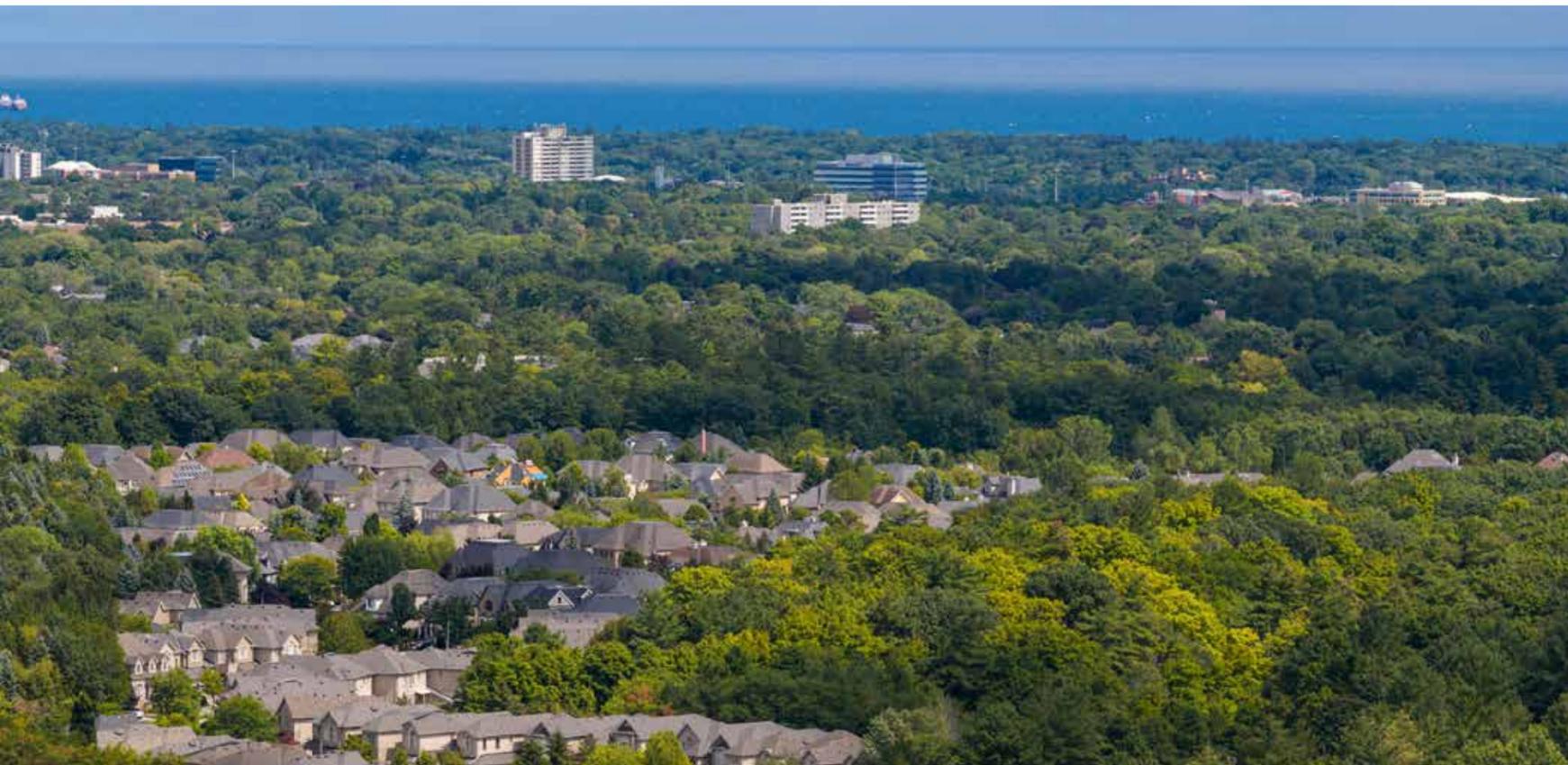
St. Bernadette CES – ExF – GR05 – 08

Secondary

Garth Webb – English Track – GR09 – 12

Thomas A. Blakelock – FI – GR09 -12

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



Taxes: \$7,228 (2025)

Lot Size: 38.43 x 125.75ft

Inclusions: Built-in dishwasher, fridge, stove, washer, dryer, all elfs, all window coverings, gdo, central vac

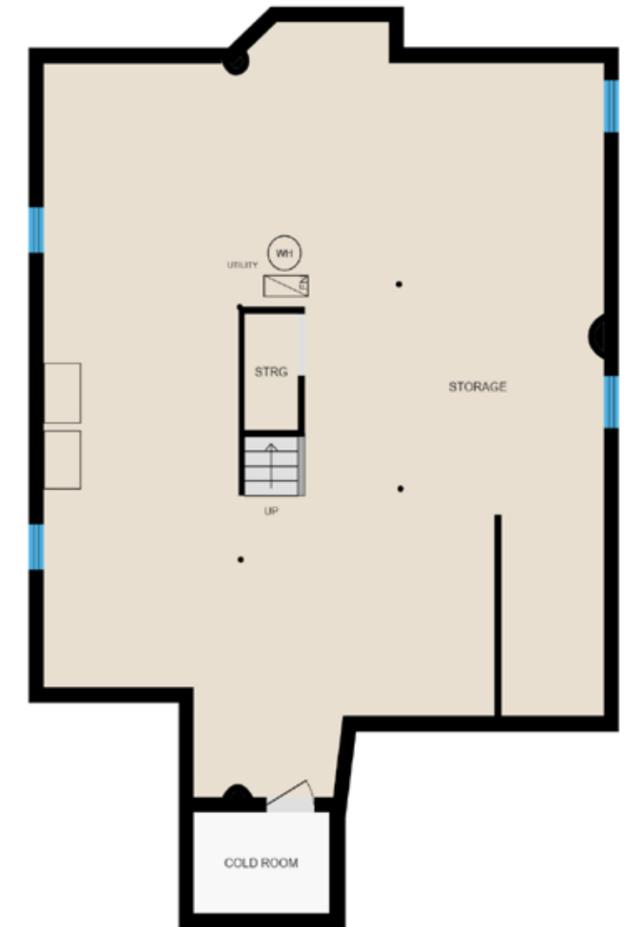
FLOOR PLANS



All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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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

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