

RINA DIRISIO
REAL ESTATE, BUT BETTER



3417 KINGLET COURT

OAKVILLE



BEAUTIFULLY MAINTAINED AND IDEALLY SITUATED ON A QUIET COURT, THIS EXCEPTIONAL 3-BEDROOM BUNGALOFIT IS JUST TWO DOORS FROM THE ENTRANCE TO THE TRANQUIL TRAIL OF SHELDON CREEK, NESTLED IN BRONTE'S COVETED LAKESHORE WOODS COMMUNITY.

Embrace an active, outdoor lifestyle with Shell Park only a short stroll away, offering soccer fields, a dog park, a skateboard park, and a playground, while South Shell Park with a sandy beach on the shores of Lake Ontario is just a scenic 13-minute walk. Everyday conveniences are within easy reach, including Burloak Shopping Plaza with big-box and outlet stores, restaurants, cinemas, and quick QEW access, while Appleby GO Station and the vibrant charm of Bronte Harbour and Bronte Village—with its boutique shops and diverse dining—are only minutes away.

The home's curb appeal is undeniable, framed by a mature flowering shade tree, manicured hedging, and a welcoming covered porch with a decorative column. A long, re-paved driveway with elegant interlocking stone trim provides parking for four and leads to the attached double garage with convenient inside entry. The private, fully fenced backyard offers a serene retreat, not overlooked by neighbours, featuring a spacious deck, a lower slab-stone patio with an awning, natural gas BBQ line, lush gardens, mature trees, and ample green space for family enjoyment.

Inside, nine-foot ceilings, decorative columns, and generous principal rooms with hardwood flooring create an inviting and refined atmosphere, complemented by ceramic tile in the foyer, kitchen, and baths. Expansive windows fill the home with natural light, while solid plywood subfloors add lasting quality. The open-concept living and dining areas are ideal for entertaining, and the cozy family room with a gas fireplace provides a warm gathering space. The well-appointed kitchen is overlooked from the loft above, and showcases extensive wood cabinetry, under-cabinet lighting, stone counters, a butler's pantry, and a custom island with breakfast bar, flowing into a large breakfast area with garden doors to the sunny deck. Completing the main floor is the primary suite offering comfort and convenience with a 4-piece ensuite featuring a whirlpool tub and separate shower, a laundry room, and a second bedroom/office with access to a full bath. The upper loft level presents a bright home office overlooking the main living space, a third bedroom, and another 4-piece bathroom. The lower level includes a cold room and a rough-in for a future bathroom, and excellent potential for additional living space.

Recent improvements include, new roof venting and fireplace collar replaced, central vacuum serviced (2025), kitchen butler's pantry counters and backsplash and new kitchen sink (2023), air conditioner replaced (A1- regular spring and fall service) and new fridge (2021), washer/dryer (2020), fascia replaced, new stove (2017), back door Phantom screens (2011), awning (2009) and 35 year roof shingles (April 2008).





FOYER (10'4" X 7')

- Single entry door with a leaded glass insert, two sidelights and a transom
- Nine-foot main floor ceilings
- Neutral stone-look floor tiles at the entrance and lustrous hardwood floor throughout the main hall
- Ample closet space
- Oak staircase to the upper level



LIVING ROOM (14'5" X 11'2")

- Lustrous natural-finished hardwood floor
- Extra-large window with custom blinds to the front yard



DINING ROOM (17'2" X 13'4")

- Two large windows to the side yard
- Lustrous natural-finished hardwood floor
- Five-light chandelier
- Access to the butler's pantry



BUTLER'S PANTRY

- Ample cinnamon-stained cabinetry
- Extended height upper china cabinets with glass doors and under-cabinet valances
- Large window to the side yard
- Quartz counter and a ceramic tile backsplash
- Neutral stone-look floor tiles



KITCHEN (14'7" X 12'6")

- Vaulted ceiling
- Extensive cinnamon-stained cabinetry
- Extended-height upper cabinets with under-cabinet valance lighting
- Numerous drawers, including large pot drawers
- Built-in microwave shelf
- Separate pantry
- Large custom island with a raised breakfast bar, flanked by columns
- Quartz counters and oversized subway tile backsplash
- Window to the side yard
- Perimeter pot lighting and a dish-style chandelier
- Neutral stone-look floor tiles
- White appliances, including a Maytag built-in dishwasher, a Whirlpool electric stove and a KitchenAid French door fridge with a bottom-mount freezer drawer





BREAKFAST ROOM (14'4" X 10'3")

- Neutral stone-look floor tiles
- Upgraded chandelier
- Large window to the side yard
- Double garden doors with a transom to the outdoor living space



FAMILY ROOM (16'5" X 14'10")

- Lustrous natural-finished hardwood floor
- Large bow window to the rear yard
- Gas fireplace with an upgraded white mantel with deluxe mouldings



BEDROOM (13'6" X 11')

- Lustrous natural-finished hardwood floor
- Large window to the side yard
- Ceiling light fixture
- Double closet

BATHROOM (4-PIECE)

- Ample cinnamon-stained cabinetry
- Neutral stone-look floor tiles
- Tub/shower combination with neutral tile surround





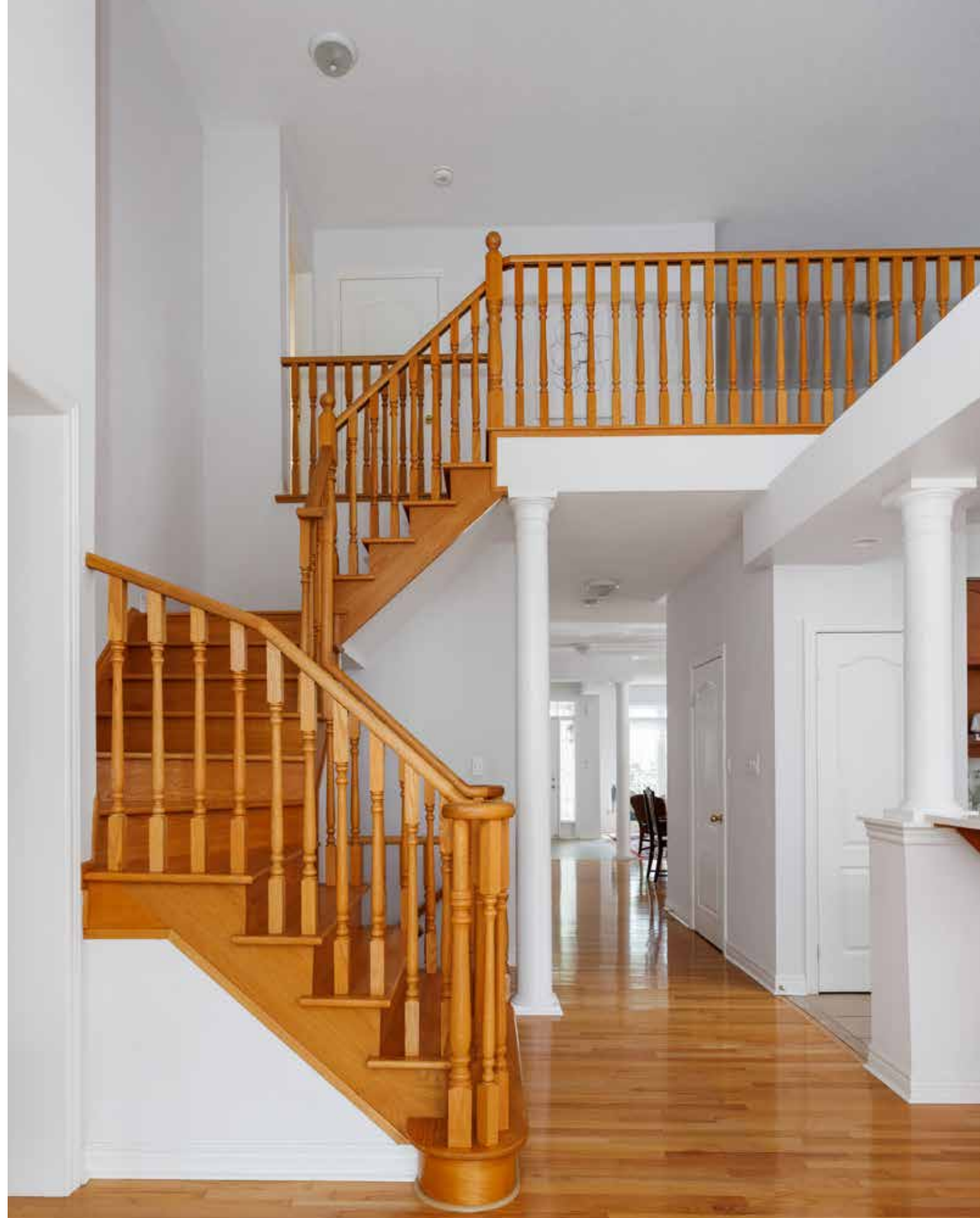
PRIMARY BEDROOM (22' X 12')

- Lustrous natural-finished hardwood floor
- Extra-large window
- Walk-in closet

ENSUITE BATHROOM (4-PIECE)

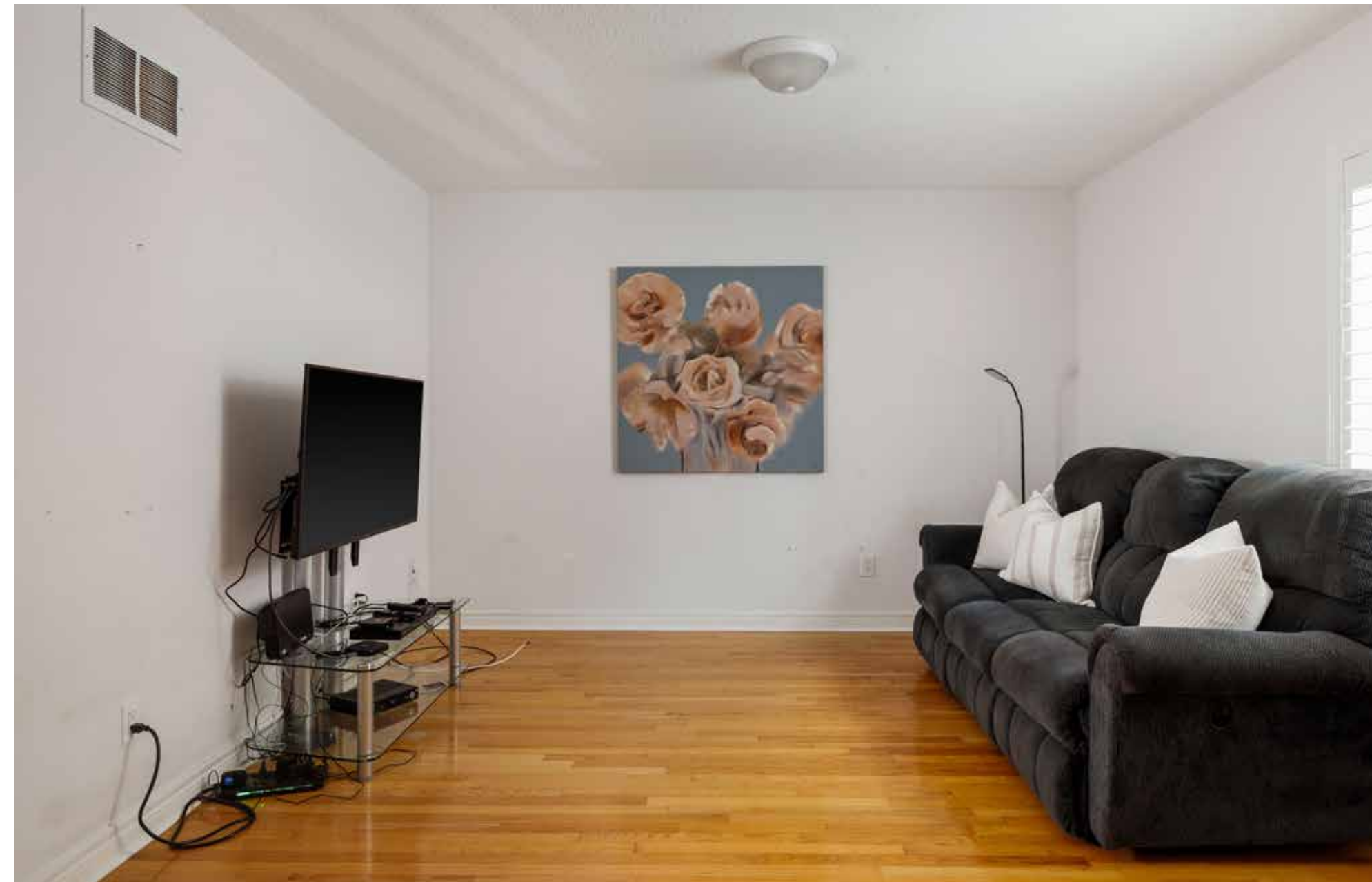
- Ample cinnamon-stained cabinetry with a bank of drawers
- Neutral stone-look floor tiles
- Oval jetted tub with neutral stone-look tile surround
- Large window above the tub
- Separate shower with neutral tile surround and a glass door





LOFT (17'3" X 12')

- Open railings to the main level and the staircase
- Lustrous natural-finished hardwood floor
- Window with California shutters





BEDROOM (14'6" X 12')

- Lustrous natural-finished hardwood floor
- Large window
- Two closets

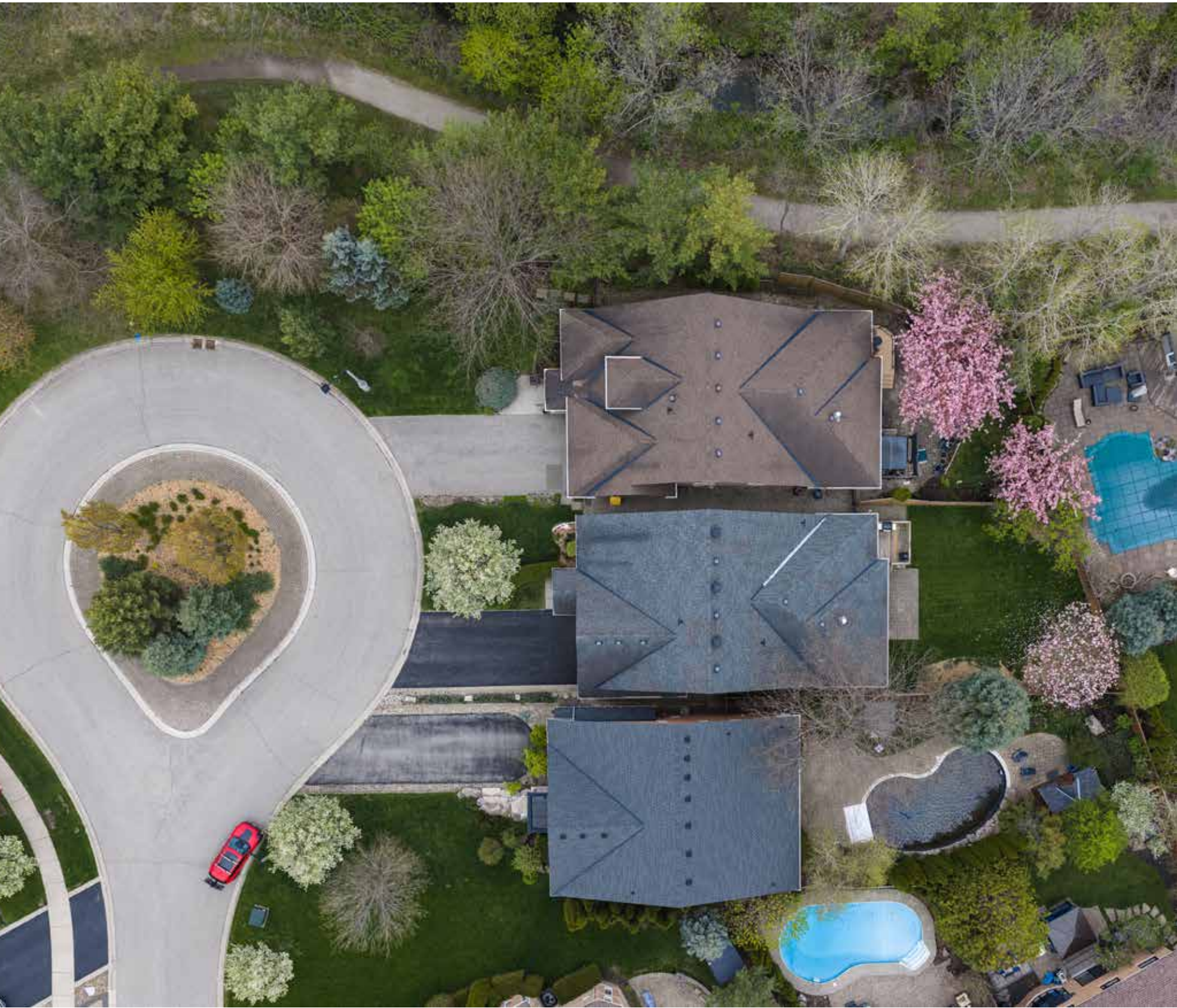


ENSUITE BATHROOM (4-PIECE)

- Plenty of white cabinetry
- Ceramic floor tiles
- Tub/shower combination with ceramic tile surround







SCHOOLS

Elementary

Gladys Speers – English Track – JK – GR06

Eastview – English Track – GR07 – 08

Pine Grove – FI Track – GR02 – 08

St. Dominic CES – Regular Track – JK – GR08

St. Mary CES – FI Track – GR01 – 08

St. Nicholas CES – ExF Track – GR05 – 08

Secondary

Thomas A. Blakelock – English & French Track – GR09 - 12

St. Thomas Aquinas CSS – Regular & ExF Track – GR09 – 12

St. Ignatius of Loyola CSS – FI Track – GR09 - 12

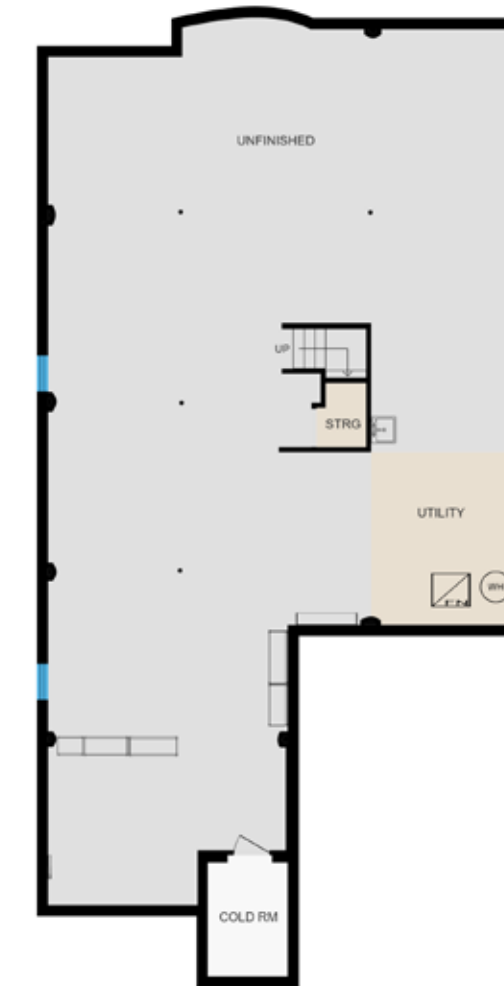
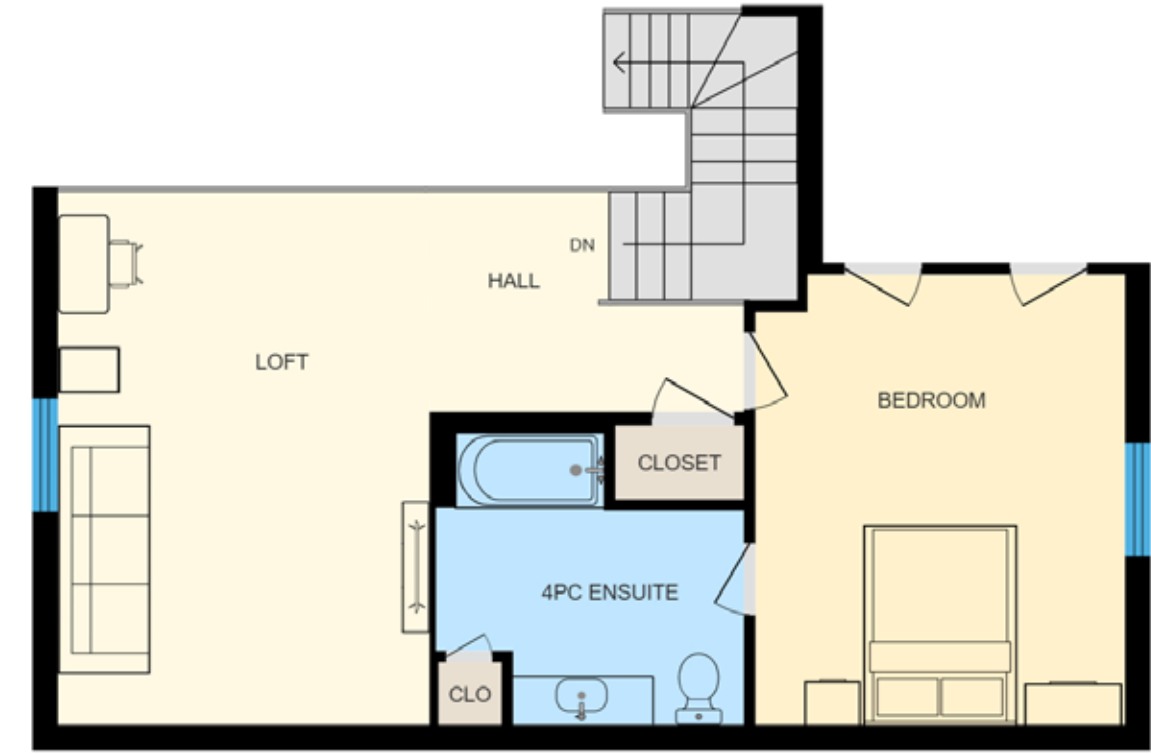
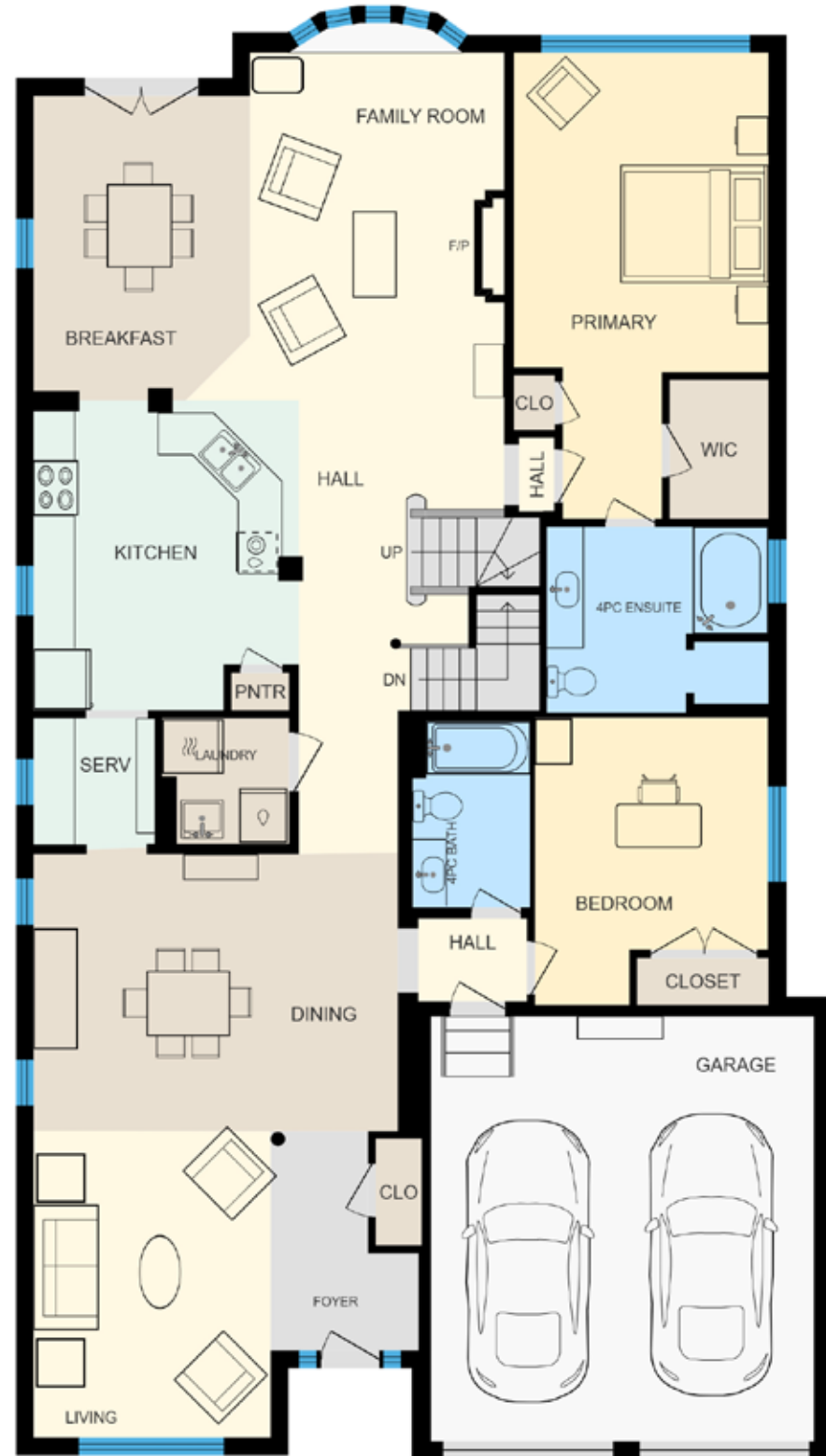


Taxes: \$7,729 / 2025

Lot Size: 45.72 x 154.70 x 47.31 x 132.80 Irregular

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

FLOOR PLANS



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



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