

RINA DIRISIO
REAL ESTATE, BUT BETTER



443 SEABOURNE DRIVE

OAKVILLE



AN EXTRAORDINARY OFFERING IN COVETED SOUTHWEST OAKVILLE. THIS CUSTOM-BUILT LUXURY RESIDENCE SITS ON A RARELY AVAILABLE 66-FOOT-WIDE LOT, DELIVERING SPACIOUS WELL DESIGNED LIVING SPACE, PLUS A PROFESSIONALLY FINISHED BASEMENT.

Everything new when this home was completed in 2017, including all-new footings and foundation, the home showcases sleek modern design, refined finishes, and thoughtfully curated living spaces just moments from the lake and minutes to Appleby College—a location that defines enduring value.

Striking stone, stucco, and wood accents, soffit and landscape lighting, meticulous professional landscaping, and an extra-long double driveway for six vehicles leading to the attached double garage with inside entry, create unforgettable curb appeal. The private, fully fenced back and side yards are a true sanctuary, featuring two expansive decks framed by mature trees, Japanese maples, cedar hedging, and manicured gardens—an exquisite setting for elegant outdoor entertaining. The security system and cameras were upgraded in 2023, and both the front and back yards are equipped with a programmable sprinkler system.

Inside, every detail reflects quality and craftsmanship: wide-plank hardwood floors, designer tile, custom automated blinds (main floor and primary bedroom), deep baseboards, a solid oak staircase with iron pickets, skylight, extensive pot lighting, oversized windows, nine-foot ceilings on two levels and soaring vaulted ceilings on the upper level. The open-concept main level offers a grand living/dining room with a walkout to a private side deck, as well as

a family room with a linear gas fireplace, and a second walkout to the back deck - perfect for daily living and entertaining. The showstopping chef's kitchen features floor-to-ceiling custom cabinetry, a quartz waterfall island with seating for four, a quartz slab backsplash, premium built-in stainless steel appliances, and a breakfast room surrounded by large windows and garden views. Upstairs, four bright bedrooms (three with vaulted ceilings) and three luxurious baths, including a serene primary retreat with a vaulted ceiling, and a spa-inspired 5-piece ensuite with a freestanding soaker tub and separate glass shower with spa jets. The lower level features a media room with a projector and viewing screen included, a fifth bedroom, and a stylish 3-piece bath.

An easy walk to South Oakville Centre, with a Metro, LCBO, Shopper's Drug Mart, and Walmart Supercenter, and a 4-minute drive to Coronation Park on Lake Ontario, the QEW and the Bronte GO Train Station. A 6-minute drive to Bronte Village, Bronte Harbour, Fisherman's Wharf and Waterfront Park. A rare offering for discerning buyers who prioritize land, lifestyle, and long-term investment in Southwest Oakville.





LIVING/DINING ROOM (17'9" X 18'10")

- Premium wide-plank scraped hardwood flooring
- Several pot lights and prewired for a chandelier
- Oversized window with an automated custom blind
- Massive sliding glass door walkout with transoms and stationary side-panels and custom blinds to the private side deck with a pergola and stone feature wall



FOYER

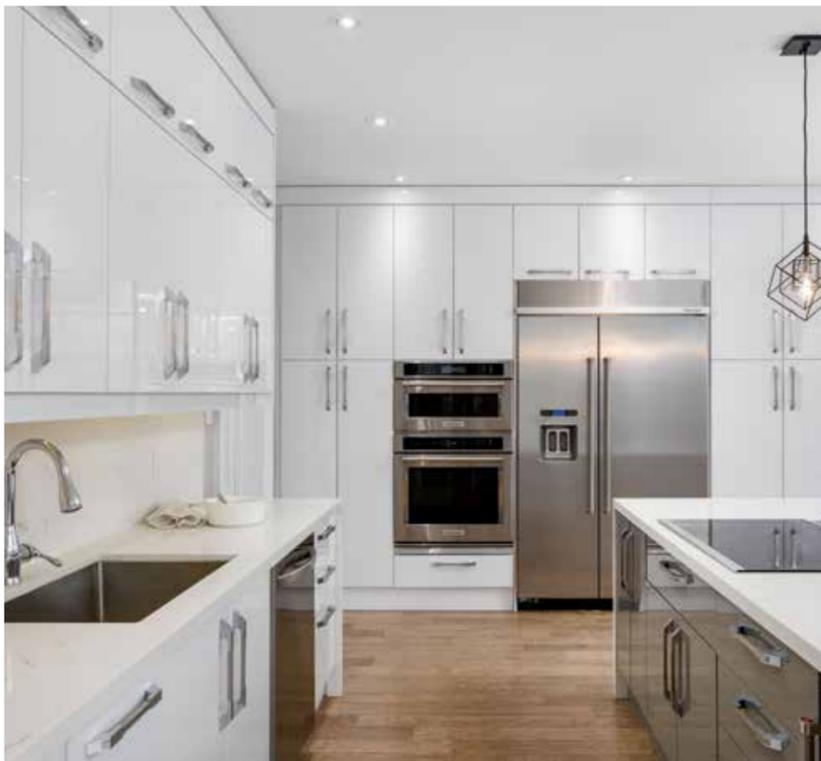
- Upgraded entry door
- Nine-foot smooth-finished ceilings on the main and second floors
- Upgraded modern-profile baseboards throughout
- Premium wide-plank scraped hardwood flooring
- Impressive, solid oak staircase with upgraded black iron pickets open to the lower level





KITCHEN (18'4" X 18'6")

- Extensive custom floor-to-ceiling high gloss white cabinetry with some pullout organizers
- Extended-height upper cabinets with valance lighting
- Wall-to-wall pantries surrounding the built-in fridge and wall ovens
- Pullout garbage/recycling cabinet
- Quartz waterfall island with seating for four
- Quartz counters and a matching slab quartz backsplash
- Extensive pot lighting and metal cage-style island lighting
- Convenient built-in central vacuum Sweepvac
- Premium wide-plank scraped hardwood flooring
- Breakfast area surrounded by large windows with custom blinds and lush garden views
- High-end KitchenAid stainless steel appliances, including an oversized side-by-side fridge/freezer with a water/ice dispenser, built-in microwave and built-in oven, under-counter beverage/wine fridge, LG built-in dishwasher, and a built-in glass cooktop with an integrated exhaust fan





FAMILY ROOM (14'11" X 18'9")

- Premium wide-plank scraped hardwood flooring
- Linear gas fireplace with a floor-to-ceiling slab quartz surround, and an included flat-panel TV above
- Numerous pot lights
- Two large windows with automated custom blinds to the side yard
- Massive sliding glass door walkout with transoms and large stationary side windows to the second deck with metal railings overlooking the picturesque private pool-sized lot

MUDROOM (9'6" X 8'0")

- Custom built-in bench seating and storage
- Inside entry to the attached double garage

BATHROOM (2-PIECE)

- Elegant wall coverings
- Ample white cabinetry with drawers
- Quartz counter with an under-mount sink and single-lever chrome faucet
- Designer floor tiles



UPPER HALL

- Premium wide-plank scraped hardwood flooring
- Skylight
- Several pot lights

PRIMARY BEDROOM (15'2" X 17'1")

- Double entrance doors
- Premium wide-plank scraped hardwood flooring
- Soaring vaulted ceilings
- Pot lights
- Three large windows to the rear yard and an additional two windows to the side yard, all with automated custom blinds
- Enormous walk-in closet with extensive shoe storage shelves, display shelves, built-in drawers, double wardrobe hanging space and a wall-to-wall mirror



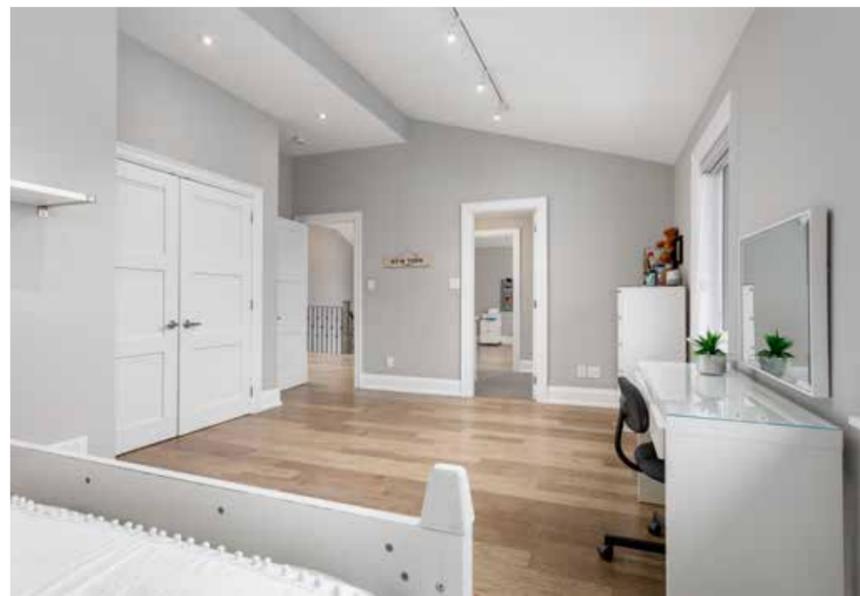
ENSUITE BATHROOM (5-PIECE)

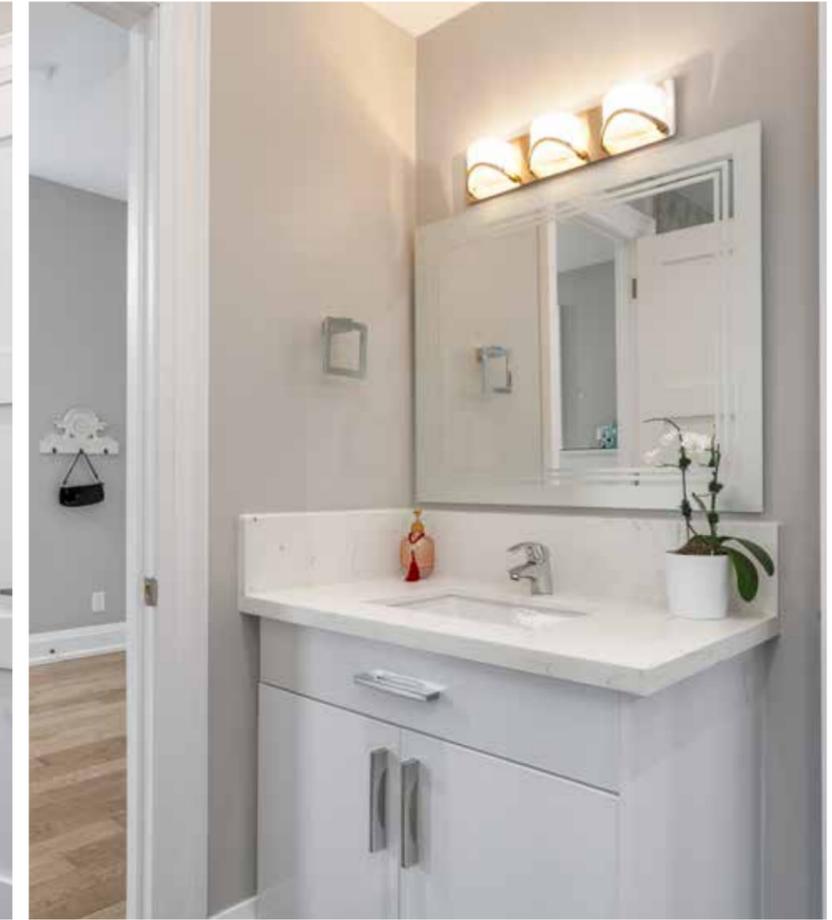
- Modern grey cabinetry with two banks of drawers
- Quartz counter with two under-mount sinks with single lever chrome faucets
- Sleek vanity lighting and several pot lights
- Oversized marble-look heated floor tiles
- Solid one-piece rectangular soaker tub with a floor-mounted faucet with a spray wand
- Extra-large separate shower with body jets, rain shower head, marble-look tile surround, and frameless glass enclosure and door
- Large window with automated custom blinds



BEDROOM 2 (16'1" X 12'7")
BEDROOM 3 (14'8" X 20'4")
BEDROOM 4 (14'1" X 15'2")

- Three additional second-floor bedrooms, two with vaulted ceilings, share a luxurious 3-piece bathroom, and the fourth bedroom has a dedicated 3-piece ensuite bathroom. All bedrooms have premium wide-plank, scraped hardwood floors, large windows with custom blinds, and bedrooms two and four have double closets with organizers.





BATHROOM (3-PIECE) BATHROOM (3-PIECE)

- The two additional bathrooms feature glass showers, designer floor and wall tiles and white cabinetry with quartz counters

LAUNDRY ROOM

- Extended-height white upper cabinetry
- Base cabinet with an under-mount stainless steel sink
- Oversized designer floor tiles and a complementing mosaic tile backsplash
- Quartz counter
- Built-in Samsung washer and dryer with a stainless steel finish



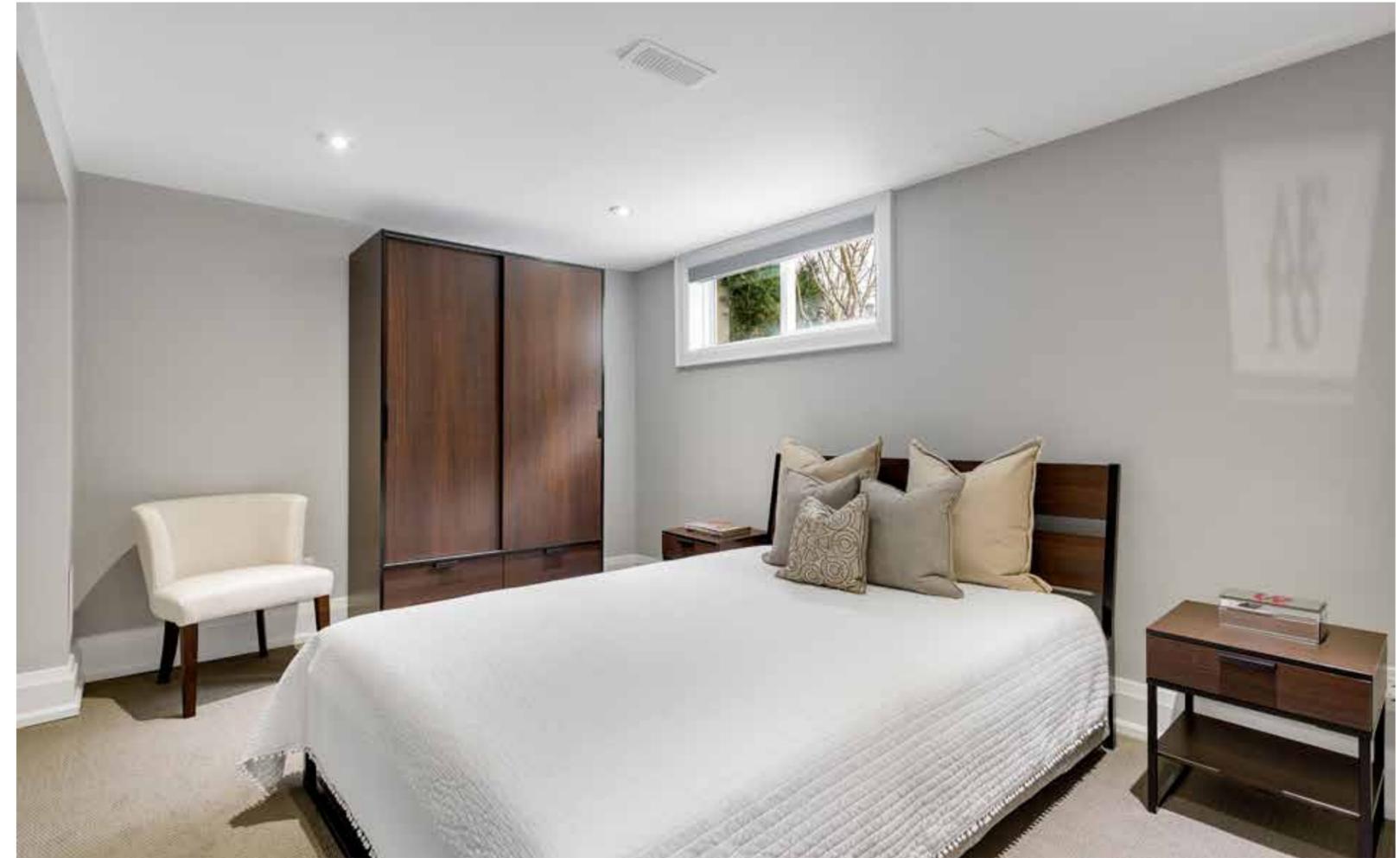


MEDIA ROOM (15'3" X 17'7")

- Several pot lights
- Prewired for a projector
- Retractable viewing screen
- Neutral broadloom

OFFICE/BEDROOM 5 (14'8" X 10'6")

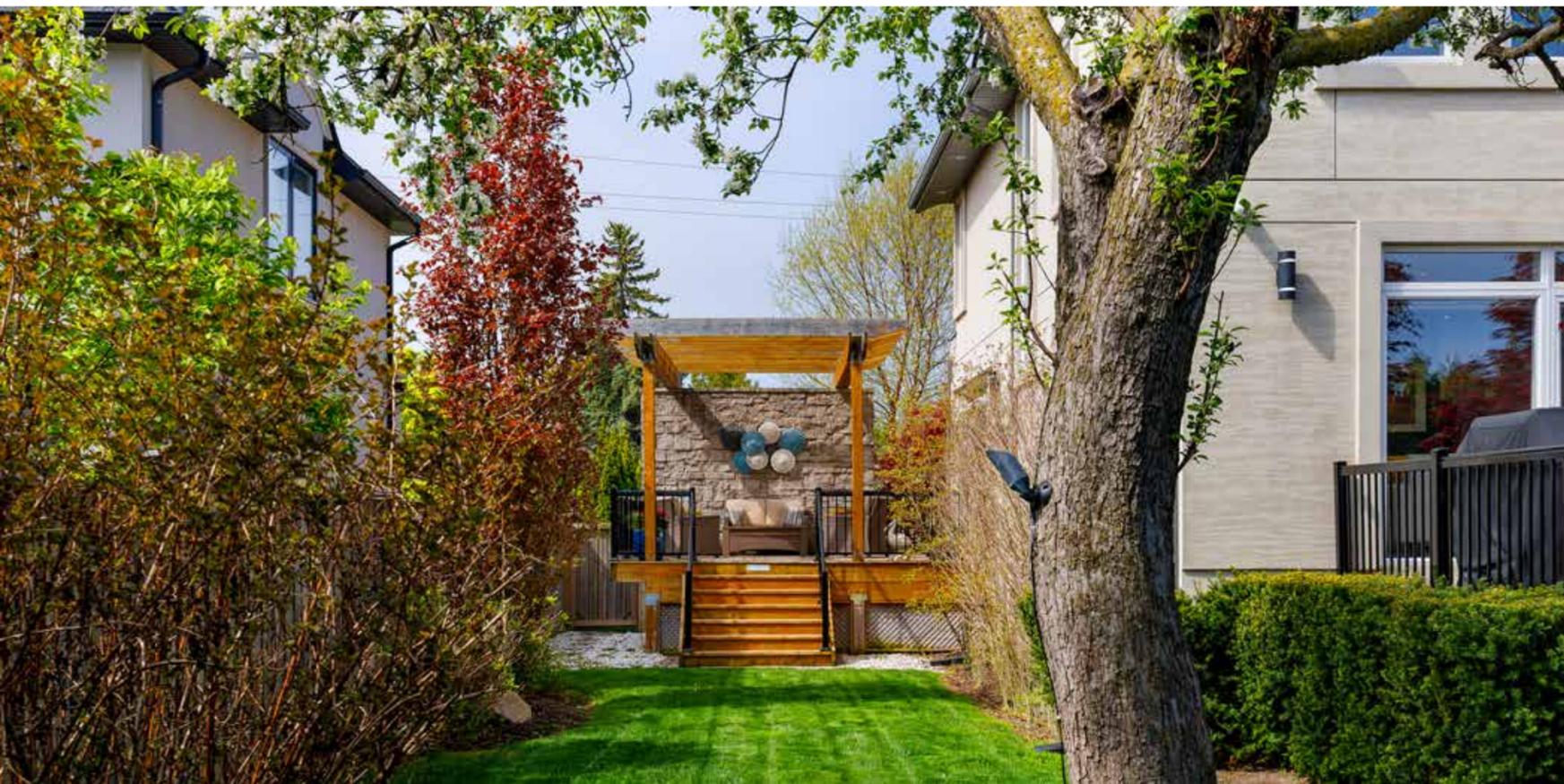
- Larger above-grade window
- Pot lights
- Neutral broadloom
- Note: no closet



BATHROOM (4-PIECE)

- Ample white cabinetry with a centre bank of drawers
- Quartz counter with two under-mount sinks
- Tubular-style vanity light
- Oversized designer floor tiles
- Extra-large shower with oversized stone-look tile surround and a frameless glass enclosure and door









SCHOOLS

Elementary

Brookdale – English Track – JK – Gr08

Pine Grove – FI – GR02 - 08

St. Nicholas CES – Regular Track – JK – GR08

ExF – GR05 - 08

St. Mary CES – FI – GR01 – 08

Secondary

Thomas A. Blakelock – English Track/ FI – GR09 – 12

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

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



Taxes: \$10,648 (2025)

Lot Size: : 66 x 115 Feet

Inclusions: Fridge, built-in oven, microwave, cooktop with an integrated exhaust fan, wine/beverage fridge, dishwasher, washer, dryer, all electric light fixtures, all blinds, garage door opener and remote, central vacuum, all media equipment in the media room, security equipment including cameras, family room TV, Projector & screen in recreation room.

FLOOR PLANS



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



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





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.

TOP 1% WITH ROYAL LEPAGE CANADA



ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL
TOP 1%
HALL OF FAME



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