

RINA DIRISIO
REAL ESTATE, BUT BETTER



2358 CANSO ROAD

OAKVILLE



POSITIONED IN THE HEART OF SOUTHEAST OAKVILLE, THIS PRESTIGIOUS AND FAMILY-FRIENDLY COMMUNITY OFFERS THE PERFECT BLEND OF TRANQUILLITY AND CONVENIENCE.

Mature tree-lined streets lead to many nearby parks and trails, including Joshua's Valley Park, Joshua's Creek Trail, and Arkendo Park, all ideal for outdoor enthusiasts. Stroll along the Waterfront Trail, enjoy the lakeside promenades, or spend an afternoon at Maple Grove Park and Arena. Just minutes away, Downtown Oakville beckons with its one-of-a-kind boutiques, upscale restaurants, and charming cafés, catering to every culinary preference from casual brunches to fine dining. Located within the coveted Oakville Trafalgar school district, this prime location also offers seamless access to major highways, transit, and the Clarkson GO Station, making commuting effortless.

This home's curb appeal captivates you from the moment you arrive, with a beautifully re-landscaped front yard framed by towering trees, manicured gardens, and an impressive interlocking stone walkway. A charming covered front porch invites you to start your mornings with a coffee in hand, surrounded by serene greenery. In the sun-drenched backyard, a two-level interlocking stone patio sets the stage for outdoor entertaining, while the expansive lawn—lined with lush perimeter gardens—provides the perfect backdrop for children's play or quiet relaxation.

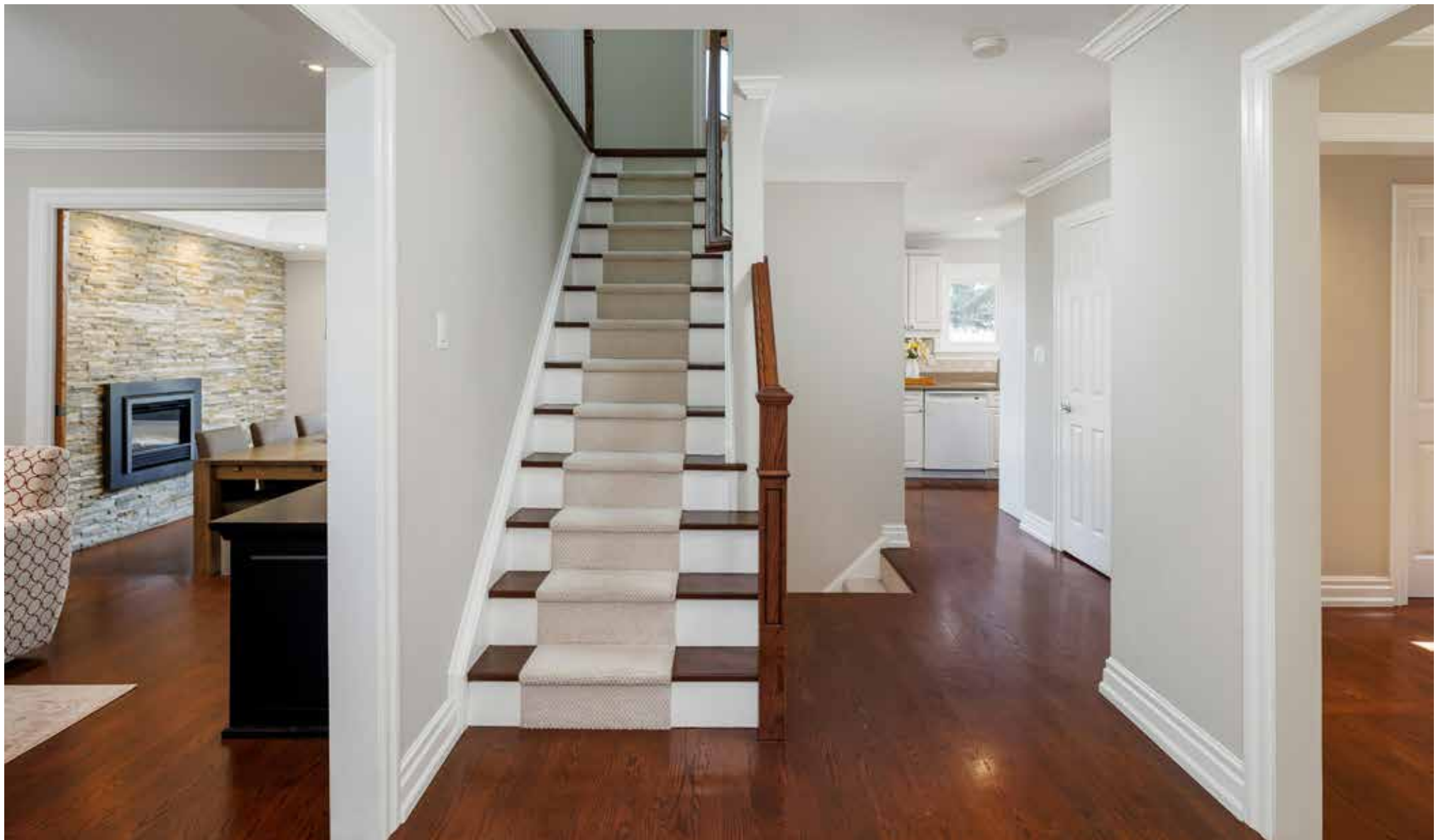
Step inside this beautifully updated 4-bedroom residence, where thoughtful planning meets modern comfort. Rich hardwood floors, intricate crown mouldings, and ambient pot lights create a warm and inviting atmosphere. The formal living room is perfect for intimate gatherings, and the separate dining room stuns with a coffered tray ceiling, a striking split-stone gas fireplace, and French doors leading to the family room—a cozy haven for post-dinner relaxation. The well-appointed kitchen boasts classic white cabinetry, sleek Corian countertops, and a bright breakfast area with a walkout to the patio and backyard oasis. Upstairs, four spacious bedrooms feature crown mouldings, a skylight-lit staircase, and two beautifully renovated bathrooms. The primary retreat exudes serenity, offering gleaming hardwood floors and a spa-like 3-piece ensuite with a glass-enclosed shower. A professionally finished lower level expands the living space, featuring wide-plank laminate flooring, pot lights, a spacious recreation room, an open-concept gym/office, an added 2-piece bath, and a bright, modern laundry room. Thoughtfully upgraded over the years, this exquisite home is a true masterpiece of comfort and style.

Improvements include a renovated ensuite bathroom and new quiet belt-driven garage door opening system (2024), renovated laundry room and main floor powder room, main floor hardwood refinished, hardwood floors installed in the upper hall and primary bedroom, staircase updated with new banisters and railings (2022), re-landscaped front yard with new hardscapes, plants, trees, stones and driveway and re-landscaped backyard plants (2021), 200 amp electrical panel installed and basement renovation with updated plumbing and electrical, new drywall, lighting, flooring and bathroom added (2016), replaced skylight and furnace (2015), coffered ceiling, gas fireplace and stone feature wall installed in dining room (2014). From 2008 – 2010, the main floor popcorn ceilings were smoothed out, drywall was replaced, pot lights were added, crown mouldings were installed on the main and upper levels, upgraded attic insulation was, and windows were replaced, including the basement.

FOYER

- Single door entry with sidelights
- Neutral stone-look floor tiles
- Crown mouldings
- Double door closet
- Updated oak staircase with dark-stained treads, replaced banisters and railings and carpet runner
- Upper hall with crown mouldings, hardwood floor and cathedral ceiling a skylight





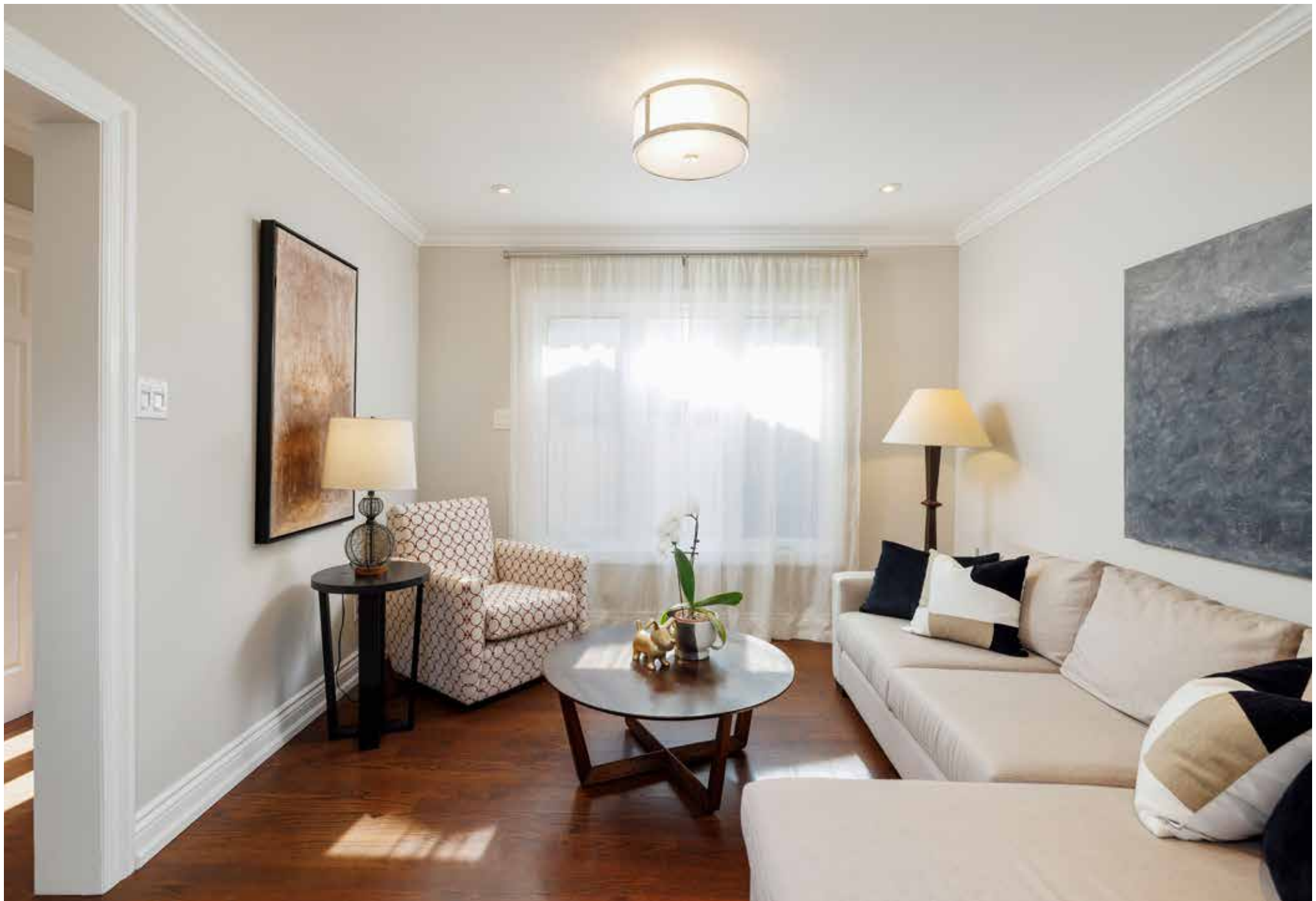
RENOVATED BATHROOM (2-PIECE)

- Modern sink cabinet with open shelves and a one-piece vanity with integrated sink
- Neutral stone-look floor tiles
- Newer window with privacy glass



LIVING ROOM (11'1" X 10'9")

- Hardwood floor
- Extra-large window
- Pot lights and upgraded chandelier





FAMILY ROOM (18'2" X 11'11")

- Hardwood floor
- Several pot lights
- Smooth-finished ceiling with crown mouldings
- French doors to the dining room
- Wall-to-wall windows







DINING ROOM

11'9" X 11'11"

- Tray ceiling with perimeter pot lighting and crown mouldings
- Hardwood flooring
- Large bay window with box seat
- Rough-cut stone feature wall with a gas fireplace
- Stylish metal chandelier
- French doors to the family room





KITCHEN (11'0" X 8'3")

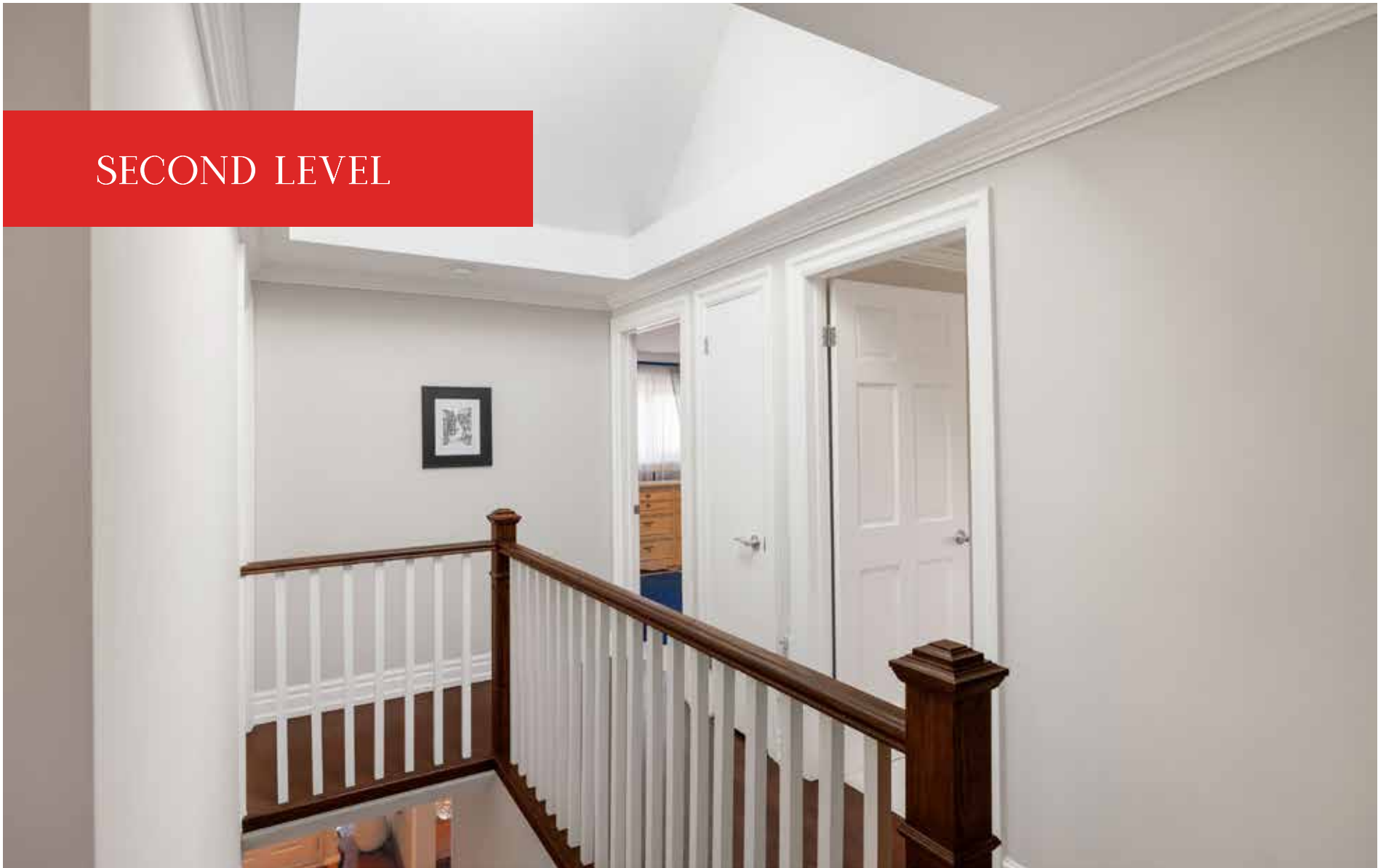
- Plenty of white cabinetry
- Upper cabinets with crown mouldings and under-cabinet valances
- Several drawers including large pot drawers
- Stone counters and complementing stone tile backsplash
- Large window overlooking the backyard
- Hardwood floor
- Four white appliances including a French door fridge, electric stove, built-in microwave and built-in dishwasher

BREAKFAST ROOM (10'3" X 9'6")

- Hardwood floor
- Recessed storage cabinet
- Sliding glass doors to the 2-level interlocking stone patio



SECOND LEVEL



LANDING

- Updated oak staircase with dark-stained treads, replaced banisters and railings and carpet runner
- Upper hall with crown mouldings, hardwood floor and cathedral ceiling a skylight



BATHROOM (4-PIECE)

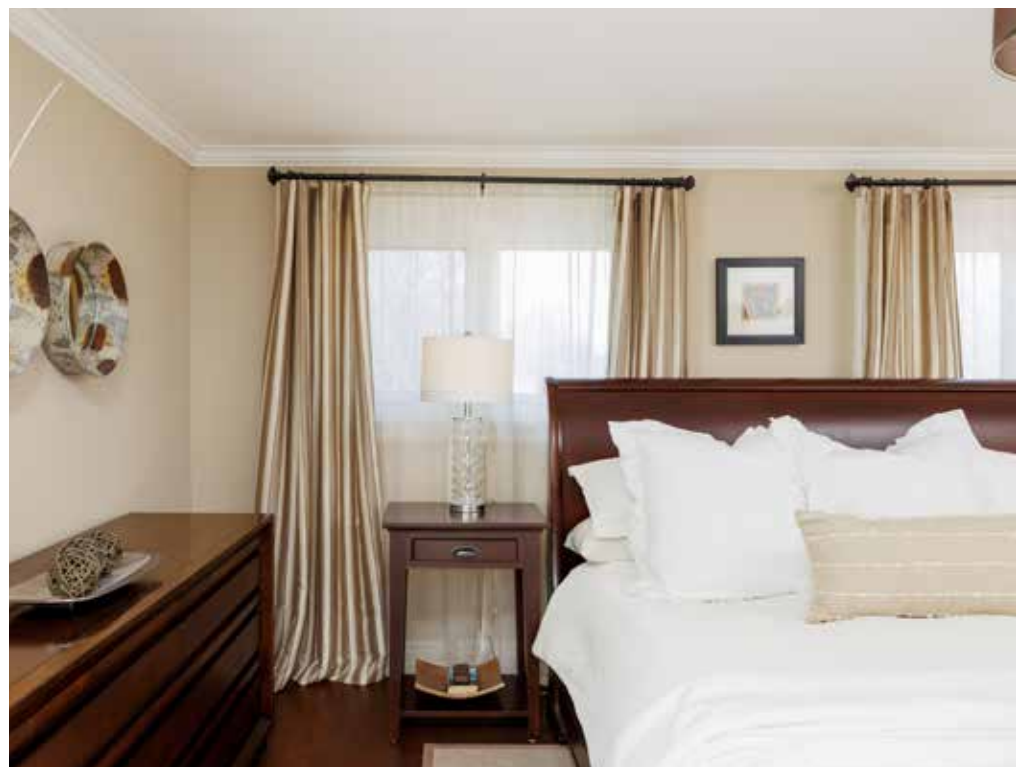
- Renovated main bathroom with ample white cabinetry with drawers and upper storage pantry, stone-look floor and wall tiles, good-sized window with privacy glass, and tub/shower combination.





PRIMARY BEDROOM (16'1" X 13'0")

- Three large windows
- Upgraded hardwood floor
- Crown mouldings
- Modern chandelier





RENOVATED ENSUITE BATHROOM (3-PIECE)

- Furniture-style white cabinetry with a bank of drawers
- Marble floor tiles and complementing oversized white subway wall tiles
- Large window with privacy glass
- Shower with oversized subway tile surround, mosaic stone tiled floor, recessed shampoo niche and frameless glass door



BEDROOM 2 (15'10" X 11'4")

- Three additional bright bedrooms with large windows, crown mouldings, neutral broadloom and ample closet space.





BEDROOM 3 (12'0" X 8'10")



BEDROOM 4 (11'8" X 9'1")



LOWER LEVEL



RECREATION/THEATRE ROOM (18'0" X 11'2")

- Several pot lights
- Two windows
- Wide-plank laminate flooring
- Built-in sound speakers



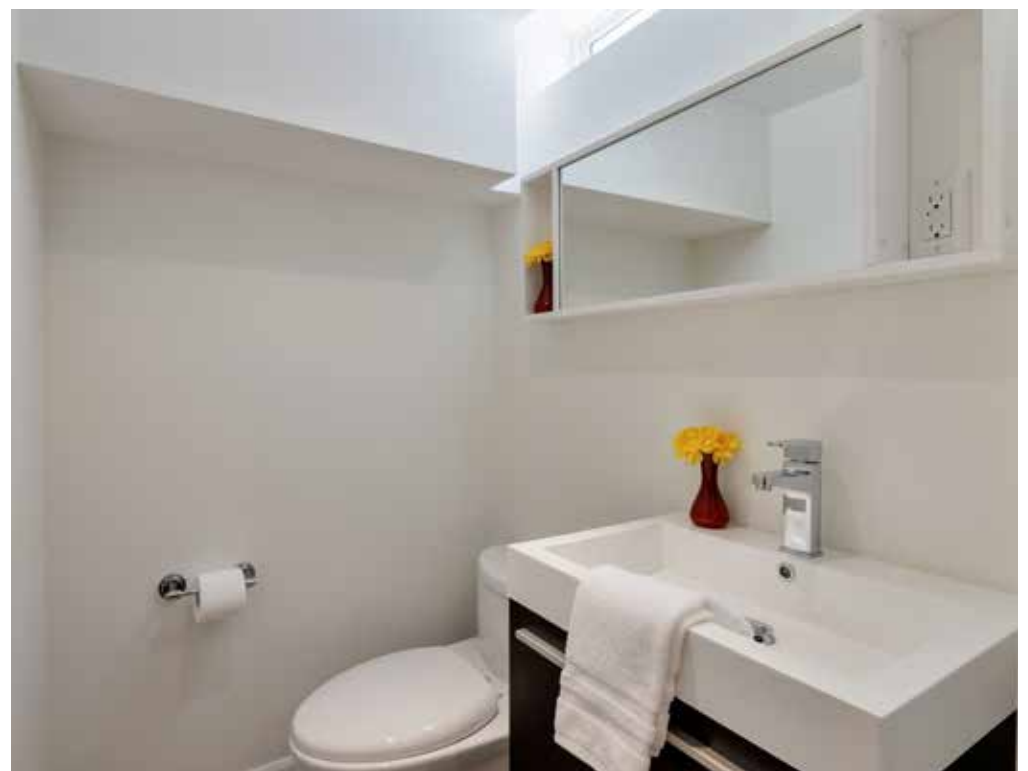


GYM/DEN/OTHER (10'6" X 13'1")

- Wide-plank laminate flooring
- Framed wall opening

BATHROOM (2-PIECE)

- Sleek suspended cabinetry with a one-piece moulded vanity with integrated sink
- Neutral stone-look floor tiles
- Window





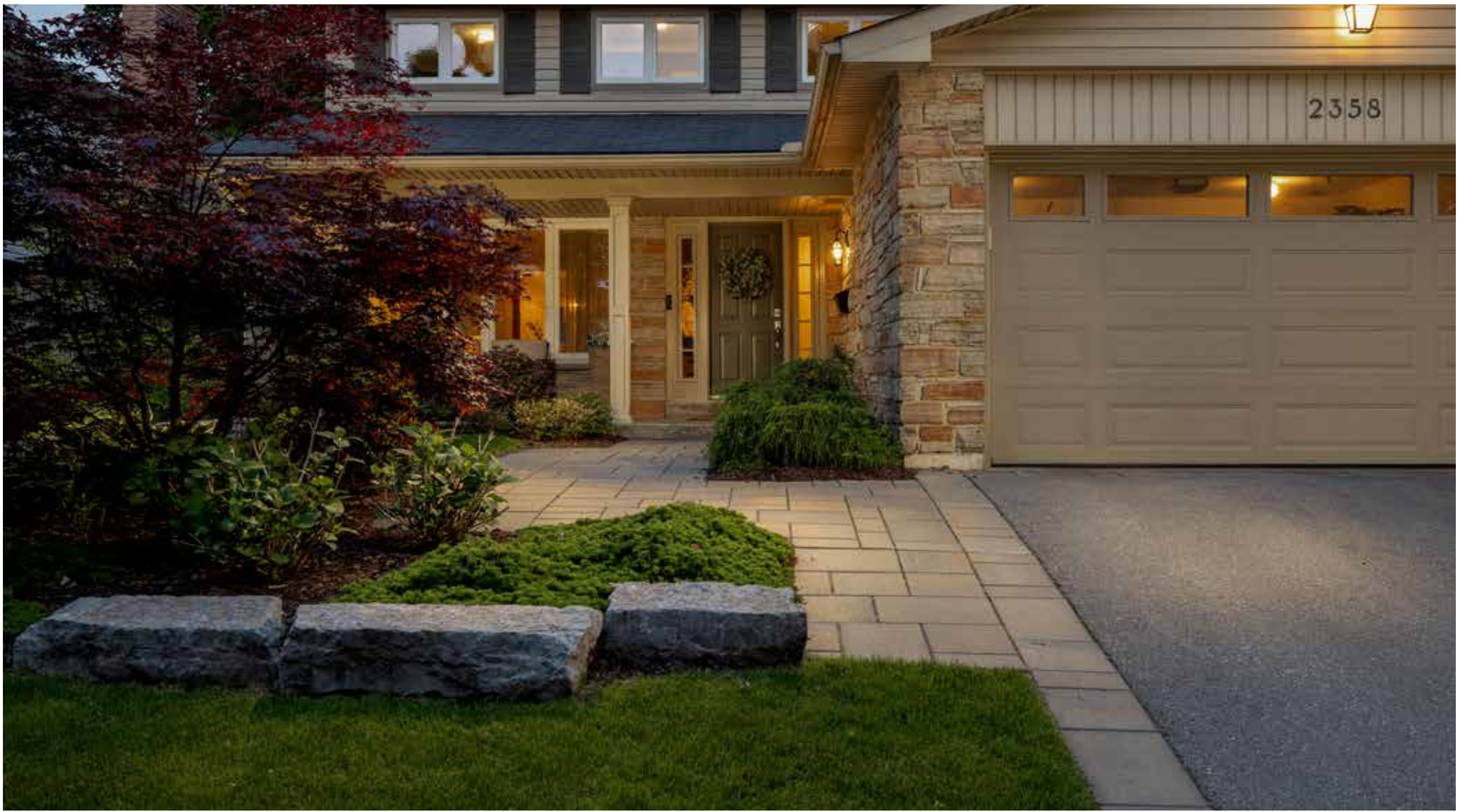
LAUNDRY ROOM (11'0" X 7'8")

- Oversized stone-look floor tiles
- Pot lights
- Base cabinet with a stainless steel washtub
- Built-in washer and dryer with a black stainless steel finish
- Window
- Access to large storage room closet



BACKYARD





SCHOOLS

Elementary

Maple Grove – English – JK – GR08

E. J. James – French Immersion – GR02 – 08

St. Vincent CES – English – JK - GR

St. Marguerite d'Youville – French Immersion – GR 01 – 04

St. Mary CES – French Immersion – GR05 – 08

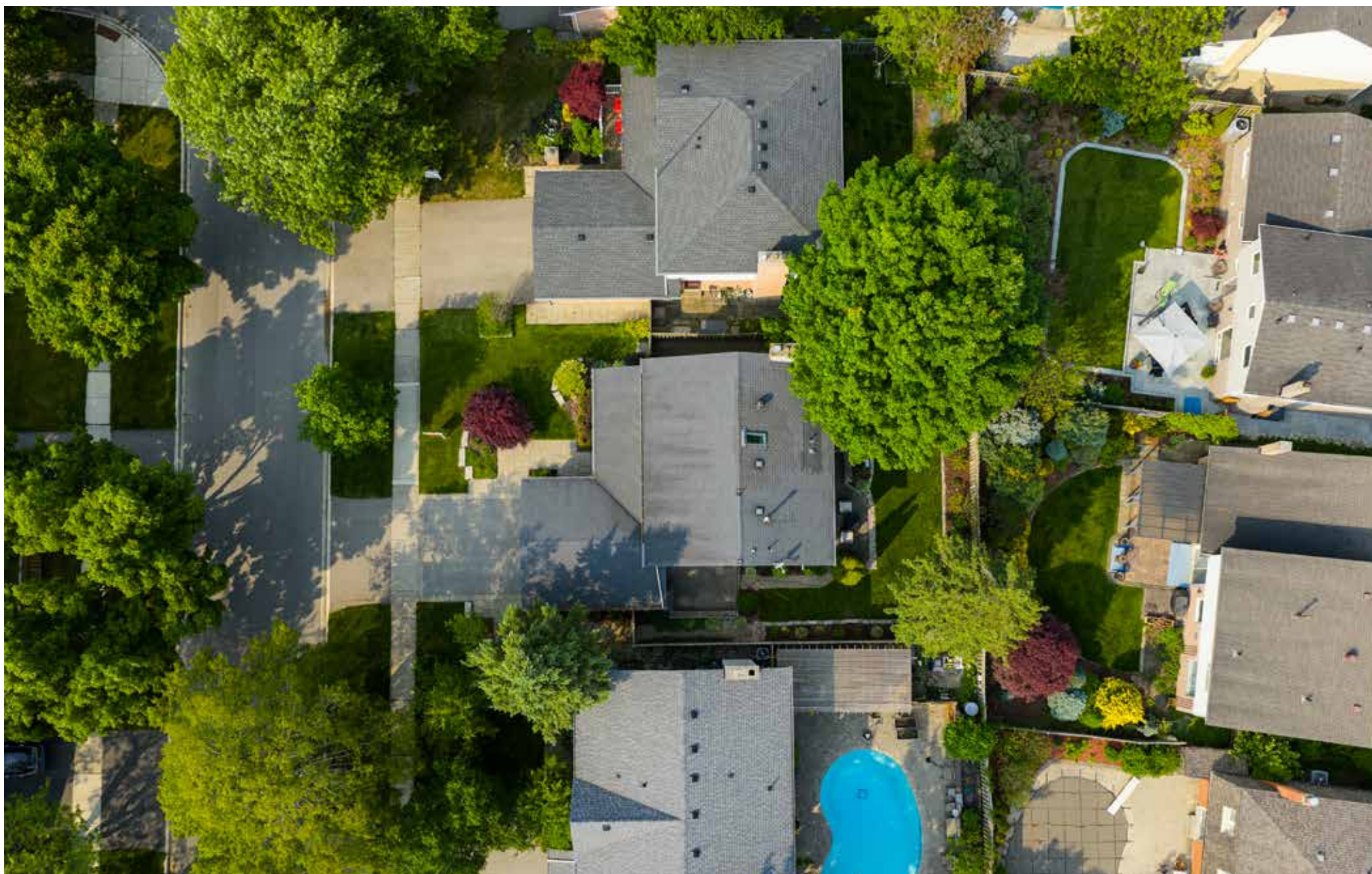
St. Nicholas CES – ExF – GR05 – 08

Secondary

Oakville Trafalgar – English/ French Immersion – GR09 – 12

St. Thomas Aquinas CSS – English/ExF – GR09 – 12

St. Ignatius of Loyola CSS – French Immersion – GR09 – 12





Taxes: \$6,112/20224

Lot Size: 55 Ft x 100 Ft

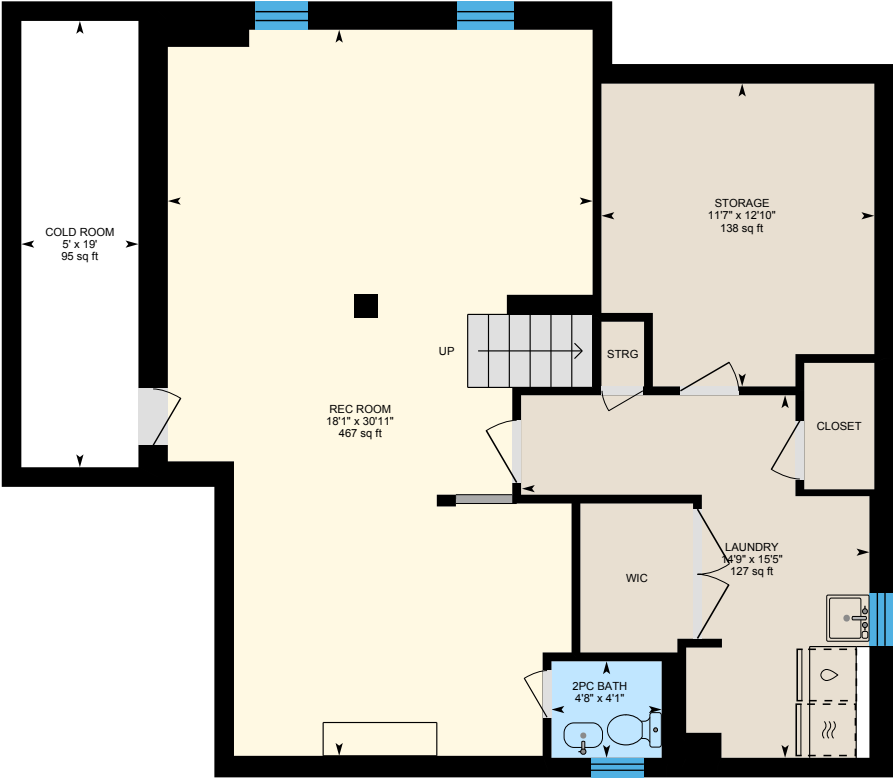
Inclusions: Fridge, stove, built-in microwave, built-in dishwasher, washer, dryer, professional closet organizers front closet and all bedrooms, storage cabinets in cold cellar, garage storage cabinets, all electric light fixtures, window coverings, garage door opener

Exclusion: Shelves in girls bedrooms

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.



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