

RINA DIRISIO
REAL ESTATE, BUT BETTER



125 PALISER COURT

OAKVILLE



A PRESTIGIOUS SOUTHWEST OAKVILLE ADDRESS AWAITS AT THIS GORGEOUS, FULLY FINISHED CUSTOM HOME. GRACEFULLY POSITIONED ON A LARGE, PRIVATE PIE-SHAPED LOT AT THE END OF A QUIET COURT OFF LAKESHORE ROAD.

Beautiful backyard with mature trees, the setting offers serenity and privacy rarely found in such a coveted location. Ideally situated between Oakville's two harbours, you'll enjoy enviable access to numerous Lake Ontario waterfront parks and beaches. Appleby College is just a one-minute drive—or a pleasant six-minute walk—while downtown Oakville and Oakville Harbour lie a mere four minutes away, with trendy Bronte Village and Bronte Harbour only a seven-minute drive. Commuters will value the ease of reaching major routes, including the QEW, YMCA, as well as the convenient proximity to Bronte GO Station.

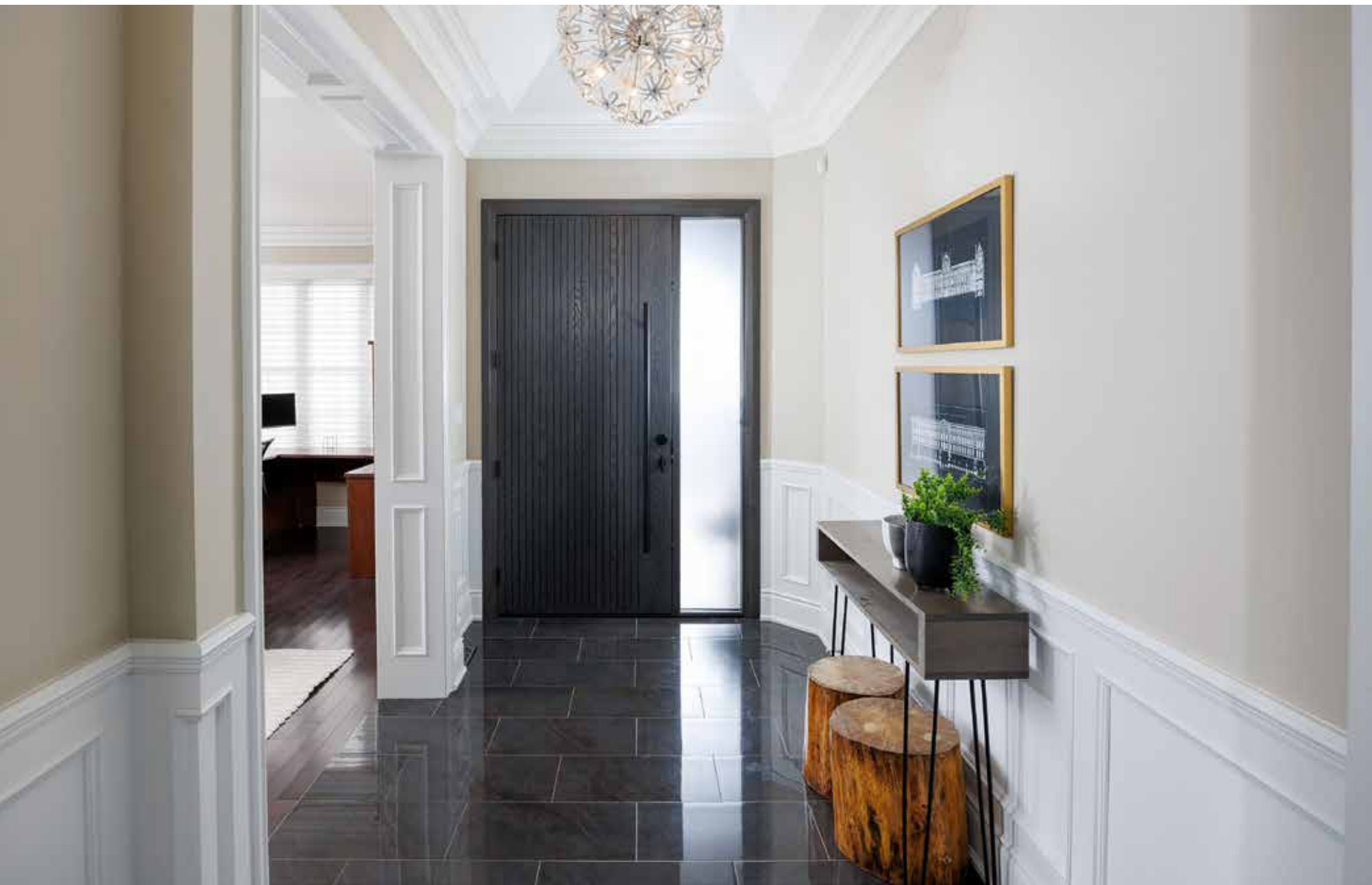
From the moment you arrive, this home enchants with its commanding stone façade, precast stone-framed windows and doors, covered front entryway with a custom entry door, upper accent railings, soffit lighting, and a stone-lined driveway leading to the attached double garage with interior access. The deep, private backyard extends the living space outdoors, offering a newly installed stone patio of approximately 690 sq. ft where you can unwind beneath the canopy of mature trees, and ample green space invites children to play freely.

Inside, this grand residence features 4+1 bedrooms, 4.5 bathrooms, and approximately 3,430 sq. ft plus a professionally finished basement. Rich detailing abounds: 10-foot main-floor ceilings, 9-foot ceilings on the second floor, smooth ceilings throughout, coffered and tray ceilings, elegant crown mouldings, deep baseboards and trims, wainscoting, custom cabinetry, stylish lighting and pot lights, a solid oak staircase with upgraded iron pickets, and medium-stained hardwood flooring on two levels. All second-floor bedrooms access ensuite baths, enhancing both comfort and privacy. The spacious living room and separate dining room offer sophisticated settings for formal gatherings, and the family room—featuring a coffered ceiling and a gas fireplace with a limestone mantel—creates a warm yet refined atmosphere. The chef's kitchen impresses with extensive custom cabinetry, quartz counters and backsplash, under-cabinet lighting, an island with breakfast bar seating, deluxe appliances, and a generous breakfast area with walkout to the recently added huge stone patio. Upstairs, the four sizeable bedrooms, all with ensuite bath privileges, including a serene primary suite with two walk-in closets and a lavish 5-piece ensuite featuring a freestanding tub and glass-enclosed shower. The professionally finished lower level expands the home's versatility with sprawling open-concept spaces ideal for casual entertaining, recreation, or family fun, complete with a large recreation/games room, a fifth bedroom, and a 3-piece bathroom.



SUNKEN FOYER

- Custom extended-height single entry door with sidelight
- Tray ceiling with elegant, deep crown mouldings
- Sleek chandelier
- Upgraded sleek floor tiles
- Deluxe wainscoting throughout the main hall, staircase and upper hallway
- Upgraded oak staircase with deluxe iron spindles and open to the lower level
- Framed doorways with deluxe mouldings
- Eleven-foot ceilings and upgraded interior doors with deluxe hardware
- Double door closet with organizer
- Recessed art niche with a pot light



LIVING ROOM (12'2" X 19'11")

- Elegant deep crown mouldings
- Partial tray ceiling with an upgraded chandelier
- Medium-stained hardwood floor
- Large window to the front yard



DINING ROOM (12'2" X 15'9")

- Deep tray ceiling and elegant crown mouldings
- Medium-stained hardwood floor installed on the diagonal
- Stylish chandelier
- Large window



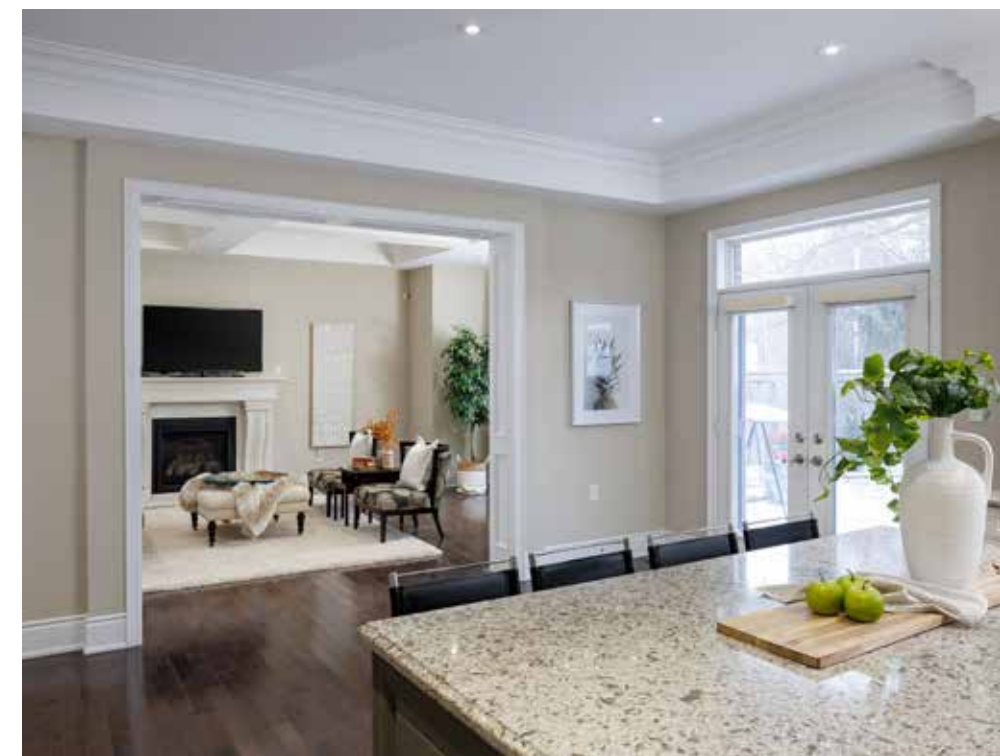
KITCHEN (19'11" X 17'7")

- Extensive custom cabinetry
- Extended-height upper cabinets with crown mouldings and valance lighting
- China cabinets with glass doors
- Custom range hood canopy
- Large pot drawers
- Island with breakfast bar
- Quartz counters and a matching backsplash
- Pot lights
- Elegant deep crown mouldings
- Medium-stained hardwood floor
- Stainless steel appliances, including a built-in Kitchen Aid French door fridge with a bottom-mount freezer drawer, new gas stove with air fryer and 6 burners and a built-in Bosch dishwasher with a hidden control panel



BREAKFAST ROOM (17'6" X 9'11")

- Medium-stained hardwood floor
- Pot lights
- Elegant deep crown mouldings
- Double garden doors with a transom to the newly created patio and private rear yard





FAMILY ROOM (15' X 19'11")

- Coffered (waffle) ceiling with deep crown mouldings and pot lights
- Medium-stained hardwood floor
- Gas fireplace with a deluxe limestone mantel
- Oversized window with a transom



LAUNDRY ROOM (8'1" X 8'3")

- Ample white cabinetry
- Base cabinet with a stone counter and stainless steel under-mount sink
- Window with a custom blind
- Upgraded stone-look floor tiles
- Double-door closet with organizers
- Whirlpool Duet washer and dryer
- Inside entry to the attached double garage

BATHROOM (2-PIECE)

- Dark-stained cabinetry with a one-piece moulded counter with an integrated sink
- Upgraded illuminated smart mirror
- Deep crown mouldings
- Upgraded stone-like floor tiles

SECOND LEVEL



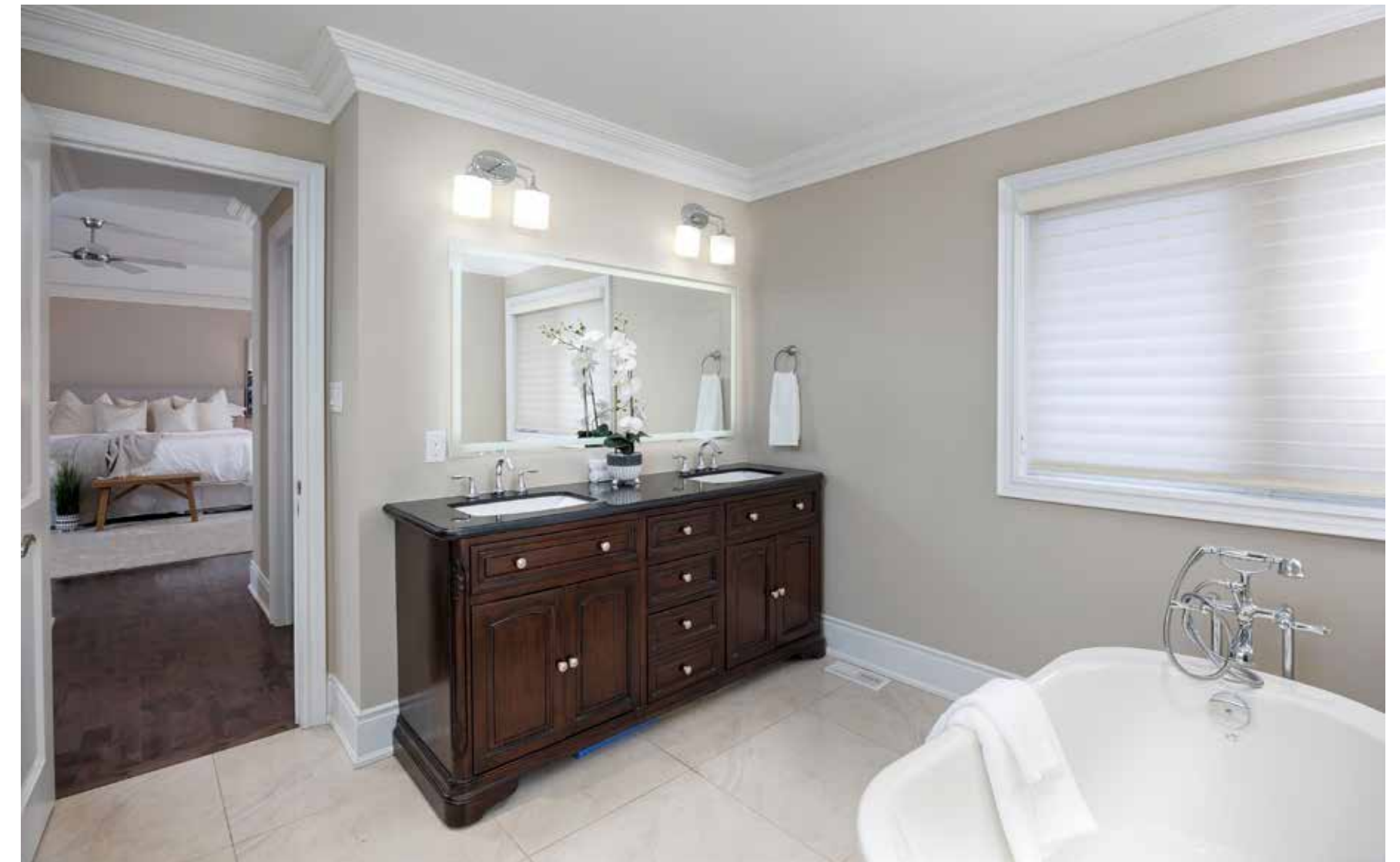
UPPER HALLWAY

- Cathedral-style tray ceilings with pot lights and a chandelier over the staircase
- Deep crown mouldings
- Deluxe wainscotting
- Medium-stained hardwood floor
- Walk-in linen closet with sun tunnel



PRIMARY BEDROOM (19'6" X 17'9")

- Double entry doors
- Nine-foot tray ceiling
- Deep crown mouldings
- Medium-stained hardwood floor
- Two large windows with treetop views
- Two walk-in closets with organizers



ENSUITE BATHROOM (5-PIECE)

- Ample dark-stained furniture-style cabinetry
- Stone counter with two under-mount sinks
- Oversized stone-look floor tiles
- Elegant crown mouldings
- Pot lights
- Large window with a custom blind
- Freestanding tub with a floor-mounted faucet with a spray wand
- Separate shower with stone-look tile surround with a contrasting inlay, pot light and frameless glass enclosure
- Upgraded inlay (illuminated LED mirror)





BEDROOM 2 (15'8" X 11'10") SEMI-ENSUITE (5-PIECE)
BEDROOM 3 (18'2" X 13'10") SEMI-ENSUITE (5-PIECE)
BEDROOM 4 (17' X 13'1") ENSUITE (4-PIECE)

- Three additional extra-large bedrooms on the second floor feature medium-stained hardwood floors, tray ceilings, ceiling fans, large windows, and ample closet space.





BATHROOM (5-PIECE)

BATHROOM (4-PIECE)

- The 5-piece bathroom is a semi-ensuite shared by two bedrooms, and the 4-piece bathroom is a dedicated ensuite bath for one of the bedrooms. Both bathrooms feature luxurious finishes, including upgraded furniture-style cabinetry with stone countertops, stone-look floor tiles and tub/shower combinations.

LOWER LEVEL



RECREATION/GAMES ROOM (35'1" X 31'5")

- Neutral broadloom
- Recessed storage/media niches
- Three windows

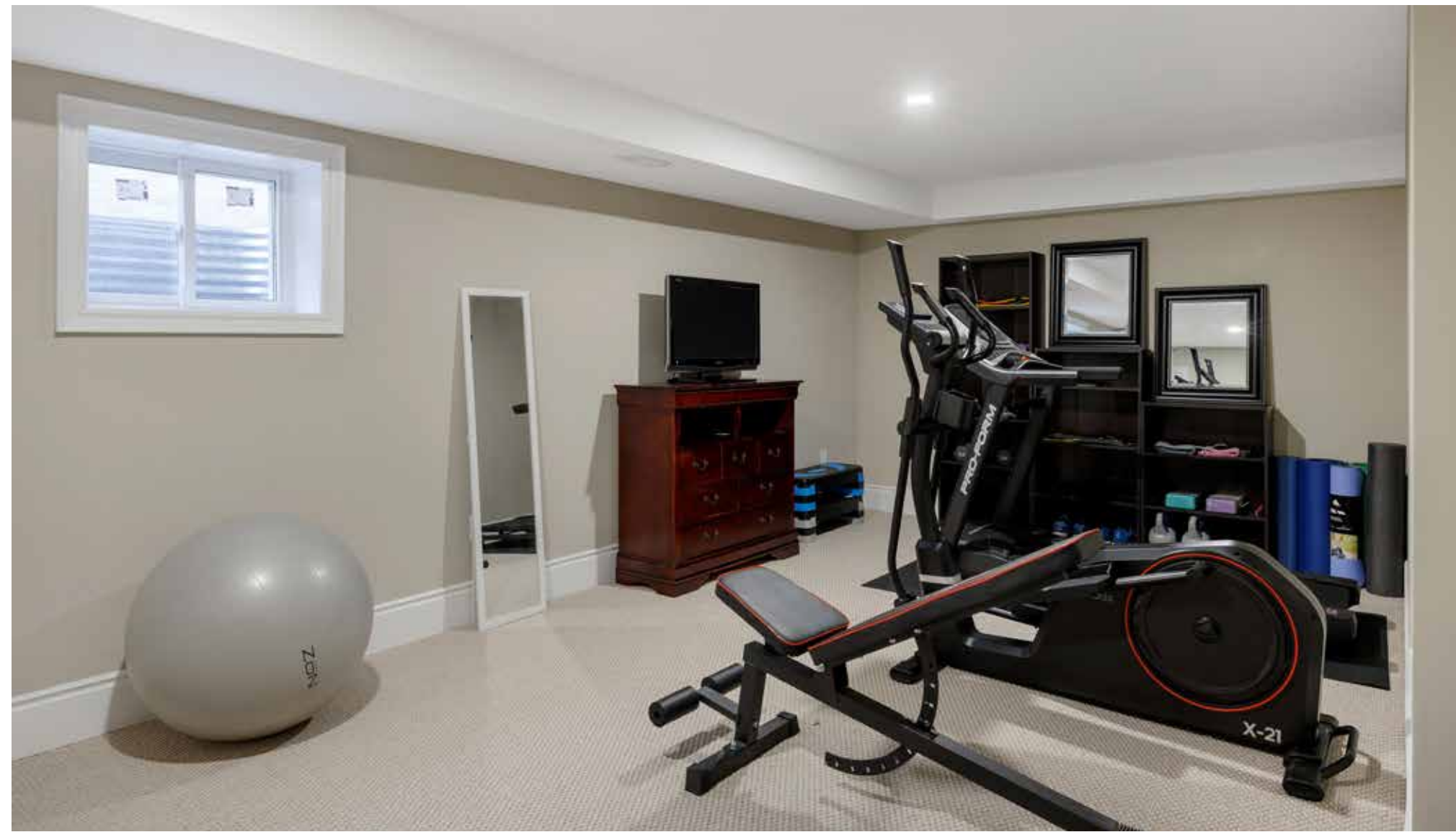


BEDROOM 5 / GYM (12'6" X 19'6")

- Neutral broadloom
- Larger window
- Pot lights
- Ample closet space

BATHROOM (3-PIECE)

- Upgraded furniture-style cabinetry
- Granite counter with an under-mount sink and a widespread faucet
- Neutral floor tiles
- Large shower with neutral tile surround and a glass door
- Window



SCHOOLS

Elementary

W.H. Morden – 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



Lot Size: 30.54 x 122.99 Feet (irreg. 91.69' x 51.87' x 73.58')

Taxes: \$14,264 (2025)

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

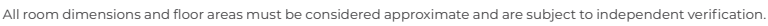
Exclusions: TV in family room

Common Element Fee: \$250/month (street lighting, common areas, and snow plowing of road)



SURVEY

FLOOR PLANS



2nd Floor



Basement (Below Grade)





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.