

RINA DIRISIO
REAL ESTATE, BUT BETTER



70 SHOREWOOD PLACE

OAKVILLE



CUSTOM-BUILT MASTERPIECE DREAM BACKYARD, 4,655 SQ. FT. PLUS A PROFESSIONALLY FINISHED BASEMENT ON A PREMIUM, EXTENSIVELY LANDSCAPED 185-FOOT-DEEP LOT WITH WEST EXPOSURE, AND A SOUGHT-AFTER LAKESIDE STREET IN SOUTHWEST OAKVILLE.

Steps to Shorewood Promenade on Lake Ontario and a 20-minute walk to historic downtown Oakville with the Oakville Centre for Performing Arts, restaurants, one-of-a-kind boutiques, professional services and Oakville Harbour. A 6-minute drive to the QEW/403 highway and 9 minutes to the Oakville GO Train Station for commuters.

Phenomenal curb appeal with a stone exterior, varied roof lines and peaks with finials, oversized natural stone walkways, a long, exposed aggregate double driveway, iron fencing, meticulously groomed gardens with an irrigation system, and towering trees. Spectacular resort-style backyard with extensive stone tile patio/seating areas, a custom gazebo with a versatile louvred ceiling, a recessed covered seating area with an awning, ceiling fans and heaters; a raised hot tub that overlooks the picturesque in-ground saltwater pool, custom cabana with a serving bar and awning, lush, manicured perimeter gardens add interest and depth, and towering mature trees add ultimate privacy. A charming waterfall and creek through rock gardens and shrubs soothes the soul.

This luxury residence boasts approximately 4,655 sq. ft. of thoughtfully planned, sophisticated living space, plus the professionally finished basement. Elevated finishes and materials throughout, including high ceilings, elegant deep crown mouldings, hardwood floors, stone kitchen and bathroom counters, pot lights, columns, custom cabinetry, lavish bathrooms, four gas fireplaces, built-in speakers and large windows with custom coverings, fill the interior with abundant natural light. Confidently entertain in the great room, private formal living room, separate elegant dining room or the family room, which opens to the spectacular custom kitchen with top-of-the-line Sub-Zero, dacor and Wolf appliances, under-cabinet lighting, quartz counters, an island with a breakfast bar, and a breakfast area with a walkout to your private resort. Upstairs, features a generous laundry room, four bedrooms and three full bathrooms, including the sprawling primary suite with a fireplace, cathedral-style ceilings, a custom closet and a renovated 6-piece ensuite bathroom (2015). The professionally finished lower level is complete with a home theatre, a recreation/games room, a wet bar, a gym, and a 3-piece bathroom.

Recent improvements include a new pergola and awning (2024), a furnace and air conditioner, a renovated kitchen (2018), a re-shingled roof, and a renovated ensuite bathroom (2015).



FOYER (12'0" X 15'6")

- Custom entry door system with oversized side lights with custom blinds
- Oversized ceramic floor tiles
- Elegant deep crown mouldings
- Numerous pot lights and additional scone lighting
- Decorative columns
- Large double-door closet
- Deep baseboards and casings with integrated backband
- Impressive oak staircase with extensively upgraded 2-colour iron railings with scrolled accents





GREAT ROOM (18'5 X 15'3)

- Partial two-storey ceiling
- Wall of windows with California shutters and double garden doors
- Pot lights and ceiling fan
- Elegant crown mouldings
- Decorative tapered column
- Upgraded oak hardwood flooring
- Built-in speakers





LIVING ROOM (15'11" X 12'11")

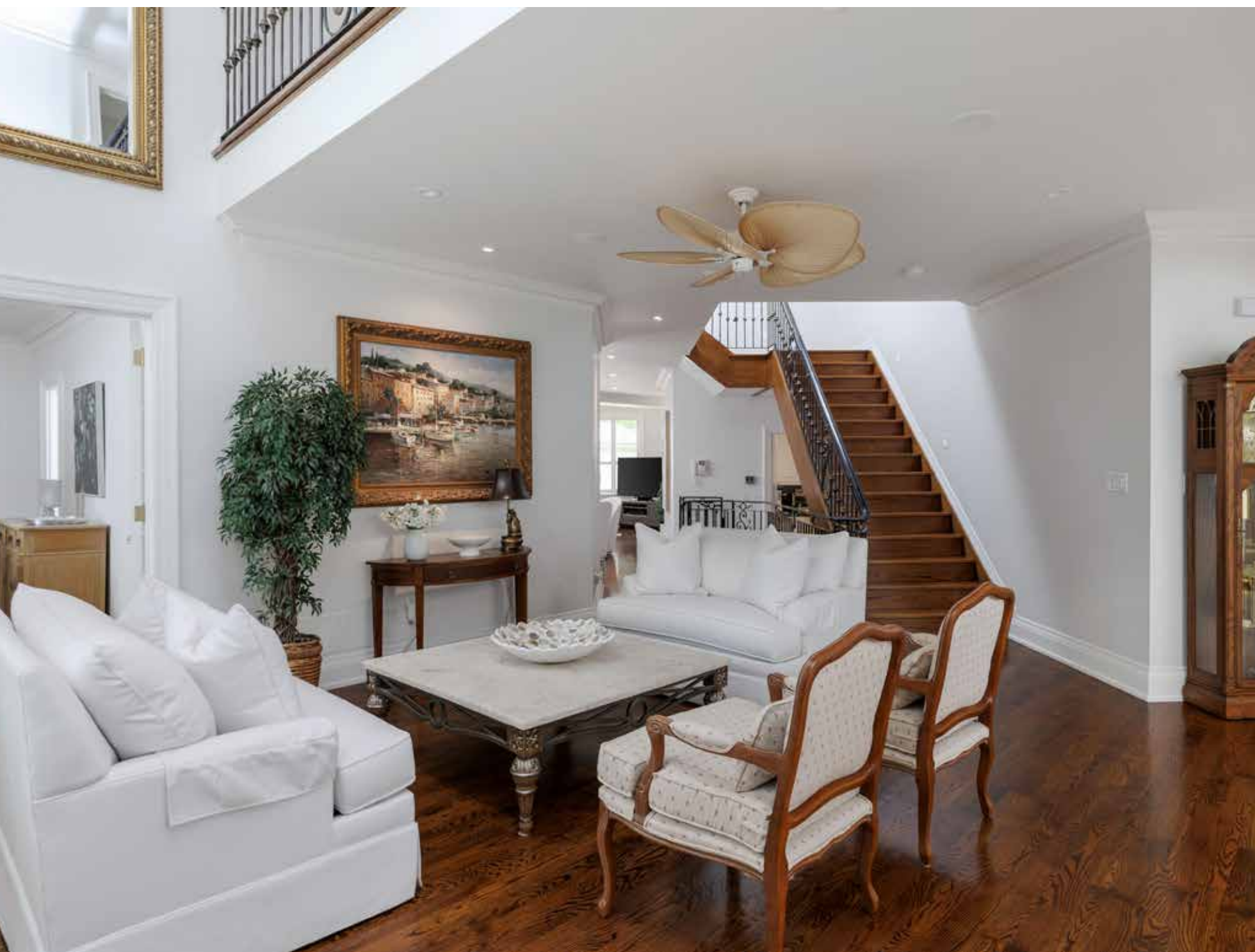
- French doors
- Elegant deep crown mouldings
- Pot lights and sconce lighting
- Large window with custom draperies
- Gas fireplace with a dark-stained mantel
- Upgraded oak hardwood flooring
- Built-in speakers





DINING ROOM (19'1" X 13'2")

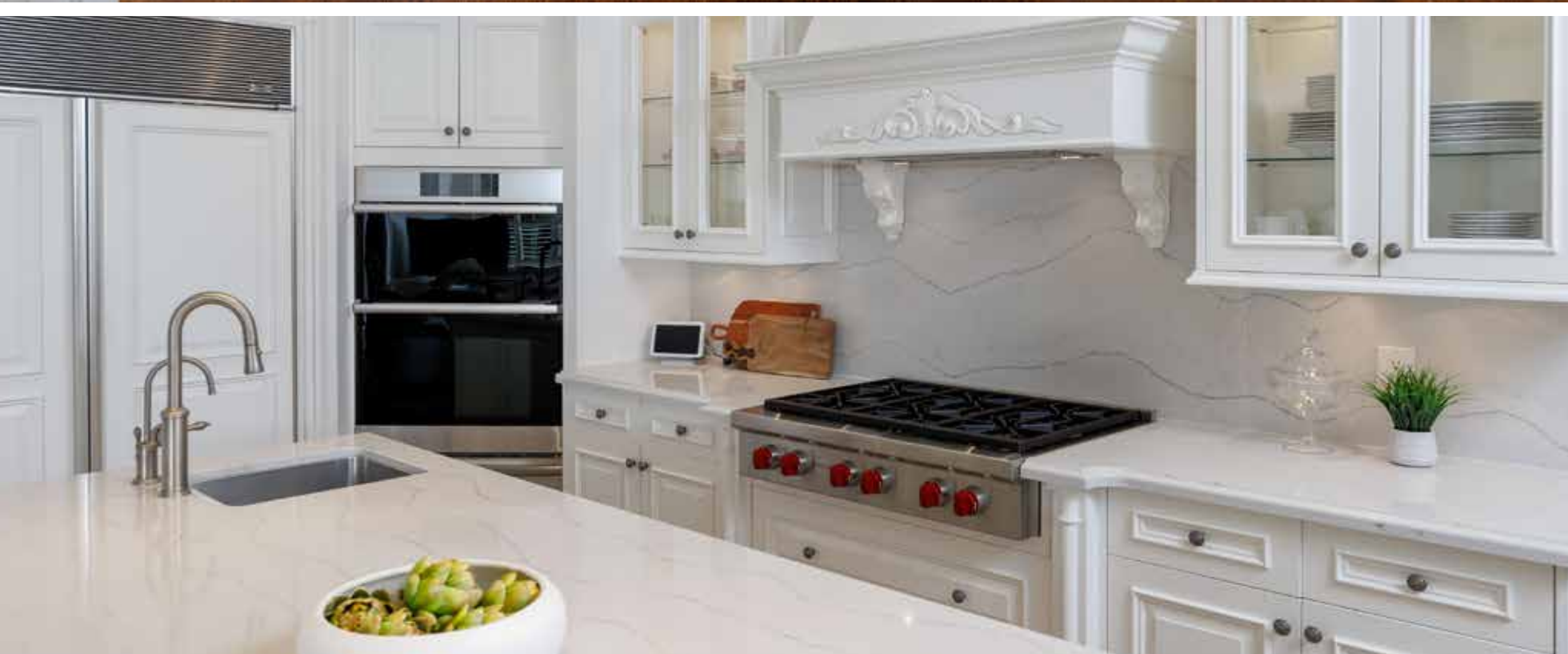
- French doors
- Elegant custom oval ceiling treatment with deep crown mouldings
- Perimeter crown mouldings
- Upgraded oak hardwood flooring
- Multi-light chandelier
- Large window with custom draperies
- Double garden doors to the covered patio overlooking the pool



KITCHEN (19'0" X 13'6")

- Extensive white custom cabinetry
- Upper cabinets with deep crown mouldings and valance lighting
- Illuminated china cabinets with glass doors and shelves
- Double-door pantry and additional single-door pantry
- Open display shelves
- Pocket door to the formal dining room
- Custom centre island with corbels, deluxe mouldings, and breakfast bar
- Custom range hood canopy with corbels
- Dropped ceiling with pot lights and deep crown mouldings over the island
- Quartz counters and matching slab-style backsplash
- Large window with custom blinds and pool views
- Two under-mount sinks
- Upgraded oak hardwood flooring
- Elegant deep crown mouldings
- Integrated Sub-Zero fridge, dacor stainless steel built-in wall ovens and warming drawer, Sub-Zero refrigerated drawer in the island, a Wolf 6-burner gas cooktop, and an integrated built-in dishwasher





BREAKFAST ROOM (14'7" X 13'1")

- Upgraded oak hardwood flooring
- Elegant deep crown mouldings
- Pot lights and a ceiling fan
- Garden door walkout to the patio and pool



FAMILY ROOM (14'9" X 11'6")

- Two extra-large windows with California shutters
- Gas fireplace with a classic white mantel and sconce lighting
- Elegant deep crown mouldings
- Pot lights
- Upgraded oak hardwood flooring



OFFICE (18'0" X 14'0")

- Pocket doors
- Tray ceiling with an oak-clad perimeter and crown mouldings
- Custom oak cabinetry with upper display shelves and lower storage cabinets
- Pot lights
- Two large windows with wood California shutters
- Upgraded oak hardwood flooring



BATHROOM (2-PIECE)

- Ample white cabinetry with a granite counter
- Oversized ceramic floor tiles

MUDROOM (9'5" X 6'7")

- Extensive built-in custom cabinetry with crown mouldings
- Extended-height upper cabinets
- Floor-to-ceiling wardrobe cabinets
- Drawers
- Oversized ceramic floor tiles
- Inside entry to the attached double garage



HALLWAY

- Upgraded oak hardwood flooring
- Plenty of room for a sitting area
- Pot lights
- Elegant deep crown mouldings
- Open railings overlooking the great room below



PRIMARY BEDROOM (16'7" X 21'4")

- Double entrance doors
- Partial cathedral-style ceilings
- Gas fireplace with a classic white mantel and prewired for a flat-panel TV above
- Several pot lights, sconce lighting and a ceiling fan
- Built-in audio speakers
- Deluxe neutral broadloom
- Large windows with California shutters
- Walk-in closet with double hanging space and an island with drawers
- Walk-in makeup room with built-in desk with drawers, vanity lighting and mirrored walls





POTENTIAL 4TH BEDROOM/OFFICE



ENSUITE BATHROOM (6-PIECE)

- Pocket door
- Extensive custom cabinetry with several drawers
- Quartz counter with two under-mount sinks with widespread faucets
- High-gloss oversized ceramic floor tiles
- Pot lights and sleek pendant-style lighting over the tub
- Lavish oversized freestanding air-jet/soaker tub with a stained glass window as a backdrop
- Huge shower with ceramic tile surround, two pot lights, upgraded showerhead and additional sliding shower diverter, built-in bench seat and frameless glass enclosure and door
- Large window
- Access to bedroom 4/office





BEDROOM 2 (20'4" X 13'9")
BEDROOM 3 (15'11" X 17'2")
BEDROOM 4/OFFICE (14'10" X 14'11")

- Two additional generous bedrooms on the second floor have large windows with Hunter Douglas blinds, neutral broadloom, dormer-style ceilings with pot lights, ample closet space, and one has a 4-piece ensuite bathroom. Bedroom 4 features a huge walk-in closet with custom cabinetry, and an access door can easily be added from the hallway (access is currently through the primary bedroom).





BATHROOM (2-PIECE)

- Custom furniture-style wood cabinetry
- Granite counter with a black under-mount sink and widespread faucet
- Sconce lighting
- Elegant deep crown mouldings
- Oversized ceramic floor tiles
- Wainscoting effect with designer wall coverings

BATHROOM (4-PIECE) BATHROOM (4-PIECE)

- Two additional bathrooms feature ceramic floor tiles, ample cabinetry, quartz counters with under-mount sinks and soaker tub/shower combinations.





LAUNDRY ROOM (10'4" X 13'0")

- Extensive white cabinetry with several drawers, a double-door pantry
- Accent window
- Ceramic floor tiles
- GE Front-loading washer and dryer with pedestal bases and a black stainless steel finish

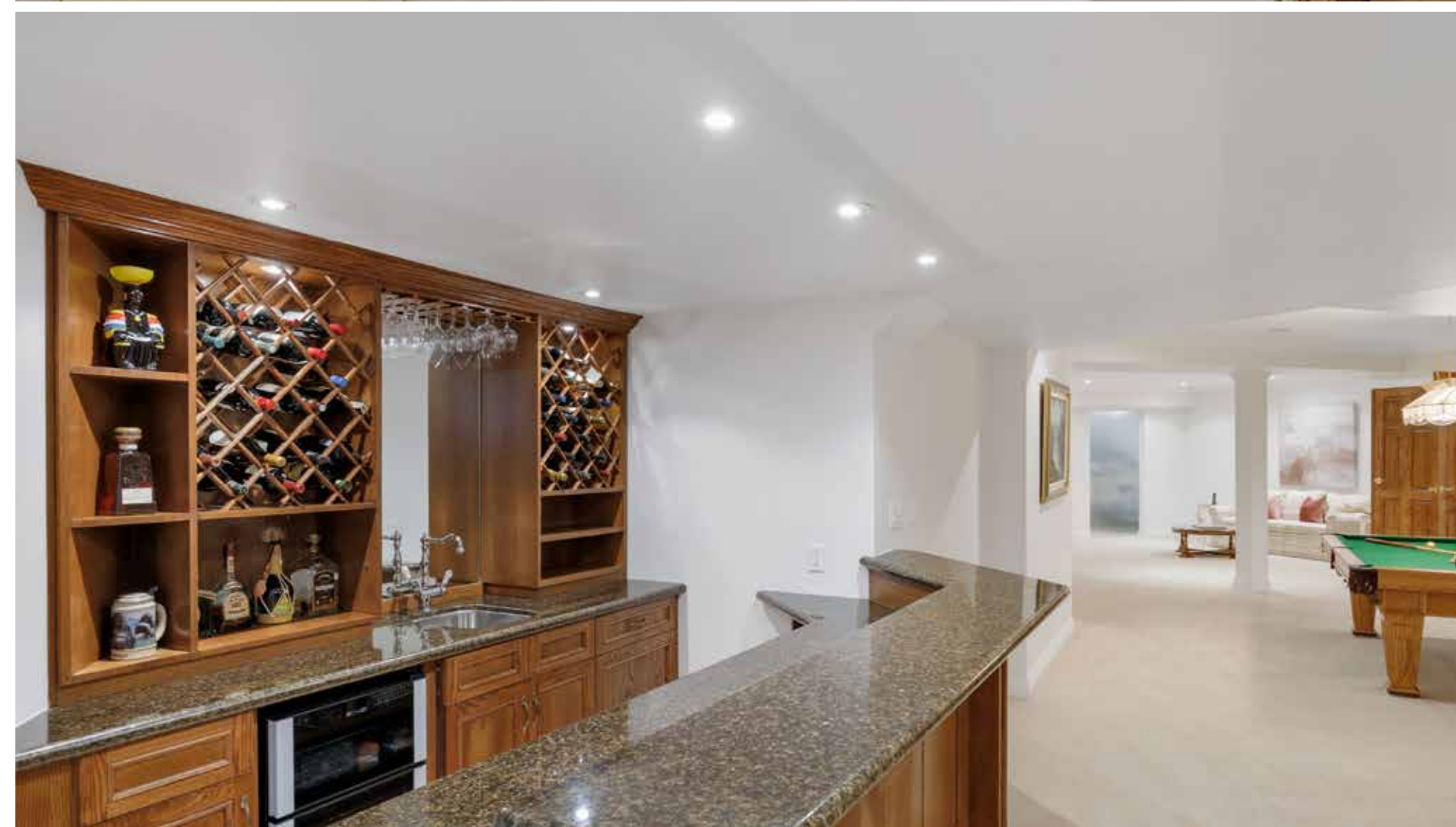


RECREATION/GAMES ROOM (54'11" X 42'8")

- Large window
- Gas fireplace with a classic white mantel highlighted with sconce lights
- Numerous pot lights
- Decorative square column
- Neutral broadloom

WET BAR AREA

- Custom cabinetry
- Built-in wine racks and display shelving
- Built-in bar fridge and Bosch dishwasher
- Mirrored backsplash
- Pot lights
- Granite counters and stainless steel under-mount sink
- Cork flooring





HOME THEATRE (18'4" X 14'6")

- Circular entrance platform with oak double doors
- Custom oak mouldings and cabinetry with crown mouldings
- Sconce lighting and pot lighting
- Two-row seating (two are motorized) included
- Built-in sound system
- Built-in projector and screen

GYM (15'4" X 19'4")

- Frameless glass entry door
- Cork flooring
- Large above-grade window
- Built-in corner cabinetry
- Mirrored feature wall
- Pot lights
- Speakers



BATHROOM (3-PIECE)

- Ample white cabinetry with two banks of drawers
- Granite counter with an under-mount sink and widespread faucet
- Oversized ceramic floor tiles
- Extra-large shower with ceramic tile surround, upgraded shower system with body jets, overhead rain showerhead, additional sliding shower diverter and a frameless glass enclosure

Also, on the lower level are a huge (22'11" x 25'5") utility room and a (7'8" x 13'6") cold room.



SCHOOLS

Elementary

W.H. Morden – English Track – JK- GR08

Pine Grove – FI Track – GR02 – 08

St. Nicholas CES – Regular Track – JK – GR08, ExF Track – GR05 – 08

St. Mary CES – FI Track – GR01 - 08

Secondary

Thomas A. Blakelock – English & FI Tracks – GR09 – 12

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

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



Lot Size: 85.5 x 188.42 x 85.19 x 181.42 Feet (Irregular)

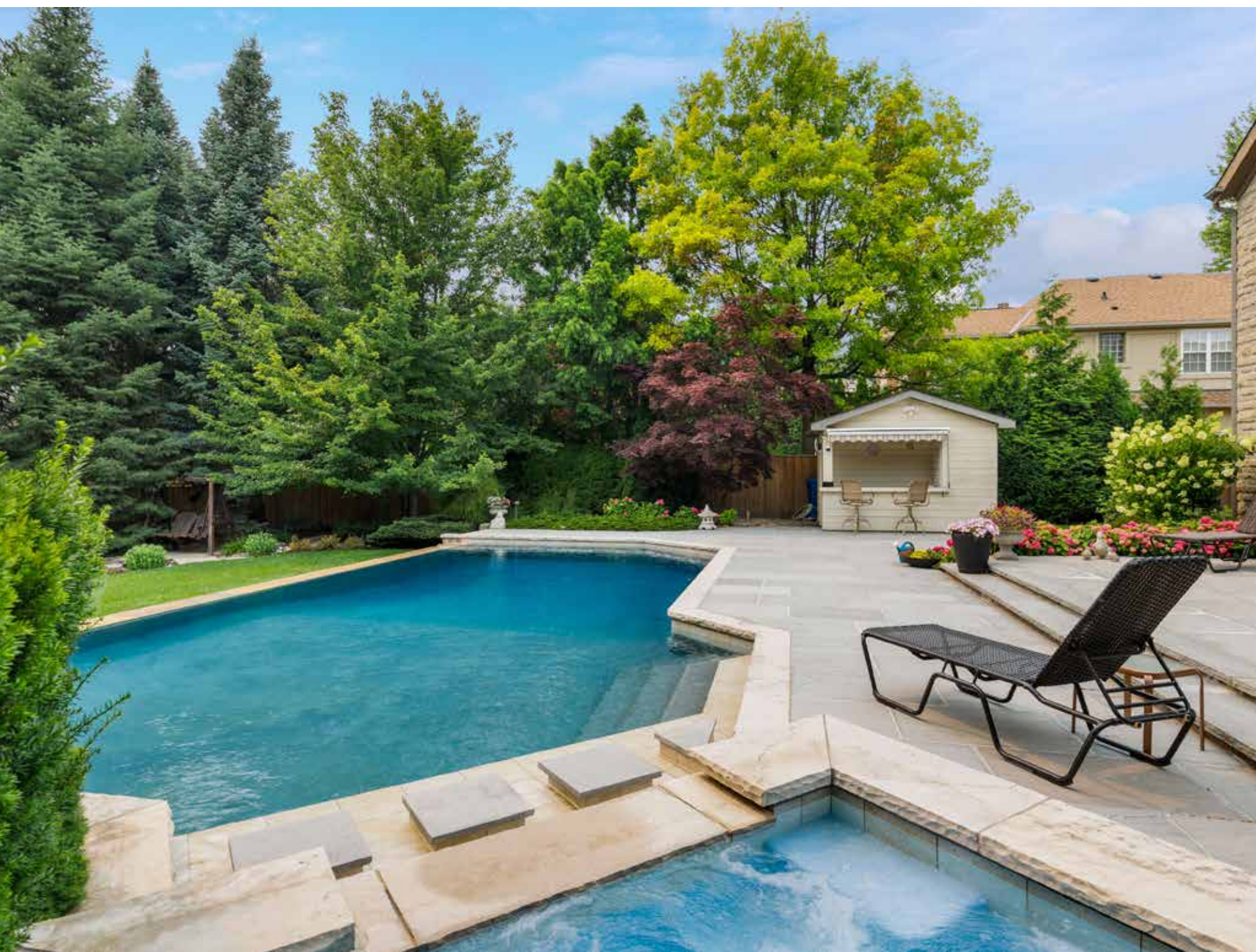
Taxes: \$ 24,76 / 2025

Inclusions: Sub-Zero fridge, dacor built-in oven, microwave and warming drawer, Wolf 6-burner gas cooktop, Sub-Zero refrigerated drawer in the kitchen island, washer, dryer, all window coverings, all electric light fixtures, garage door openers, alarm, cameras, in-ground sprinklers, pergola, two awnings, home theatre seating, built-in dishwasher and beverage fridge in basement bar, all pool equipment, central vacuum & water softener

Inclusions: TV & mount in bedroom









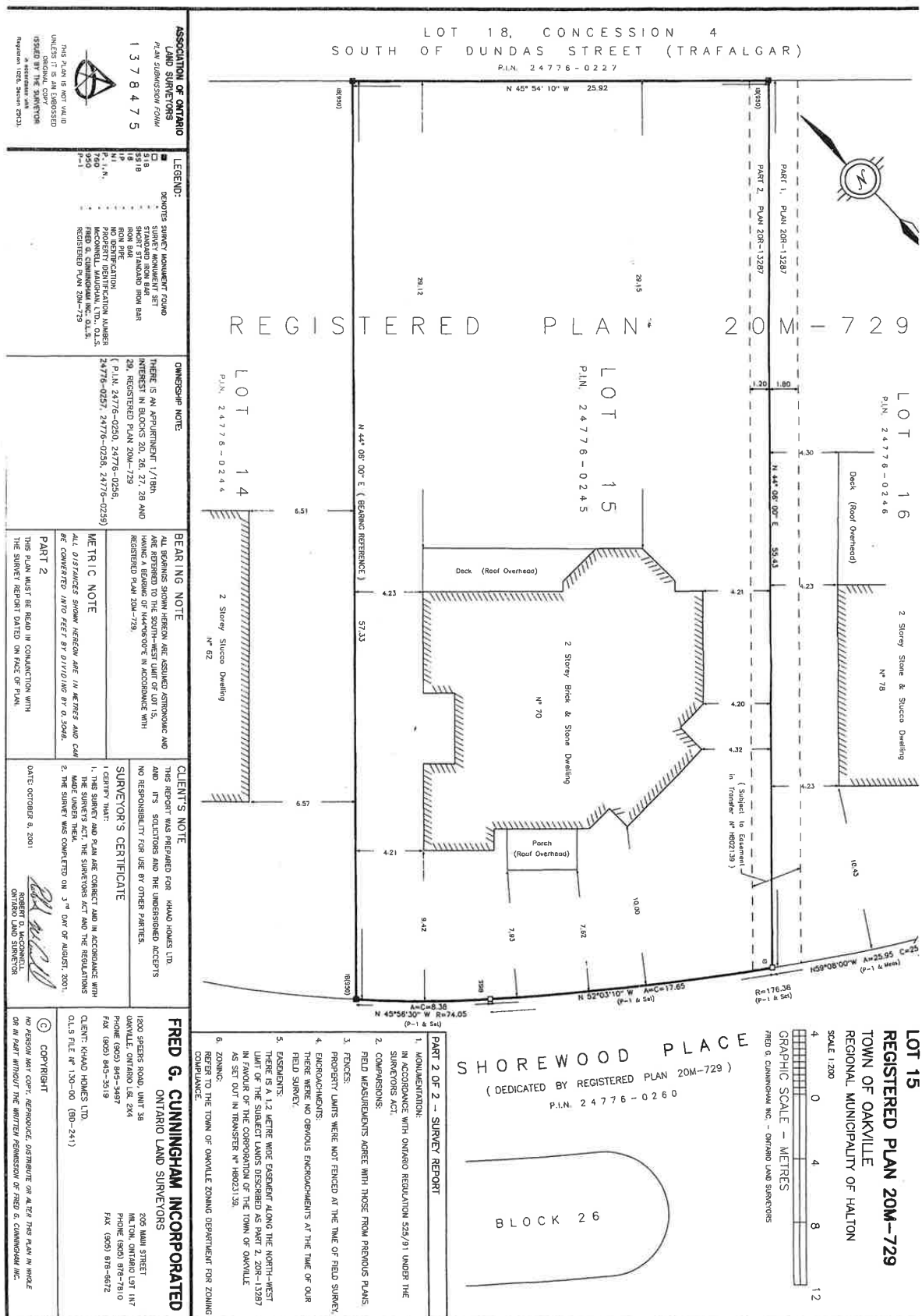
FLOOR PLANS



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.