

RINA DIRISIO
REAL ESTATE, BUT BETTER



506 CHARLES POTTER LANE

OAKVILLE, ON



WELCOME TO DESIRABLE WOODLAND TRAILS, ONE OF NORTH OAKVILLE'S PREMIER MASTER-PLANNED COMMUNITIES, RENOWNED FOR ITS EXTENSIVE NETWORK OF SCENIC NATURE TRAILS, PROTECTED WOODLANDS, CREEK CORRIDORS, AND ABUNDANT GREEN SPACE.

Designed around a significant natural heritage system and wildlife corridor, this sought-after neighbourhood offers an exceptional blend of outdoor recreation, natural beauty, and family-friendly living. From here you can walk to the Sixteen Mile Sports Complex, a shopping complex with services, restaurants and Fortino's, and it's just a short drive to the Oakville Hospital. Commuters enjoy easy access to major highways and the GO Train Station.

This beautifully maintained 3+1-bedroom, 4-bathroom Rosehaven home with a finished basement sits on a professionally landscaped lot with lush front gardens and an exceptionally private rear yard featuring a gorgeous rustic cut-stone patio, beautiful gardens, and maintenance-free fencing with gates to the front yard and to an additional rear parking space. The attached double garage features a high ceiling and inside entry to the home.

Inside, sophisticated details such as nine-foot smooth ceilings, dark hardwood flooring, decorative columns on the main floor, an impressive dark-stained oak staircase with iron pickets leading to the upper level, and California shutters embellish all the front windows. The enormous bright great room with a gas fireplace is surrounded by large windows, and steps down to the sunroom/hall area with more windows, an 11'6" ceiling and a walkout to the private patio. An open-concept kitchen features dark cabinetry with crown moulding, a large island with a breakfast bar, base cabinets with pullouts, stainless steel appliances, and is open to the spacious formal dining room with decorative columns and large Palladian windows. Three bright bedrooms and two full bathrooms await upstairs, including the primary retreat, which features a walk-in closet with an organizer and a luxurious 5-piece ensuite bathroom with a soaker tub and a separate glass shower. The professionally finished lower level offers a generous open-concept family room with space for an office, a recreation room, a 4th bedroom, a three-piece bathroom, and a laundry room.



TWO-STOREY FOYER (7'2" X 8'9")

- Eight-foot entry door with an extended glass insert
- Large upper window with California shutters
- Neutral floor tiles
- Dark-stained oak staircase with upgraded iron pickets and neutral carpet runner
- Closet with a large upper display ledge
- Orbit-style chandelier
- Nine-foot smooth-finished main floor ceilings



DINING ROOM (18'3" X 11'9")

- Beautiful dark hardwood floor
- Half-wall with a decorative column to the foyer
- Cage-style chandelier
- Two large Palladian windows with California shutters



KITCHEN

- Plenty of dark-stained cabinetry
- Upper cabinets with crown mouldings
- Base cabinets with pullouts
- Built-in microwave shelf
- Large centre island with a breakfast bar
- Pot lights and a large cage-style chandelier over the island
- Open wall to the family room
- Neutral stone-look floor tiles
- Stainless steel appliances including a French door fridge with water/ice dispenser, a gas stove and built-in dishwasher





SUNKEN BATHROOM (2-PIECE)

- Neutral floor tiles
- White plumbing fixtures including a pedestal sink
- Automatic light feature

SUNKEN HALL/SUNROOM

- Large windows overlooking the patio area
- 11'6" ceiling height
- Walkout with transom
- Neutral floor tiles
- Upper display shelves
- Inside entry to the attached double garage with a high ceiling



LIVING ROOM (22'0" X 14'8")

- Beautiful dark hardwood floor
- Several large windows with wide-slat blinds
- Gas fireplace with an upgraded white mantel with deluxe mouldings
- Steps down to the sunroom





PRIMARY BEDROOM (12'2" X 13'7")

- Elegant, 9' coffered ceiling with an iron chandelier
- Large window with custom blinds and designer draperies
- Neutral broadloom
- Walk-in closet with a deluxe organizer

ENSUITE BATHROOM (5-PIECE)

- Extensive upgraded cabinetry with a centre bank of drawers and double sinks
- Neutral stone-look floor tiles
- Large oval soaker tub with a large window above
- Separate shower with stone-look tile surround and a frameless glass enclosure



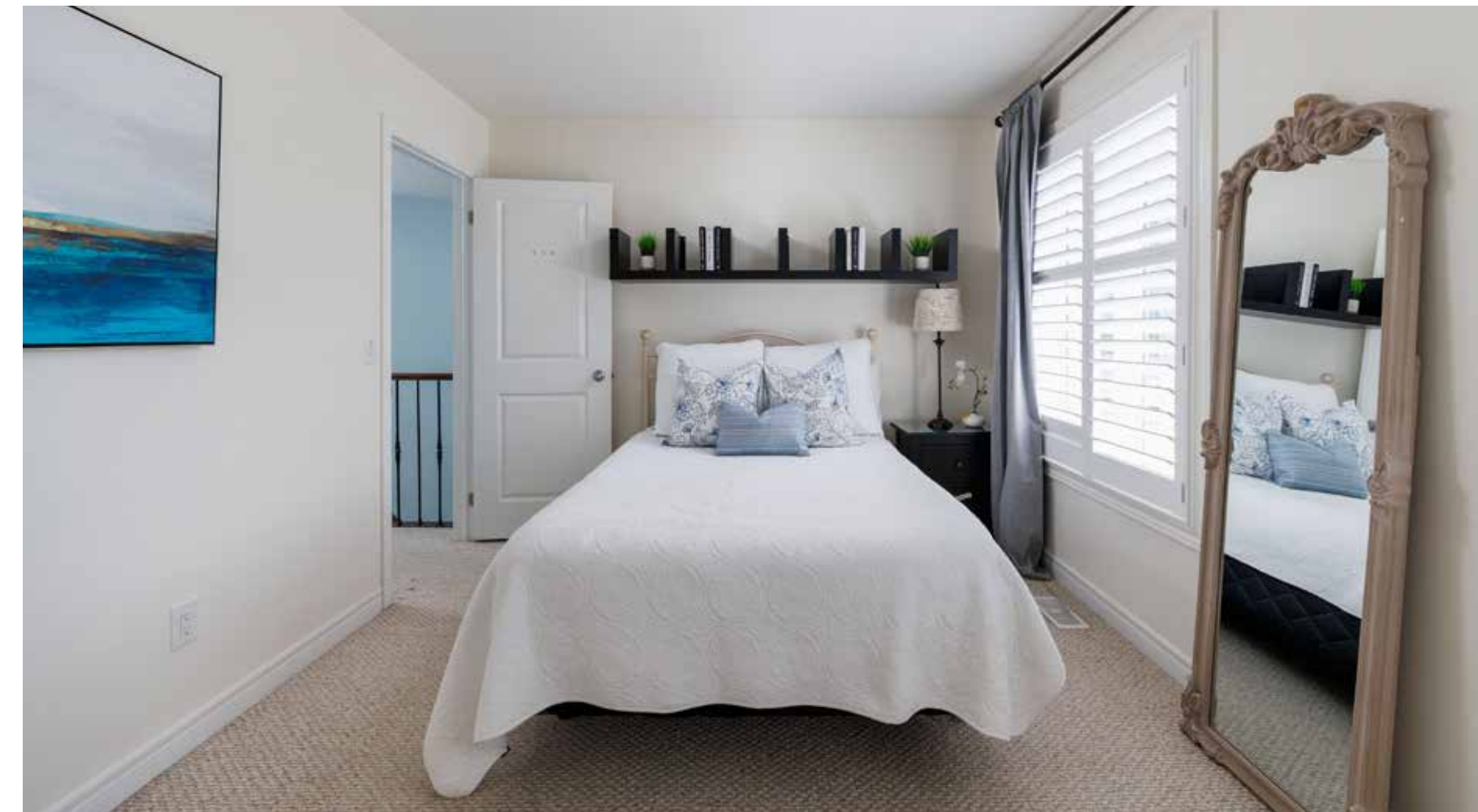
BEDROOM 2 (14'6" X 10'0")

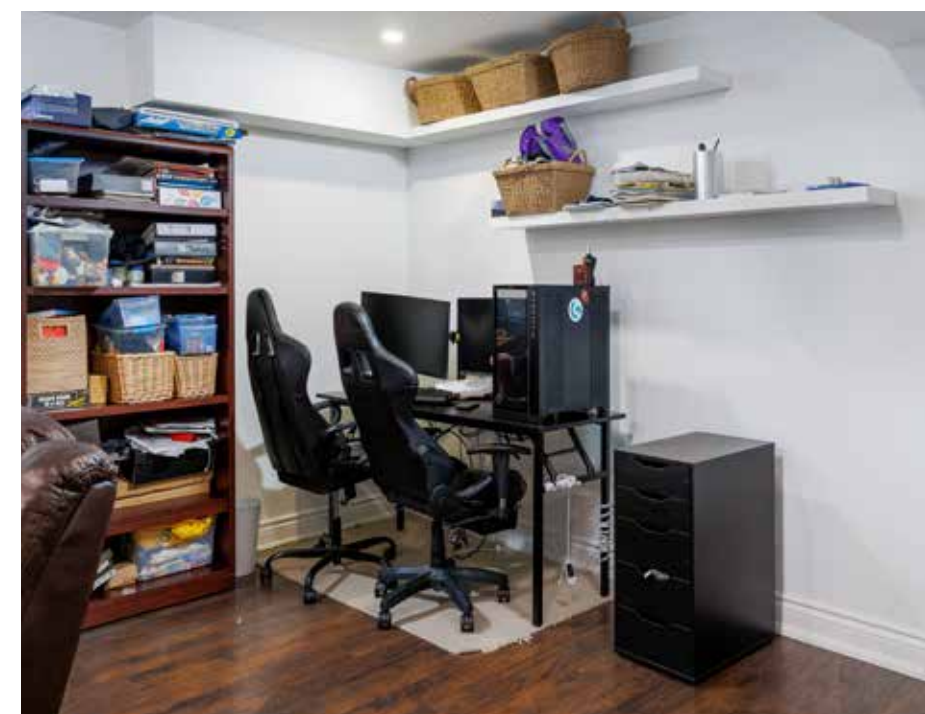
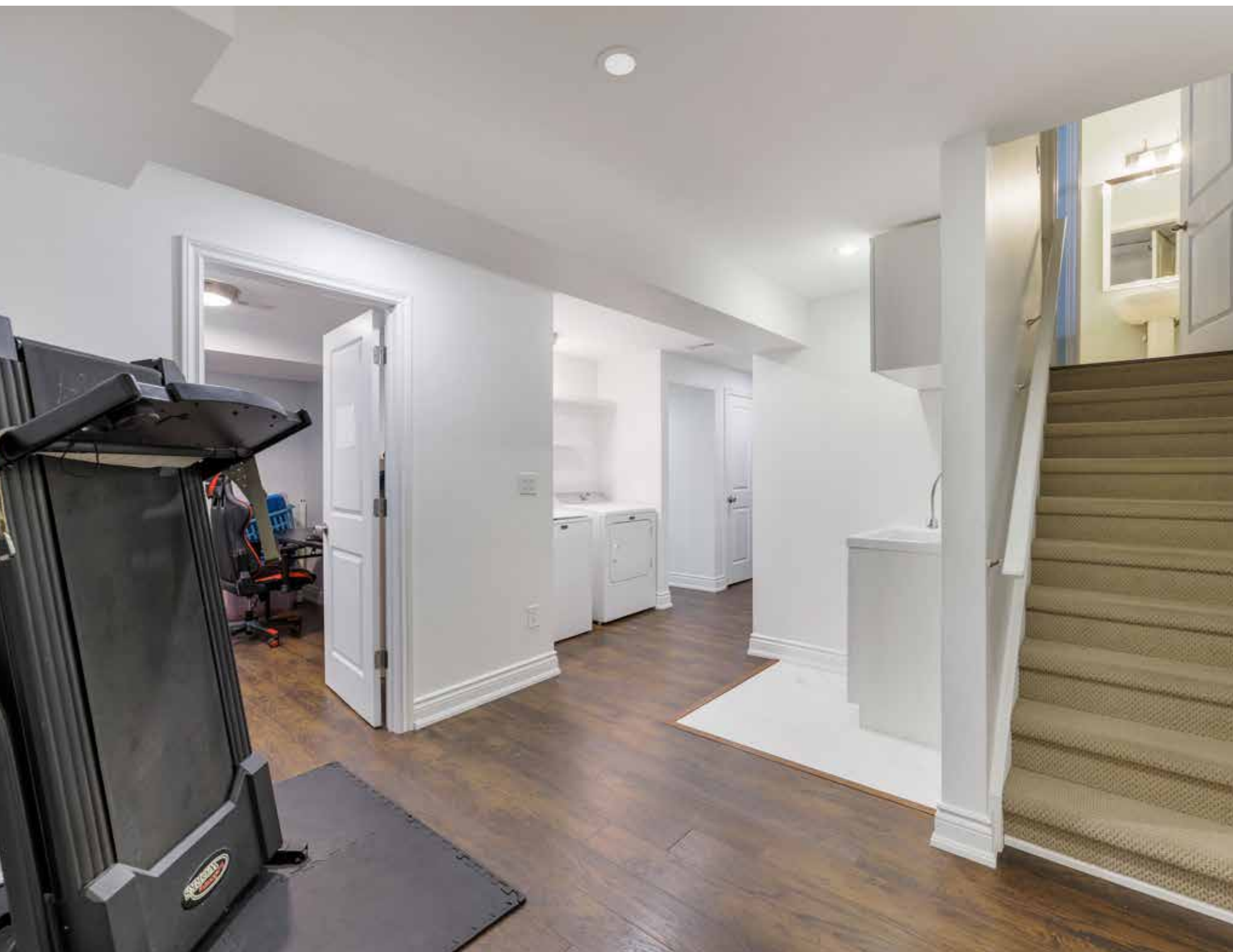
BEDROOM 3 (10'0" X 11'4")

- Two additional second-floor bedrooms feature large windows with California shutters, ceiling lights, neutral broadloom, and ample closet space.

BATHROOM (3-PIECE)

- The main bathroom offers ample cabinetry, neutral stone-look floor tiles, and a large shower with a frameless glass enclosure.





FAMILY ROOM (19'4" X 21'6")

- Several pot lights
- Upgraded wide-plank laminate flooring
- Two windows
- Open-concept office area with upper shelving

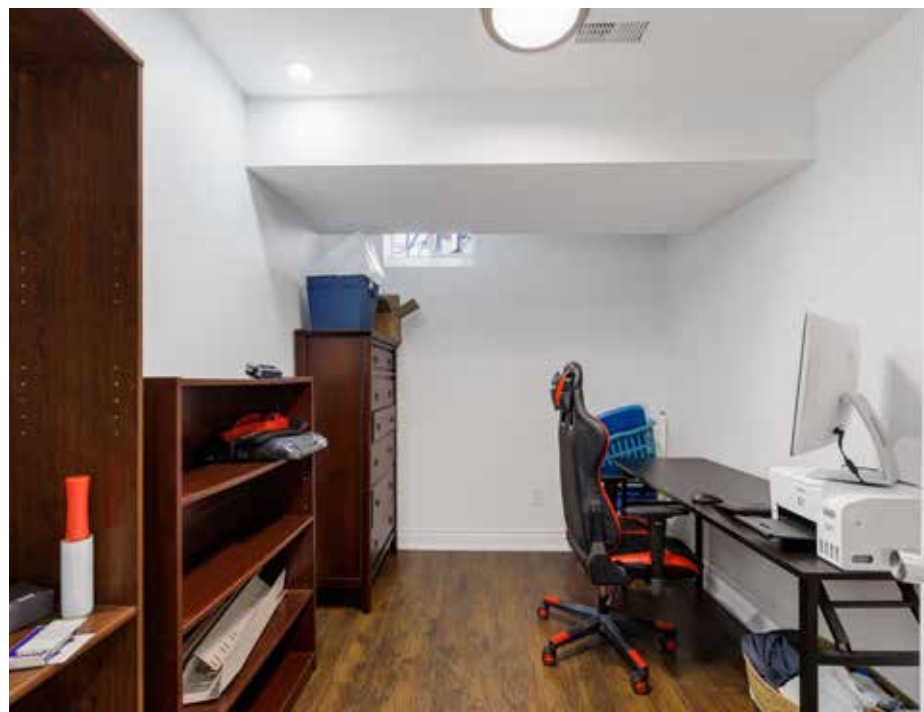


RECREATION ROOM (8'10" X 10'6")

- Upgraded wide-plank laminate flooring
- Pot lights

BEDROOM 4

- Pot lights
- Upgraded wide-plank laminate flooring
- Window



BATHROOM (3-PIECE)

- White shaker-style cabinetry
- Stone counter with an under-mount sink
- Oversized stone-look floor tiles
- Corner shower with stone-look tile surround and a glass enclosure

LAUNDRY AREA

- Upgraded wide-plank laminate flooring and stone-look tile
- Added upper shelving
- Maytag washer and dryer
- White shaker-style cabinetry including a base cabinet with a moulded washtub

SCHOOLS

Elementary

Oodenawi – English Track – JK – GR08

Forest Trail – FI Track – GR02 – 08

St. Gregory the Great CES – Regular Track – JK – GR08

St. Mary CES – FI Track – GR 01 - 08

St. Marguerite d'Youville CES – ExF Track – GR05 - 08

Secondary

White Oaks – English and FI Tracks – GR09 – 12

St. Ignatius of Loyola CSS – Regular, FI, and ExF Tracks – GR09 - 12



Taxes: \$6,943 / 2026

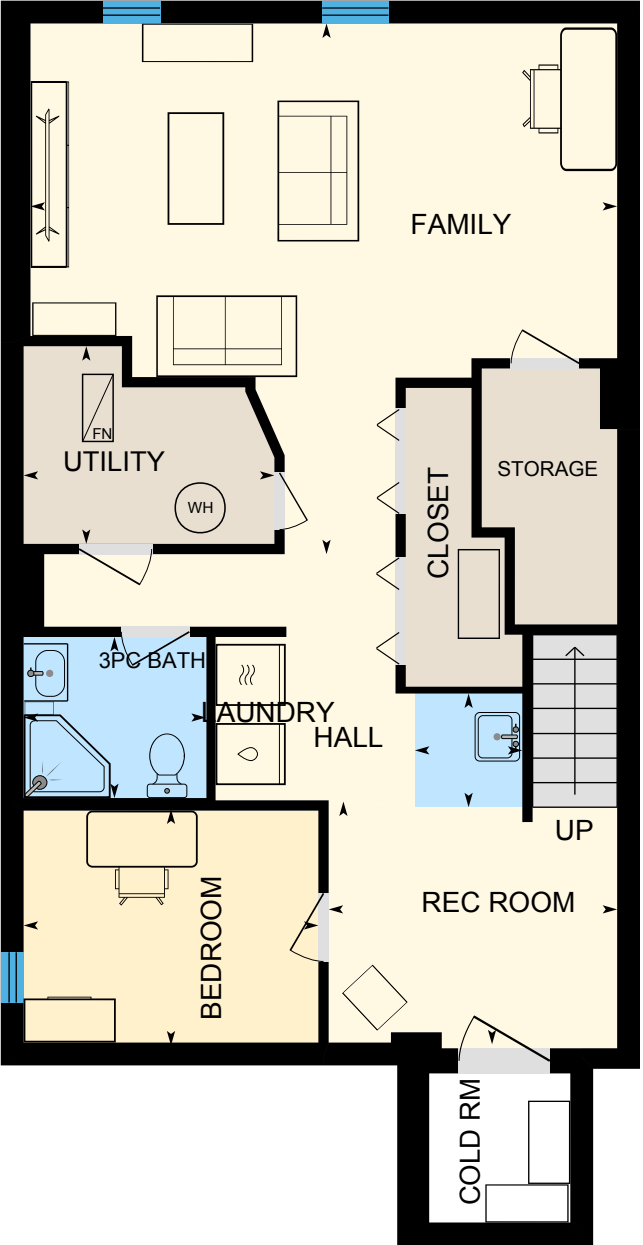
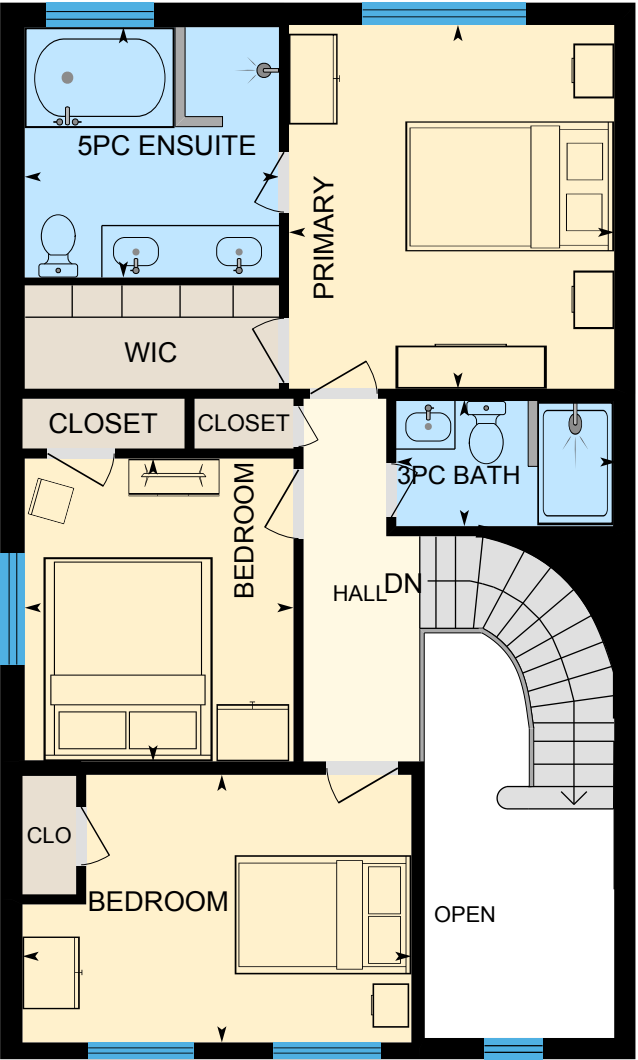
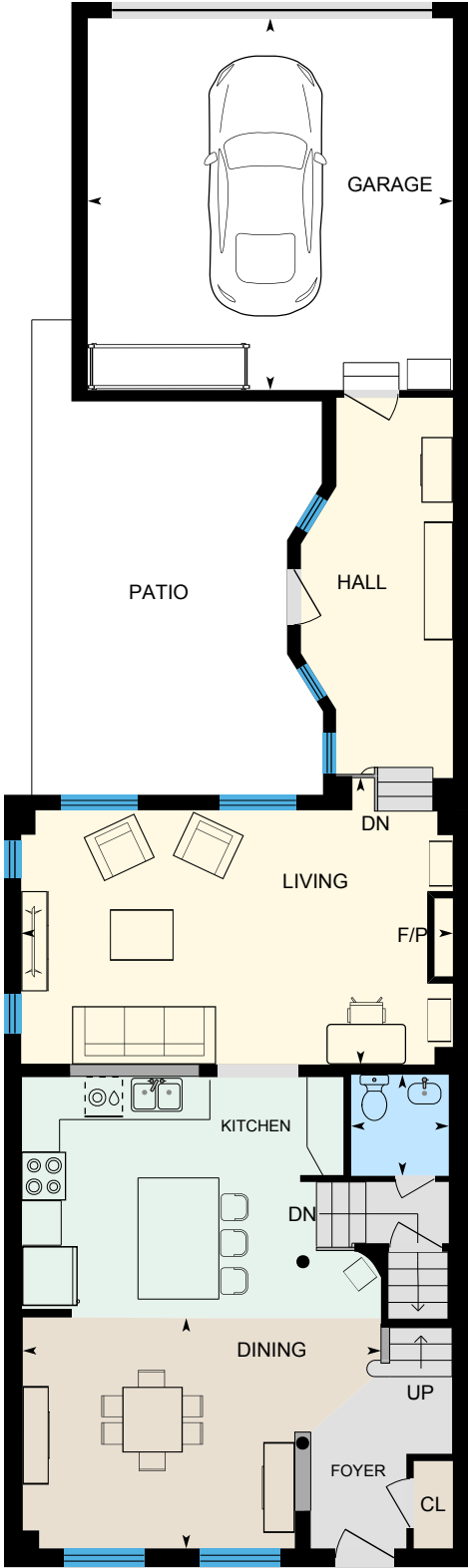
Lot Size: 30.02 x 98.43 Feet

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

Inclusions: Star hook in powder room and foyer



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.