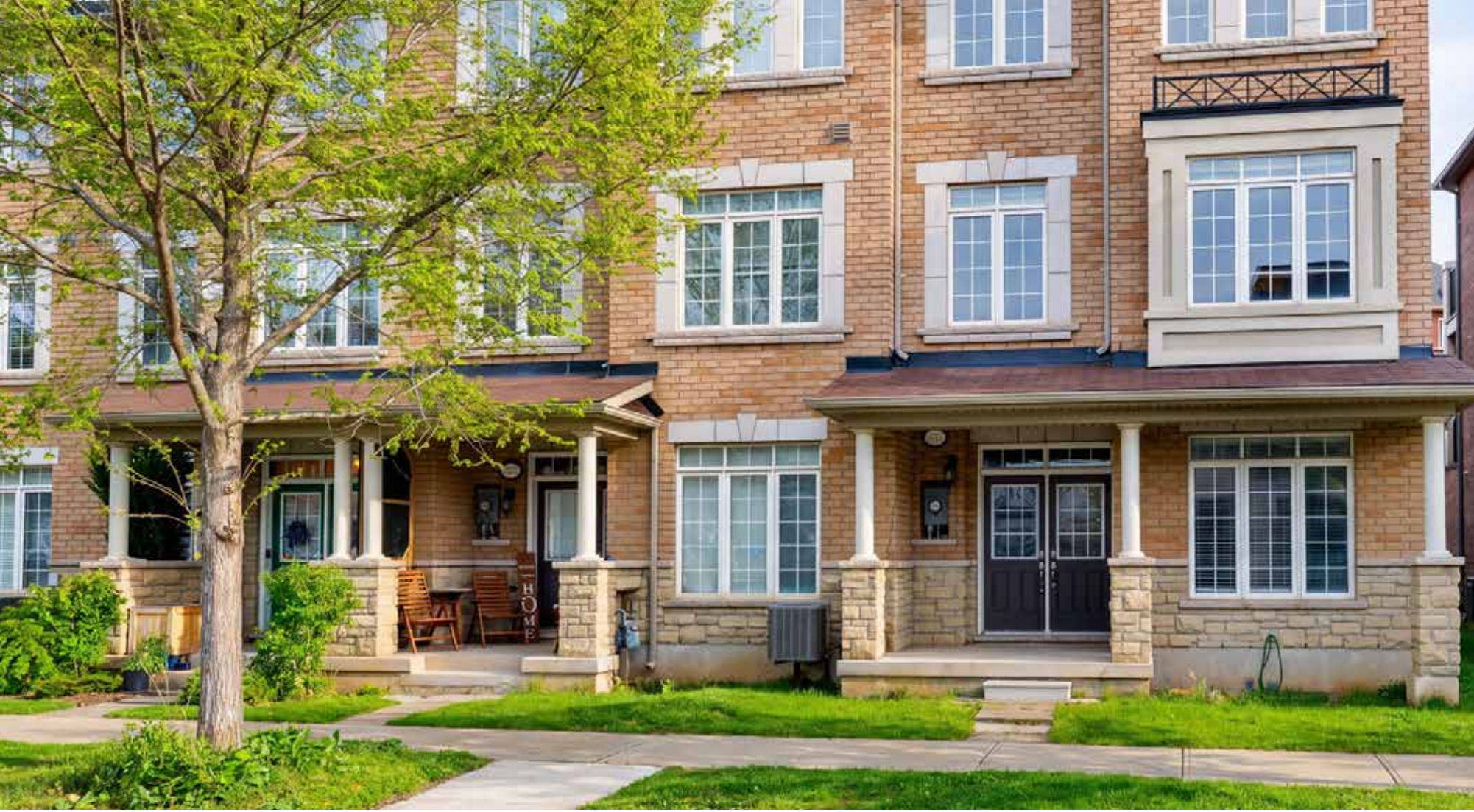


RINA DIRISIO
REAL ESTATE, BUT BETTER



3061 PRESERVE DRIVE

OAKVILLE, ON



EXPERIENCE REFINED LIVING IN THE PRESERVE, ONE OF OAKVILLE'S MOST SOUGHT-AFTER FAMILY COMMUNITIES, WHERE A CHARMING SMALL-TOWN ATMOSPHERE IS PAIRED WITH MODERN CONVENIENCE.

Enjoy a walkable lifestyle surrounded by parks, scenic trails, ponds, playgrounds, and neighbourhood shops, all just minutes to Oakville Trafalgar Memorial Hospital, Uptown Core, major highways, and the GO Train for effortless commuting.

This bright, freshly painted (2026) end-unit townhome with 3 bedrooms and 4 bathrooms offers an airy, spacious feel, an excellent open-concept layout, 9-foot ceilings on the ground level, and an abundance of natural light from additional windows. The ground floor features a welcoming family room, a 2-piece bathroom, a laundry room, an inside entry to the rare attached double garage, and an elegant oak staircase spanning three levels. The main living area showcases a sun-filled living and dining room with hardwood floors, large windows, and a convenient servery open to the kitchen—ideal for both entertaining and everyday family living.

The expansive chef's kitchen is beautifully appointed with sleek modern cabinetry, upper glass-front cabinets, extensive granite countertops, stainless steel appliances, and a peninsula/island with a breakfast bar. The adjoining breakfast area opens to a partially covered terrace, perfect for summer grilling and outdoor relaxation. A powder room completes this level.

Upstairs, three bright bedrooms and two full bathrooms include a luxurious primary retreat with a private balcony and a spa-inspired 4-piece ensuite featuring chestnut-stained cabinetry, quartz counters, a soaker tub, and a separate glass shower.



FOYER

- Double doors with glass inserts and a transom
- Nine-foot ceilings
- Neutral floor tiles
- Double door closet
- Half-wall open to the family room
- Beautiful oak staircase spanning three levels
- Access door to the attached double garage



FAMILY ROOM (19' X 17'4")

- Extra-large window to the front yard and additional window to the side yard
- Wide-slat blinds
- Neutral broadloom
- Supplemental baseboard heating





BATHROOM (2-PIECE)

- Neutral floor tiles
- Window to the side yard
- White plumbing fixtures, including a pedestal sink

LAUNDRY ROOM

- Unfinished
- Large white moulded washtub
- Frigidaire front-loading washer and dryer



LIVING ROOM/ DINING ROOM (19' X 17')

- Beautiful light-finished hardwood floor
- Three large windows with wide-slat blinds
- Chandelier in the dining area
- Servery area with modern cabinetry and granite counters open to the kitchen

KITCHEN (11'4" X 14'11")

- Plenty of sleek, modern cabinetry
- Upper cabinets with crown mouldings and under-cabinet valances
- Two china cabinets with glass doors
- Deep pantry and extended-depth cabinet above the fridge
- Peninsula/island with a breakfast bar
- Large window with wide-slat blinds above the under-mount sink
- Neutral floor tiles
- Stainless steel appliances, including a fridge, stove and a built-in dishwasher





VIRTUALLY STAGED

BREAKFAST ROOM (7'8" X 12'8")

- Neutral floor tiles
- Chandelier
- Sliding glass doors with a transom to a large balcony with metal railings and composite wood flooring tiles

BATHROOM (2-PIECE)

- Neutral floor tiles
- White plumbing fixtures, including a pedestal sink





PRIMARY BEDROOM (11' X 14'7")

- Large window to the back and an additional window to the side yard
- Ceiling fan
- Neutral broadloom
- Garden door walkout to the upper balcony with metal railings

ENSUITE BATHROOM (4-PIECE)

- Plenty of wood cabinetry
- Quartz counter with an under-mount sink and upgraded single-lever faucet
- Neutral floor tiles
- Large window with wide-slat blinds
- Luxurious soaker tub with a neutral tile surround
- Separate shower with neutral tile surround and a glass door





BEDROOM 2 (9'6" X 13'5")
BEDROOM 3 (9'2" X 12'7")

- Two additional bedrooms on the upper level feature large windows with wide-slat blinds, ceiling light fixtures, neutral broadloom and ample closet space.



BATHROOM (4-PIECE)

- The main bath features wood cabinetry, neutral floor tiles, a window to the side yard, and a tub/shower combination with neutral tile surround.





VIRTUALLY STAGED



SCHOOLS

Elementary

Oodenawi – English Track – JK – GR08

Forest Trail – FI – GR02 – 08

St. Gregory CES – Regular Track – JK – GR08

St. Mary CES – FI – GR01 – 08

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

Secondary

White Oaks – English Track/FI – GR09 – 12

St. Ignatius of Loyola CSS – Regular Track/FI/ExF – GR09 – 12



Taxes: \$4,741 / 2025

Lot Size: 25 x 60 Feet

Inclusions: Built-in dishwasher, fridge, stove, washer, dryer, all electric light fixtures, all window coverings, garage door opener

Rental Items: Hot Water Heater

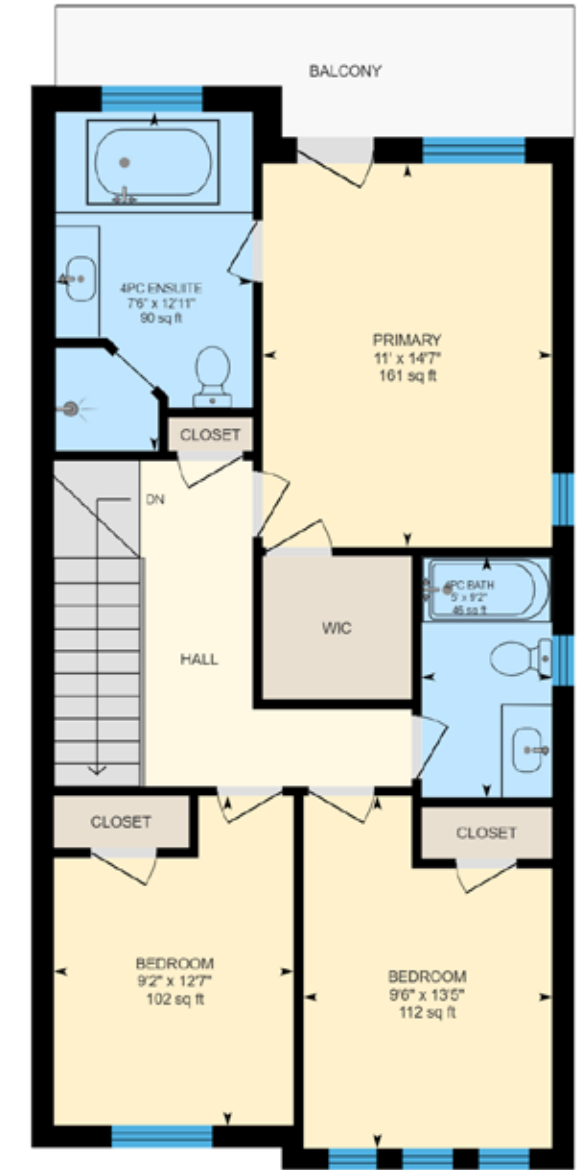
FLOOR PLANS



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.