RINA DIRISIO

REAL ESTATE, BUT BETTER



1099 SIXTH LINE

OAKVILLE







WELCOME TO THE LOUTH HOUSE. A TRULY SPECIAL 4-BEDROOM, 3-BATHROOM, ORIGINAL CRAFTSMAN-STYLE HOME, CIRCA 1927, SET ON AN EXPANSIVE, PRIVATE CORNER LOT IN THE HEART OF COLLEGE PARK.

The location is exceptional. You're moments from Oakville Golf Club, just a ten-minute walk to Oakville Place, with transit right at your doorstep. The QEW is only a three-minute drive away, and Oakville GO Station is just six minutes away, ideal for commuters.

This charming one-and-a-half-storey Craftsman bungalow is a designated Oakville Heritage home, recognized for its cultural heritage value, including its association with prominent local citizens and stories, its location and setting, and its distinctive architectural style. Its history connects two local families: - T.C. Hagaman, the original owner and builder, was a well-regarded fruit farmer known for grapes. The Hagamans had farmed the land since the 1860s. Leslie Louth, who later lived there with his family for 67 years, was the first head professional at Oakville Golf Club and became known as a golfer locally and internationally.

The house's heritage features include its textured stucco, gabled roof and dormer, deep eaves with wooden brackets, multi-pane windows, covered porch with tapered wooden columns and arched beams, colourful "corduroy" brickwork, and an exterior brick chimney. The Town says the property also reflects Oakville's shift from farmland to estates and residential subdivisions. (More information is available through the Town of Oakville and the Heritage Research Report).

As you arrive, you'll immediately appreciate the extra-long, extra-wide concrete paver driveway, the cozy front porch, the majestic, mature trees, and extensive newer fencing. The backyard is a private oasis, offering several inviting seating areas where you can relax, entertain, and enjoy the peaceful surroundings and connection to nature. Enjoy the extensive exterior stonework and the recently added shed and greenhouse.

Step inside to discover a beautiful blend of timeless craftsmanship and modern comfort. The home's original character shines through in the deep oak trim and architraves, elegant oak columns, classic wainscotting, and wide-plank, hand-scraped hardwood floors. Smooth ceilings, coffered details, and classic light fixtures further enhance the home's distinctive appeal, while California shutters and custom blinds add a refined finishing touch. Skylights bring natural light into the home, while beautifully appointed bathrooms, stone countertops, and slate tile flooring blend style, texture, and everyday functionality. Throughout, the thoughtful updates complement the home's historic character while respecting its heritage charm.

The main floor is ideal for both everyday living and entertaining. The stunning renovated eat-in kitchen features a generous island, high-end appliances, and a walkout to the deck — perfect for morning coffee, outdoor dining, or gathering with family and friends.

The formal living room, complete with a gas fireplace, offers a warm and inviting place to unwind, and the separate dining room sets the scene for memorable dinners and special occasions. The separate office with its coffered ceiling offers an elegant workspace. The lower-level family room provides even more versatile living space, with a walkout to the patio — ideal for casual entertaining, family movie nights, or simply relaxing at the end of the day. Tucked away on the upper level, you'll find the oversized primary bedroom, offering a wonderful sense of privacy and retreat. The gorgeous five-piece ensuite features a relaxing soaker tub and a separate glass-enclosed shower, creating a spa-inspired space to start and end your day.

Extensively updated and beautifully maintained, The Louth House offers a rare opportunity to enjoy the character and craftsmanship of a heritage home, combined with the comforts of modern living, all in an outstanding College Park location. A home with history, heart, and room to make new memories. The Louth House is ready to welcome its next family.

LIVING ROOM (17'1" X 12'11")

- Wide-plank, hand-scraped hardwood floor
- Gas fireplace with a painted-out brick mantel and marble hearth
- Large 3- window grouping with California shutters
- Two additional accent windows
- Beautiful ceiling light fixture





DINING ROOM (12'0" X 11'7")

- Exceptional oak-trimmed entrance with architraves, columns and cabinetry
- Large oak-trimmed window with California shutters
- Oak plate rail
- Wide-plank, hand-scraped hardwood floor
- Crystal chandelier





KITCHEN (13'1" X 23'1")

- Beautiful custom cabinetry
- Upper cabinets with valances and crown mouldings
- Built-in wine storage racks
- Several drawers
- Double-door pantry
- Contrasting dark-stained oversized island with a breakfast bar
- Quartz counters and sleek linear mosaic tile backsplash
- Wide-plank, hand-scraped hardwood floor
- Stylish ceiling light and island lighting
- High-end, stainless steel appliances including a French door fridge with water/ice dispenser, a built-in dishwasher, a slide-in electric range and a range hood fan
- Large window and walkout to the upper deck
- Back door with custom built-in bench seat and storage











OFFICE (11'11" X 9'9")

- Wide-plank, hand-scraped hardwood floor
- Gorgeous coffered (waffle) ceiling
- White wainscotting
- Two large windows with California shutters







BATHROOM (3-PIECE)

- Ample white cabinetry with a bank of drawers
- Stone counter with an undermount sink
- Modern vanity light
- Large window
- Mosaic floor tiles
- Shower with subway tile surround, large rain-style shower head and frameless glass enclosure

BEDROOM 2 (10'1" X 12'1")

- Wide-plank, hand-scraped hardwood floor
- Crown mouldings
- Two windows with custom blinds
- Modern wainscotting
- Built-in floor-to-ceiling wardrobe closets









PRIMARY BEDROOM (22'7" X 15'11")

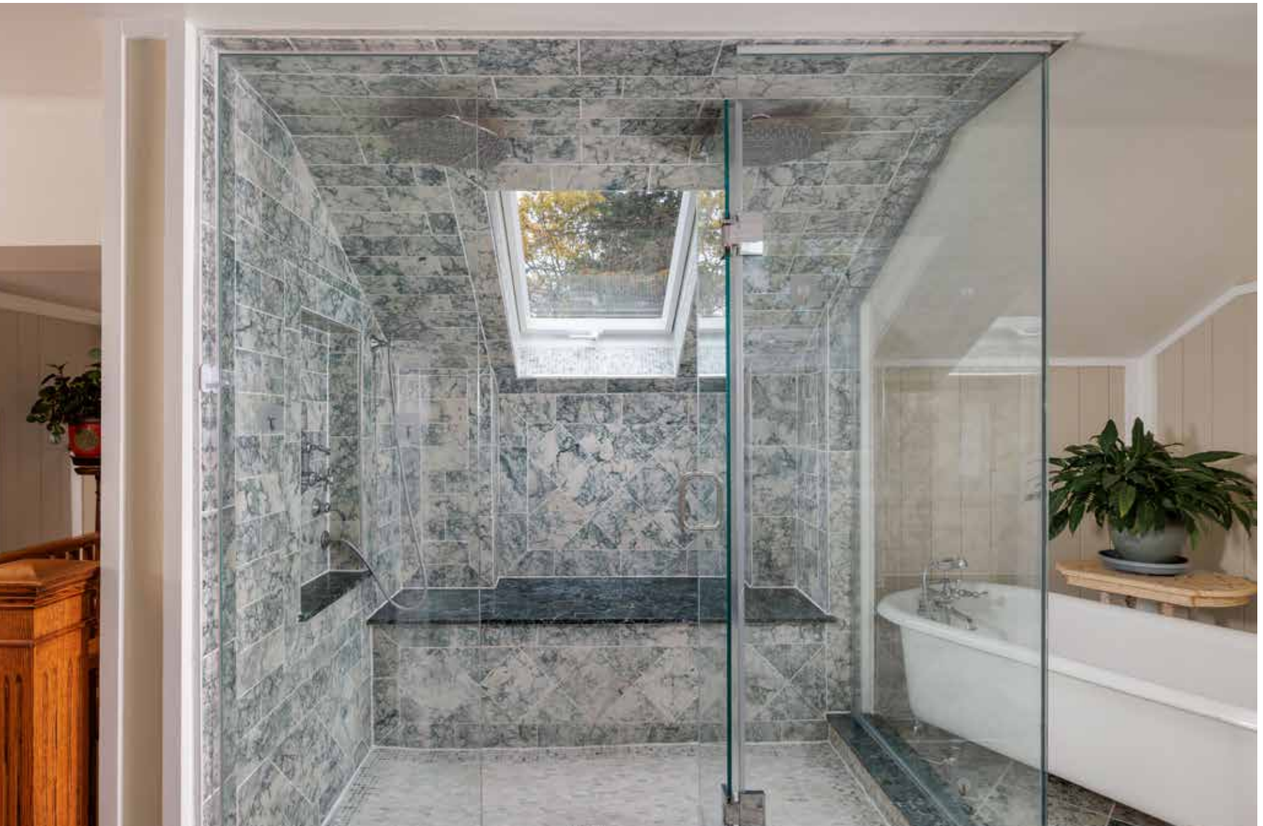
- Dormer-style ceiling with two skylights
- Hardwood flooring
- Custom built-in shelving
- Wainscotting
- Custom closets
- Window with custom blind



ENSUITE BATHROOM (5-PIECE)

- Deluxe furniture-style cabinetry with two banks of drawers
- Marble counter with an undermount sink and a wall-mounted widespread faucet
- Custom mirror
- Skylight over the vanity
- Built-in linen shelves
- Marble floor tiles arranged on the diagonal with a subtle self-border
- Oversized shower with an overhead waterproof skylight, built-in bench seat, two rain shower heads, additional hand-held wand and a frameless glass enclosure
- Charming clawfoot soaker tub











FAMILY/RECREATION ROOM (14'1" X 14'3")

- Deluxe slate floor tiles
- Numerous pot lights
- Custom wood walls
- Sliding glass doors to the private interlocking stone patio and backyard









BEDROOM 3/OFFICE (9'3" X 10'6")

- Upgraded pine wallboards
- Deluxe wide-plank laminate flooring
- Grid-style ceiling mouldings and crown mouldings
- Window

BEDROOM 4 (11'5" X 12'0")

- Custom painted pine walls
- Deluxe wide-plank laminate flooring
- Extra-large egress window with a custom blind
- Mirrored sliding doors to a storage area

BATHROOM (3-PIECE)

- Marble floor tiles
- Neutral wall tiles
- Pedestal sink
- Shower with neutral tile surround with a mosaic tile inlay, rain shower head and frameless glass enclosure



LAUNDRY ROOM (11'5" X 8'2")

- Sliding barn door
- Ample white cabinetry
- Deep moulded sink
- Subway tile backsplash
- Two Kenmore dryers, a Kenmore front-loading washer and a top-loading Panda washer
- Cedar closet and additional closet
- Built-in shelving and wardrobe hanging space
- Stone-look floor tiles



SCHOOLS

Elementary

Montclair – English Track – JK – GR08
Sunningdale – FI Track – GR02 – 08
St. Michael CES – Regular Track - JK – GR08
St. Marguerite d'Youville – FI Track – GR 01 – 08
Our Lady of Peace CES – ExF Track – GR05 - 08

Secondary

White Oaks – English & FI Tracks – GR09 – 12
Holy Trinity CSS – Regular & ExF Tracks – GR09 – 12
St. Ignatius of Loyola CSS – FI Track – GR09 – 12







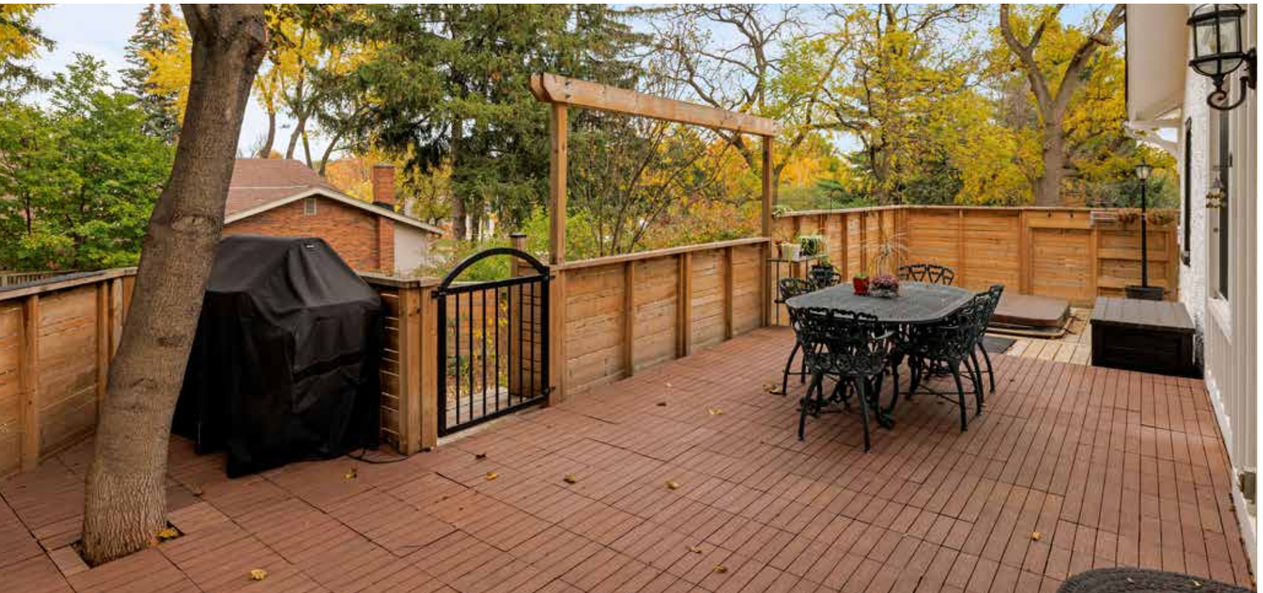
Taxes: $5,343 / 2026

Lot Size: 116.34 x 141.64 x 142.03 ft x 108.89 ft (irregular)

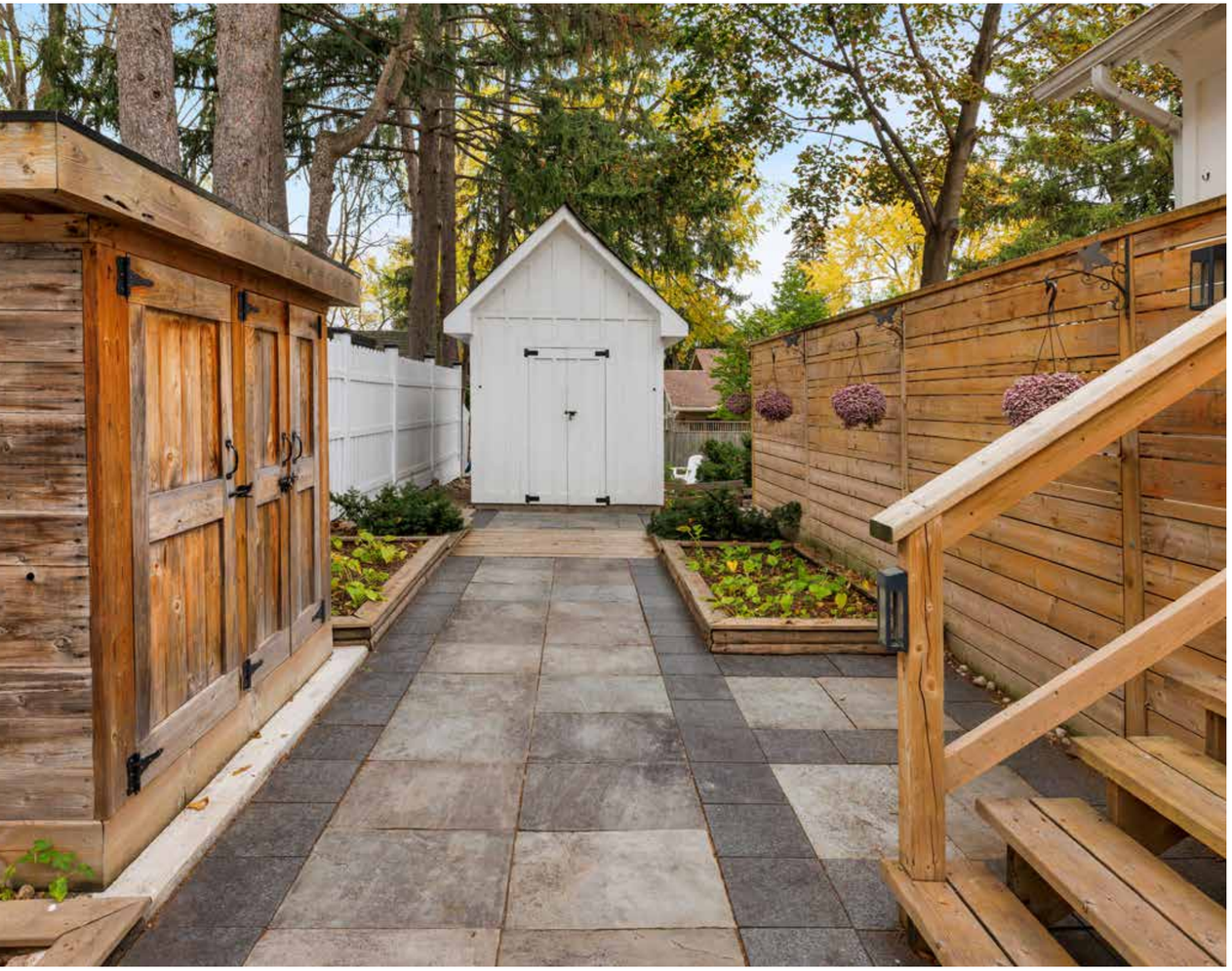
Inclusions: Fridge, stove, dishwasher, washer, two dryers, all electric light fixtures, all window coverings hot tub (as is)





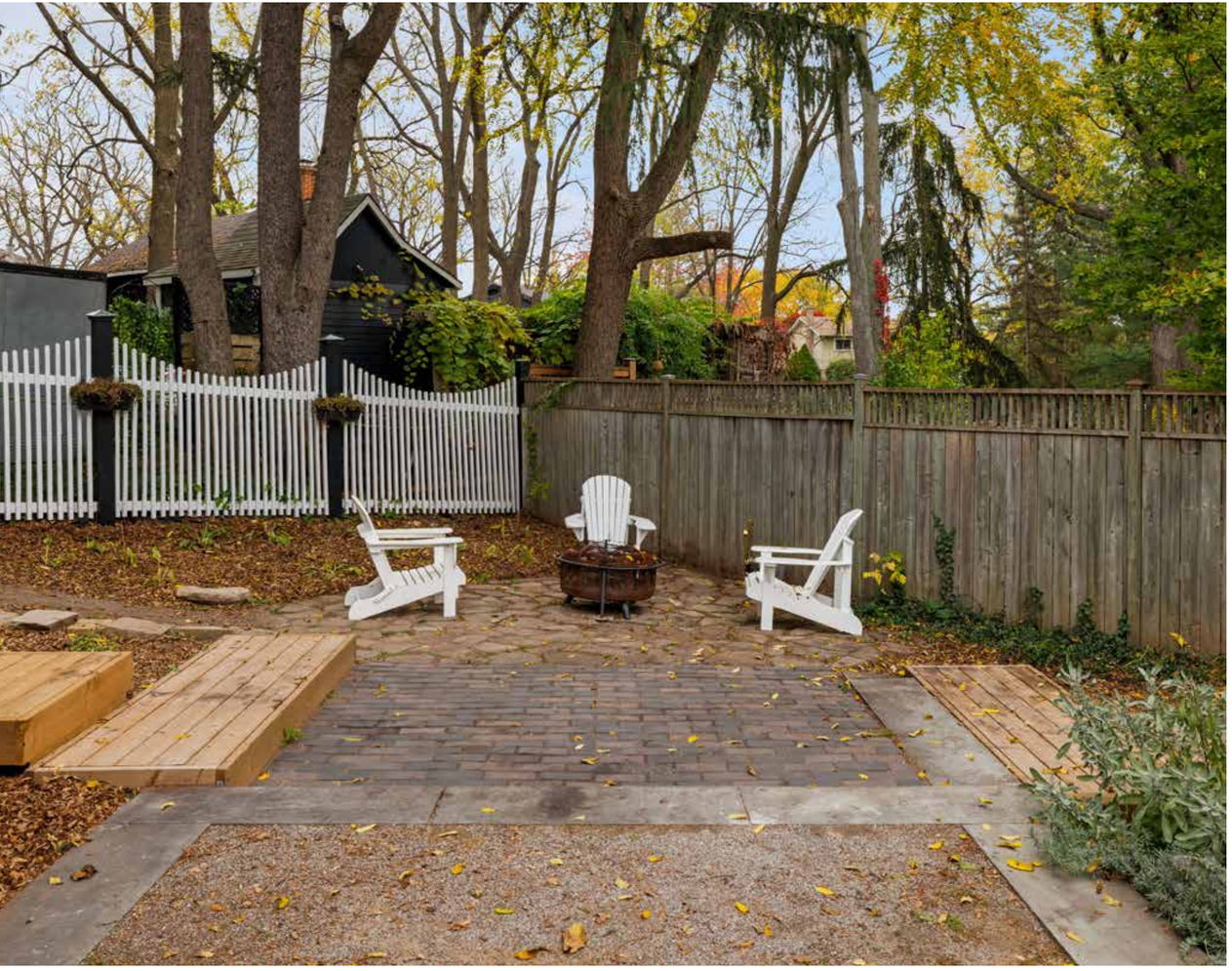






















RECENT UPGRADES & IMPROVEMENTS

Upper Level

- All finishes completely removed and new insulation installed to all walls, ceilings, and attic areas.
- New drywall on ceilings and pine board wall treatment.
- New wood flooring in the bedroom area and marble in the bathroom and shower. Closets include 36 feet of hanging rods.
- New vanity and sink.
- Bedroom has 2 skylights
- Skylight over master vanity for natural light
- Water-resistant skylight in shower with handheld and two ceiling rain heads.

Main Level

- New flooring throughout (except washroom)
- Everything in the kitchen has been replaced- new insulation and drywall to ceilings; all cabinets, appliances, floors and ceilings.
- Shoe closet with bench seating.
- Partial crawl space in kitchen has been spray insulated.
- New closets in hallway.
- New closets in main floor bedroom.
- Washroom - new vanity and sink/mirror.
- Living Room, Dining Room and Office - new shutters, new plaster on living and dining ceilings.
- Office - new drywall on ceiling with coffered wood articulation.

Basement

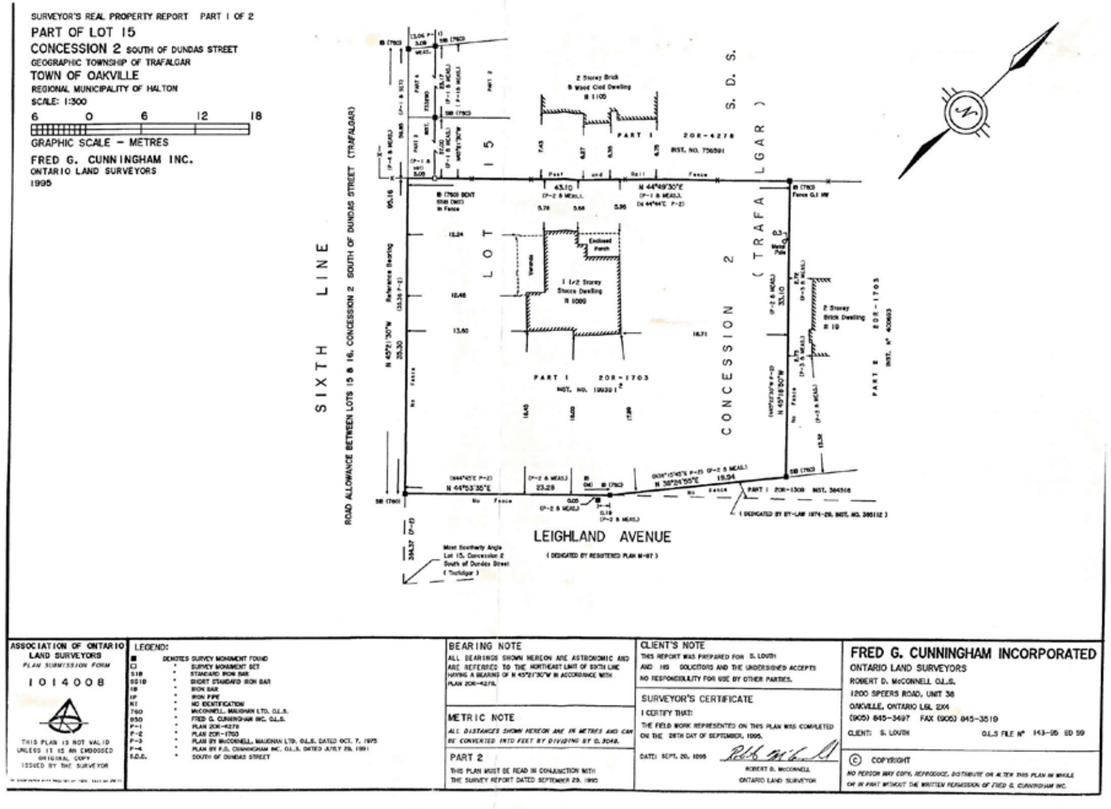
- All areas were stripped to expose the block foundation walls. Cracks were sealed; new 2" rigid insulation, wood studs with batt insulation, vapour barrier, and pine board wall treatment installed.
- New drywall ceilings (except storage and furnace rooms).
- New floor finishes throughout, including slate tile in recreation area and marble in washroom.
- Two washers and two dryers in the laundry room.
- Sliding barn doors.
- New egress window to basement bedroom with a drain in window well.

General

- Top-to-bottom new lighting and freshly painted.
- Exterior - new roof and skylights (2012/2013)
- Exterior painted in 2026
- All fences and sheds updated/replaced since 2010.
- Concrete pavers, stonework, planters and wood deck expansion and screens since ownership.
- New high-efficiency furnace and a Moovair heat pump (approximately 5 years old).

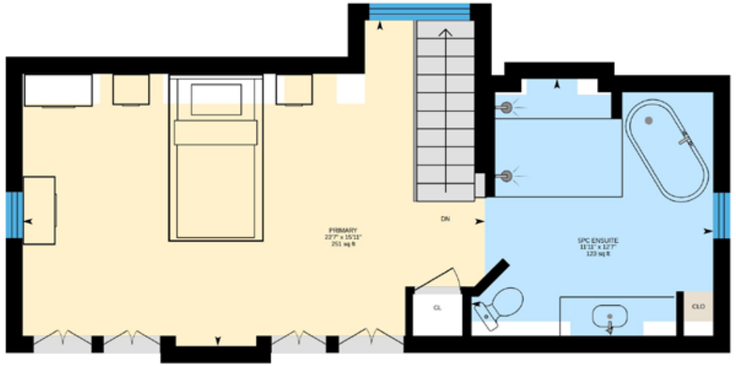
Please note: The Heritage Research Report is available.

SURVEY



FLOOR PLANS







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.

ROYAL LEPAGE

Royal LePage Real Estate Services Ltd.
Brokerage

ROYAL LEPAGE CHAIRMAN'S CLUB

NATIONAL TOP 1%

HALL OF FAME

WHO'S WHO IN LUXURY REAL ESTATE

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