

RINA DIRISIO
REAL ESTATE, BUT BETTER



61 LAKE STREET, 3

GRIMSBY



AN UPSCALE LIFESTYLE AWAITS IN LAKELAND LANDING, A SOUGHT-AFTER DETACHED BUNGALOW CONDOMINIUM COMMUNITY IN GRIMSBY ON THE SHORES OF LAKE ONTARIO.

Siding onto a grove of trees, this stunning 4-bedroom residence with a beautifully finished walkout basement is one of only two of the three waterfront homes in the complex that have private stairs accessing the beach. Enjoy nearby waterfront parks and beaches, the Grimsby Waterfront Trail, Forty Mile Creek Park, Foran's Marina, and the shops and restaurants of Grimsby on the Lake, with quick QEW access at the gateway to Ontario's Wine Country.

Exceptional curb appeal showcases a cobblestone-style driveway for 6 cars, a stone and stucco façade with precast window and door trims, soffit lighting, and lush professional landscaping. The extra-deep rear yard captures the magic of the lake with two covered terraces offering unobstructed water views, terraced gardens framed by armour stone, and custom stone steps leading through evergreens and flowering shrubs to a newer walkway and gated sandstone providing beach access.

Custom-built by DeHaan Homes, the home features superior craftsmanship with 9 and 10-foot ceilings, engineered maple hardwood floors, stone and porcelain floor tiles, custom millwork, crown mouldings, pot lights, designer lighting, stone counters, and expansive panoramic windows with lake views. Functional yet elegant living spaces, including a gigantic great room with a stone feature wall and two-sided fireplace open to the upper terrace, and a chef's kitchen with upgraded quartz counters, waterfall island, and premium appliances. The dining area opens to the upper terrace with a fireplace and spiral staircase to the lower terrace. The primary suite offers huge windows with motorized blinds framing lake views, and a spa-inspired ensuite with a lavish freestanding soaker tub and separate glass shower. A private guest bedroom off the foyer features a cathedral ceiling and a Palladian window with custom blinds. The walkout lower level highlights a renovated family room with a gas fireplace, a second kitchen with quartz counters, high-end Thermador appliances and a reverse osmosis system, a dedicated home theatre, two bedrooms, and a full bath. Recent upgrades (2022–2025) include a renovated lower-level family room, kitchen and dedicated home theatre, updated main-floor kitchen, rough-in for a 60-amp EV charger in the garage, 80-amp expandable electrical subpanel for the basement kitchen, and high-end 3M Ultra S800 Security Window Film throughout (Evolution Films).



TWO-STOREY FOYER

- Upgraded single entry door featuring iron and water glass sidelights and transom
- Large Palladian second-floor window
- Upgraded baseboards, door casings with plinth blocks and architraves
- Nine and ten-foot ceilings throughout
- Oversized polished travertine stone floor tiles and wide plank engineered maple hardwood throughout the hall area
- Sleek modern chandeliers
- Double closet in the back hall area
- Two decorative columns
- Impressive hardwood staircase with extensively upgraded iron pickets





GREAT ROOM (14'11" X 13'9")

- Tray ceiling with deep crown mouldings
- Vertically installed quartzite stone feature wall surrounding oversized windows framing serene lake views
- Two-sided gas fireplace open to the outside patio
- Wide plank engineered maple hardwood floor
- Bose integrated audio speakers
- Several pot lights





KITCHEN (13'7" X 18'9")

- Extensive custom solid maple cabinetry
- Extended-height upper cabinets with crown mouldings and valance lighting
- Several drawers, including pot drawers
- Custom, floor-to-ceiling pantry
- Upgraded quartz counters and a matching slab-style quartz backsplash
- Large custom 10-foot quartz waterfall island with a breakfast bar and pendant-style island lighting
- Oversized imported polished porcelain tile
- Bose integrated audio speakers
- Several pot lights
- High-end Jenn-Air and Miele appliances, including an Integrated side-by-side fridge/freezer, stainless steel built-in oven, 2 warming drawers and a convection microwave, an induction cooktop with a downdraft range hood fan with a glass canopy, a wine/beverage fridge, and a KitchenAid built-in dishwasher





DINING AREA (13'4" X 14'1")

- Enormous windows with scenic lake views
- Oversized imported polished porcelain floor tiles
- Sleek modern candle-style chandelier
- Bose integrated audio speakers
- Garden door to the large (14'0" x 14'4") covered terrace with a gas fireplace shared with the family room, stone floor tiles, frameless glass panel railings for unobstructed lake views and a custom wrought iron spiral staircase to the ground-level patio



BATHROOM (2-PIECE)

- Exquisite furniture-style, imported Italian cabinetry with oversized drawers
- Stone counter with an integrated colour-matched sink and single lever faucet
- Polished stone floor tiles
- Two windows with water glass
- Designer wall coverings
- Elegant chandelier with a drum shade



PRIMARY BEDROOM (14'11" X 17'7")

- Elegant tray ceiling with crown mouldings
- Several pot lights and an upgraded ceiling fan
- Wide plank engineered maple hardwood floor
- Large windows with custom blinds and unobstructed lake views
- Walk-in closet (7'4" x 16'9") with custom cabinetry with drawers, shelves, a built-in ironing station, a full-length, recessed mirrored cabinet, and double wardrobe hanging space
- Entrance to the ensuite features an alcove with custom cabinetry with a Cambria countertop for cosmetics and linens



ENSUITE BATHROOM (5-PIECE)

- Sleek modern cabinetry with several drawers
- Cambria quartz waterfall counter with two under-mount sinks and single lever faucets
- Carrara marble floor tiles
- Pot lights and a chic chandelier above the tub
- Freestanding oval soaker tub with a floor-mounted tub filler with a spray wand
- Separate large shower with a bench seat, rain shower head, an additional sliding shower diverter and a frameless glass enclosure
- Large window with water glass





BEDROOM 2 (14'11" X 12'6")

- Cathedral ceiling with a large multi-light chandelier
- Large Palladian window grouping to the front gardens
- Custom Hunter Douglas blinds
- Polished travertine floor tiles



LAUNDRY ROOM (11'0" X 6'0")

- Pocket door
- Upgraded high-gloss cabinetry with crown mouldings
- Base cabinet with a stainless steel sink
- LG washer and dryer with a stainless steel finish
- Double closet
- Window to the side yard
- Inside entry to the oversized attached double garage (19'11" x 24'10")



LOWER LEVEL

RENOVATED FAMILY ROOM (14'9" X 21'6")

- Upgraded wide-plank hardwood floor
- Upgraded trim including crown mouldings, chair rails and deluxe wall mouldings
- Huge windows frame the upgraded gas fireplace, shared with the outdoor terrace
- Built-in bench seating/display shelves beneath the windows
- Additional 3M tinted film on windows to reduce glare and UV
- Several pot lights
- Adjoining hall area with a walkout to the 21'9" x 17'4" covered terrace



HOME THEATRE (13'0" X 18'0")

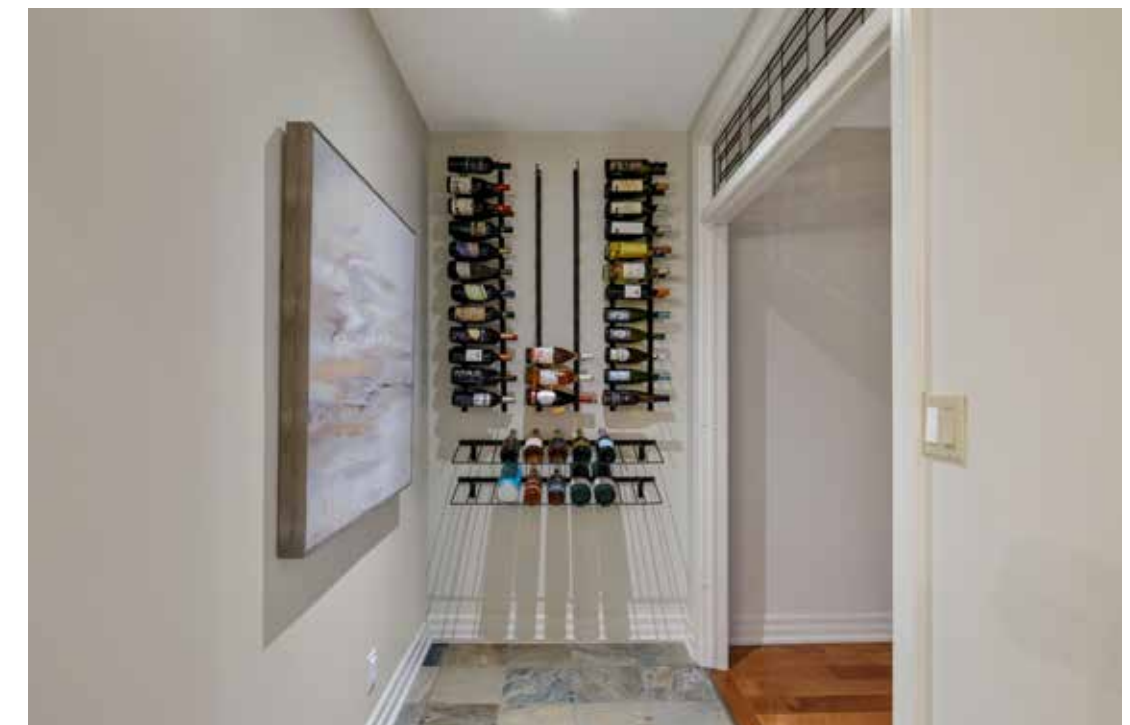
- Ceiling-mounted Epson home cinema 4010 4K projector
- 120" wall-mounted screen
- Unique flooring with a centre inlay
- Several pot lights
- Mirrored sliding door closet



OFFICE (13'0" X 17'10")

- Extra-large windows overlooking the lake and lush landscaping
- Custom blinds
- Pot lights
- Cork flooring





KITCHEN (14'5" X 12'0")

- Plenty of dark-stained cabinetry
- Large island with a breakfast bar
- Several pot drawers
- Caesarstone counters and matching backsplash
- Under sink Waterdrop X12 Reverse Osmosis System with Alkaline remineralization
- Upgraded chandelier and pot lights
- Stone floor tiles
- High-end Thermador appliances, including a 30" induction cooktop, 30" wall oven, 36" counter depth French door fridge, dishwasher and a Victory hood fan
- Adjoining wine storage area



BEDROOM 3 (14'8" X 14'7")

- Large above-grade window
- Vinyl flooring
- Crystal cage-style chandelier
- Note: no closet

BEDROOM 4 (14'8" X 12'0")

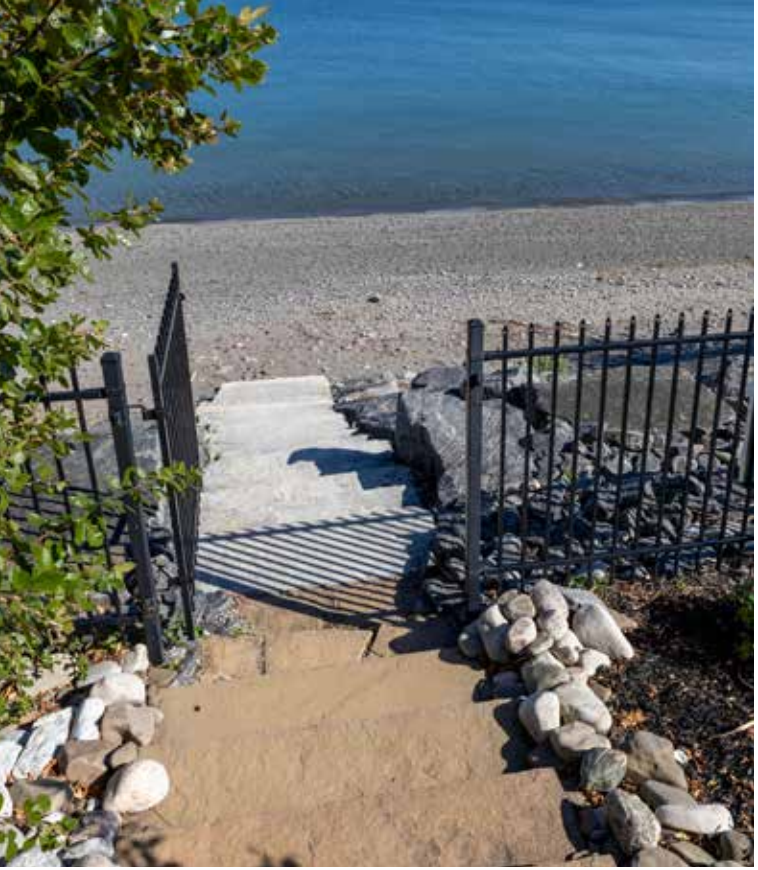
- Extra-large window with a custom blind and lake views
- Upgraded ceiling fan
- Vinyl flooring
- Large double closet



BATHROOM (4-PIECE)

- Upgraded inset shaker-style cabinetry with drawers
- Matching medicine cabinet with a valance and pot lighting
- Stone counter with an under-mount sink and a single lever faucet
- Vinyl floor tiles
- Semi-flush ceiling light with a drum shade
- Linen closet
- Tub and shower combination with sliding glass doors





SCHOOLS

Elementary Schools

- Lakeview Public School- Grades PK-8
- Our Lady of Fatima Catholic School- Grades PK- 8

High Schools

- West Niagara SS - Grade 9-12
- Blessed Trinity Catholic SS- Grades 9-12



Taxes: \$13,886.73 (2025)

Lot Size: 56.1 x 110.41 Ft.

Inclusions: Fridge, built-in oven, microwave, dishwasher, cooktop and hood fan, washer, dryer, all electric light fixtures, all window coverings, reverse osmosis system, induction cooktop, hood fan, wall oven, fridge and dishwasher in basement kitchen, projector and 120” screen in the home theatre room, garage door openers

Exclusion: Two outside security cameras, Tesla charger (but electrical is there to wire one in if needed)

Maintenance Fee: \$370/monthly*

*Maintenance fee includes driveway and common-area snow removal, lawn mowing and lighting. Specifically, front porch and personal driveway snow removal, and mowing of the lawn in the front and back of the personal property.

GENERAL FEATURES

- Wired interior monitored security system.
- Central vacuum.
- Water softener.
- Built-in Bose stereo sound system with 4 independently controlled channels.
- Safe ‘n Sound interior doors with Quality Emtek hardware throughout.
- Aluminum soffits and fascia.
- Stone, brick and stucco façade with natural ledge rock and extra architectural enhancements.
- Professionally designed and landscaped cobblestone driveway for 6 cars, stone paver walkway and a terraced armour stone retaining wall leading to the private backyard oasis.
- Oversized, insulated two-car garage with a utility washtub

UPGRADES 2022 - 2025

Main Floor:

- 3M Ultra S800 Security film on all ground accessible windows (including upstairs patio) installed by Evolution Films.
- Main floor kitchen countertop upgraded to modern quartz with a matching backsplash and a waterfall island.
- Upgraded single, fixed pane window in upstairs guest bedroom to a casement window, creating a legal 4th bedroom (previously a 3-bedroom home)

Basement:

- 3M Ultra S800 Security film on all ground accessible windows installed by Evolution Films, and additional tinted film applied on living room windows to reduce glare and UV.
- Downstairs family room renovation complete with crown moulding, chair rail and frame mouldings.
- Renovated room in the basement, creating a dedicated Home Theatre with a ceiling-mounted Epson home cinema

and extra storage.

- Lush professionally designed perennial and rose gardens.
- Two rear covered terraces with lighting, wired outdoor speakers, water outlets, gas fireplaces and natural gas hookups.
- Custom wrought iron spiral staircase linking the two terraces.
- Shore protection professionally constructed, Muskoka granite break wall and sandstone stairs accessing the beach.
- Wrought iron gates secure the property.
- Freehold vacant land condo provides year-round maintenance with grass cutting and snow removal services.

4010 4K projector, and a 120” wall-mounted screen.

Lower-Level Kitchen:

- 30” Thermador induction cooktop, 30” Thermador wall oven, 36” Thermador counter depth French door fridge, Thermador dishwasher and victory hood fan in the lower-level kitchen.
- Caesarstone countertop and matching backsplash.
- Under-sink Waterdrop X12 Reverse Osmosis System with Alkaline remineralization.

Exterior:

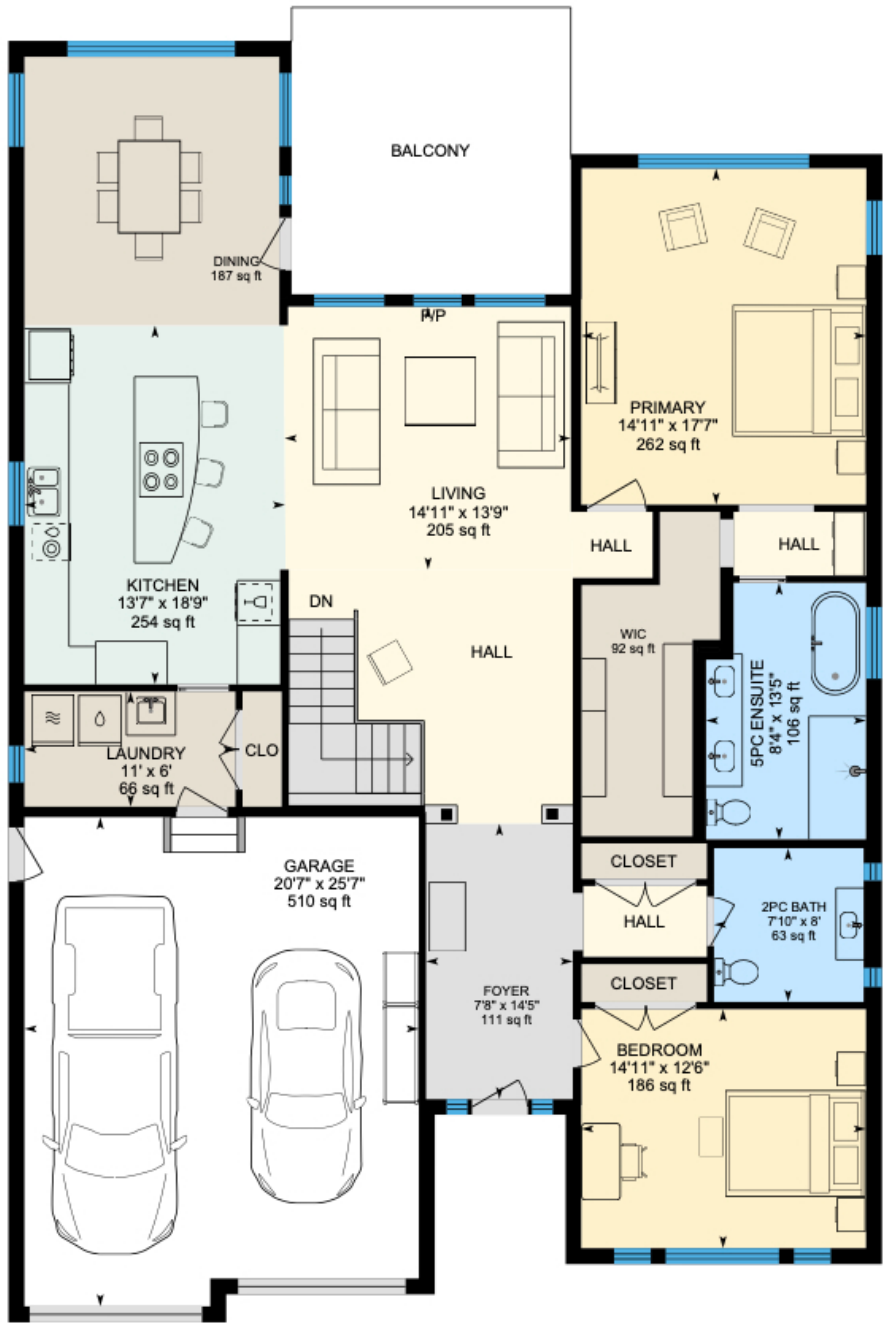
- Backyard patio walkway done from home to the beach.

Electrical:

- Rough-in a 60A Electric Car charger inside the garage.
- 80A electrical subpanel installed in the mechanical room for the basement kitchen appliances, with additional expansion available.



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.