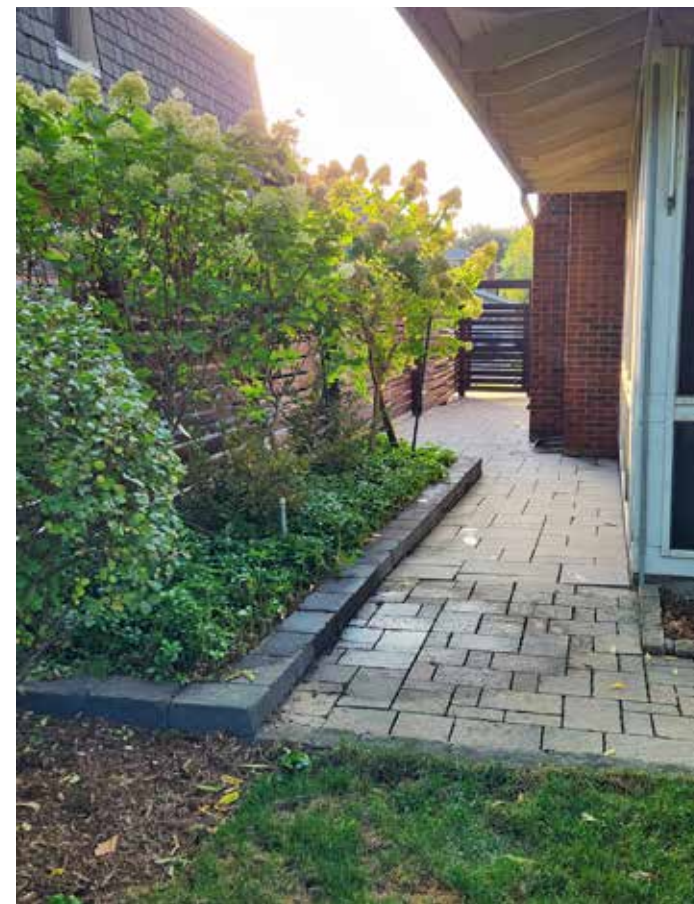


RINA DIRISIO
REAL ESTATE, BUT BETTER



221 RICHMOND ROAD

OAKVILLE, ON



BEAUTIFULLY RENOVATED AND IMPECCABLY UPDATED. THIS EXCEPTIONAL 4-BEDROOM, 3.5-BATHROOM RESIDENCE, LUXURY LIVING SPACE, IS TUCKED AWAY IN THE ENCLAVES, ONE OF OAKVILLE'S MOST DESIRABLE POCKETS WITHIN THE ESTABLISHED COLLEGE PARK COMMUNITY.

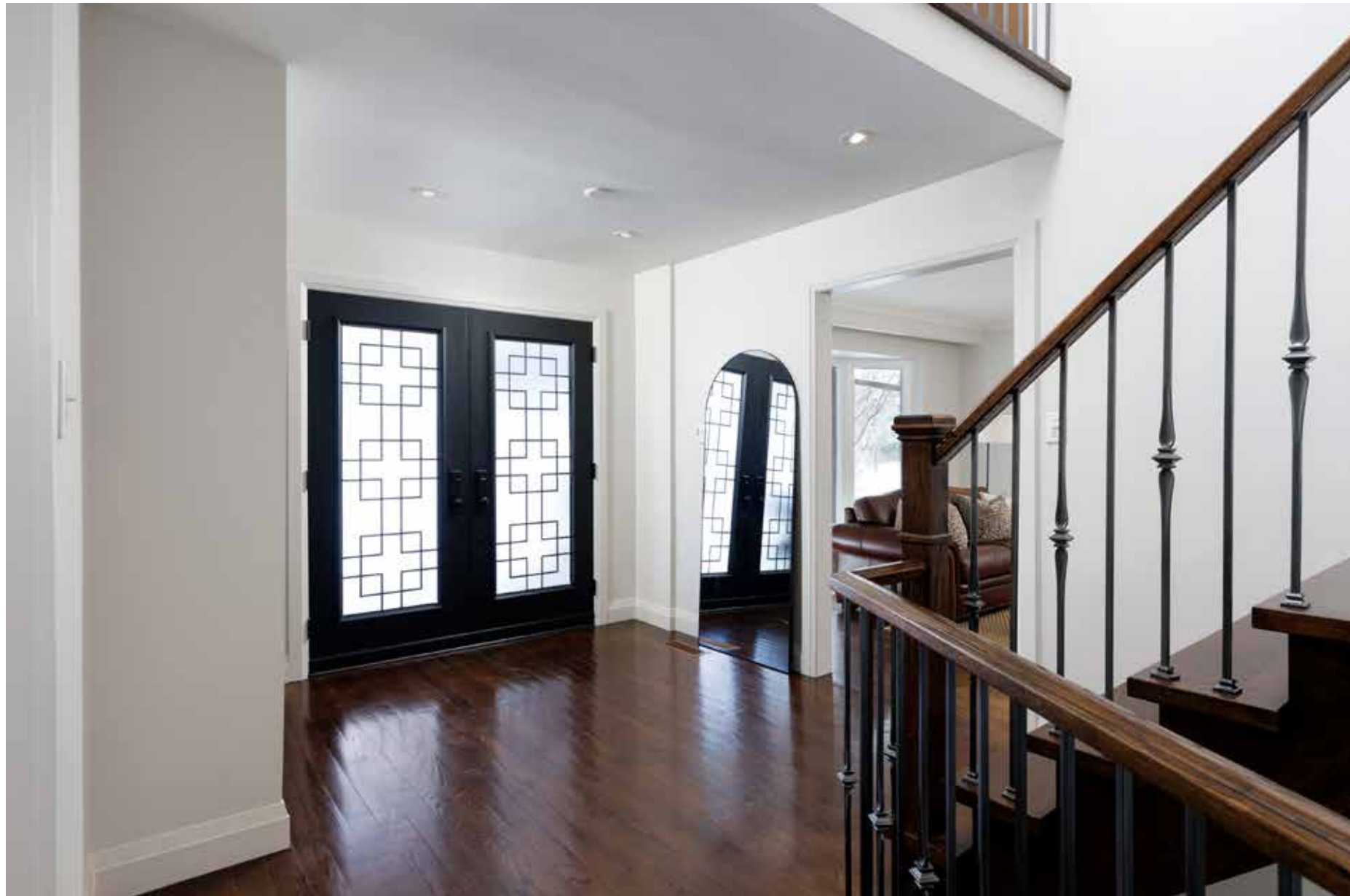
Set in a truly enviable location, the home is just steps from scenic trails along Sixteen Mile Creek and enjoys picturesque views toward the Glen Abbey Golf Course. Everyday conveniences are moments away, including shopping, dining, services, top schools, Sheridan College, the Uptown Core, and major highways. The impressive, oversized lot is framed by lush perennial gardens and soaring mature trees, offering both privacy and natural beauty. An extra-long double driveway leads to the attached double garage, while a charming, sun-filled covered front veranda provides the perfect spot to savour your morning coffee. The tranquil, pool-sized backyard is a true retreat, featuring a large entertaining deck, a lower interlocking stone patio, and a fabulous, screened porch—all overlooking expansive green space and a serene canopy of mature trees.

Step inside through striking, upgraded double entry doors into a spacious foyer adorned with rich hardwood flooring and a show-stopping floating oak staircase with elegant iron pickets, which is open to the professionally finished lower level. The gracious formal living room, accented with crown mouldings, flows seamlessly into the elegant dining room—ideal for hosting gatherings both large and intimate. At the heart of the home lies the chef's kitchen, thoughtfully designed with custom floor-to-ceiling cherry cabinetry, granite countertops, a dramatic waterfall island, hardwood flooring, and a walkout to the cedar deck and patio. Premium appliances include a Wolf gas cooktop and Thermador built-in refrigerator and separate built-in freezer, wall and steam ovens, microwave and dishwasher, ensuring both beauty and performance. Completing the main level are an oversized family room with a fireplace and walkout to the large, screened Muskoka room, a generous den, an exquisite powder room, and a dream laundry room with convenient inside access to the double garage. Upstairs, four well-appointed bedrooms and two renovated bathrooms await, including a serene primary retreat with a stylish 4-piece ensuite featuring an oversized glass shower. The lower level offers extensive, open-concept professionally finished space, ideal for a recreation room, games area, home office, gym, or media lounge, complete with a large 4-piece bathroom to suit your evolving lifestyle needs.

Notable upgrades and enhancements include impressive double front entry doors (2016), a beautifully finished floating oak staircase spanning all three levels, hardwood floors throughout the main floor and upper hallway (new in living room 2025, refinished in dining room and kitchen), crown mouldings in the living room, upper hall, and primary bedroom, added pot lighting, modern baseboards, trim and interior doors, oversized stone-look floor and wall tiles, updated main bath (2018), updated ensuite bath, family room patio door, and most rooms freshly painted (2025), and much more—reflecting pride of ownership and timeless attention to detail throughout. Exterior and mechanical improvements, such as roof and roof deck shingles, front windows, and front hardscaping (2014/2015), rear windows and rear hardscaping (2010), new side walkway (2019/2020), Thermory treated ash front deck and pergola (2021), new rear deck (2025), rental furnace and air conditioner (Dec. 2025).

FOYER

- Extensively upgraded entrance doors (2016)
- Upgraded hardwood floor
- Impressive oak floating staircase with iron pickets, open to the lower level
- Upgraded baseboards and trim
- Pot lights
- Double-door closet



LIVING ROOM (18'11" X 13'0")

- Elegant crown mouldings
- Large bay window
- New hardwood floor (Dec. 2025)



DINING ROOM (14'1" X 10'11")

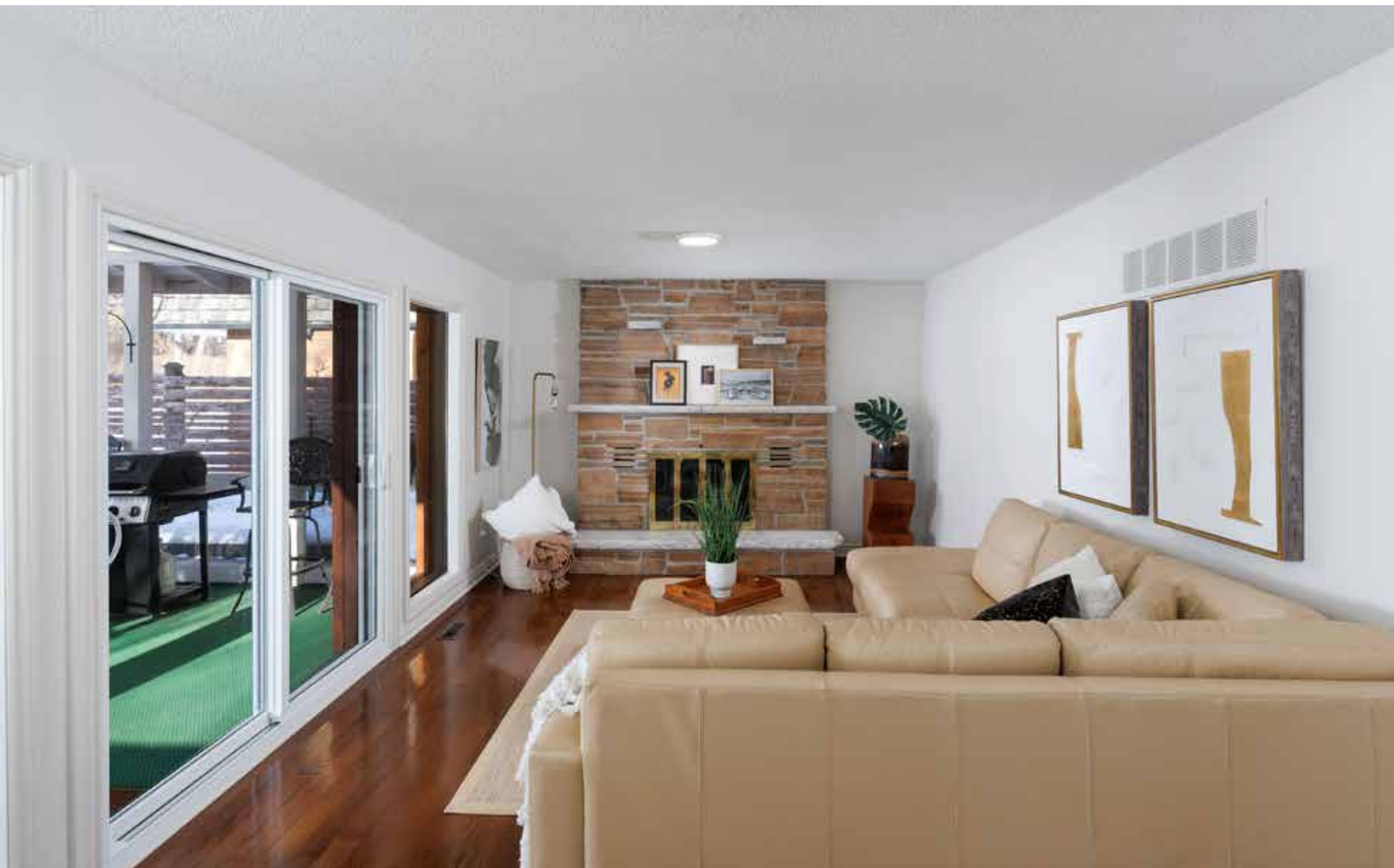
- Refinished hardwood floor
- Pot lights
- Large window to the rear yard
- Elegant crystal chandelier



KITCHEN (18'6" X 10'11")

- Floor-to-ceiling custom cherry cabinetry
- Two deep pantry closets
- Several drawers, including pot drawers
- Corner floating display shelves
- Granite waterfall island with a breakfast bar
- Granite counters and linear polished stone tile backsplashes
- Refinished hardwood floor
- Pot lights
- Pendant island lighting
- High-end stainless steel appliances, including Thermador built-in wall and steam ovens, built-in fridge, built-in freezer, built-in dishwasher, and Wolf gas cooktop
- Large window and sliding glass doors to the deck and patio





FAMILY ROOM (20'2" X 12'0")

- Deluxe, hardwood flooring
- Pot lights
- Fireplace with a floor-to-ceiling stone mantel
- Massive windows, including new sliding glass doors (Dec. 2025) to the screen porch and backyard



SCREENED MUSKOKA ROOM (17'5" X 17'2")

- Open beam cathedral ceiling
- Ceiling fan
- Access door to the patio area



DEN (14'4" X 10'11")

- Pot lights
- Upgraded hardwood floor
- Large bay window

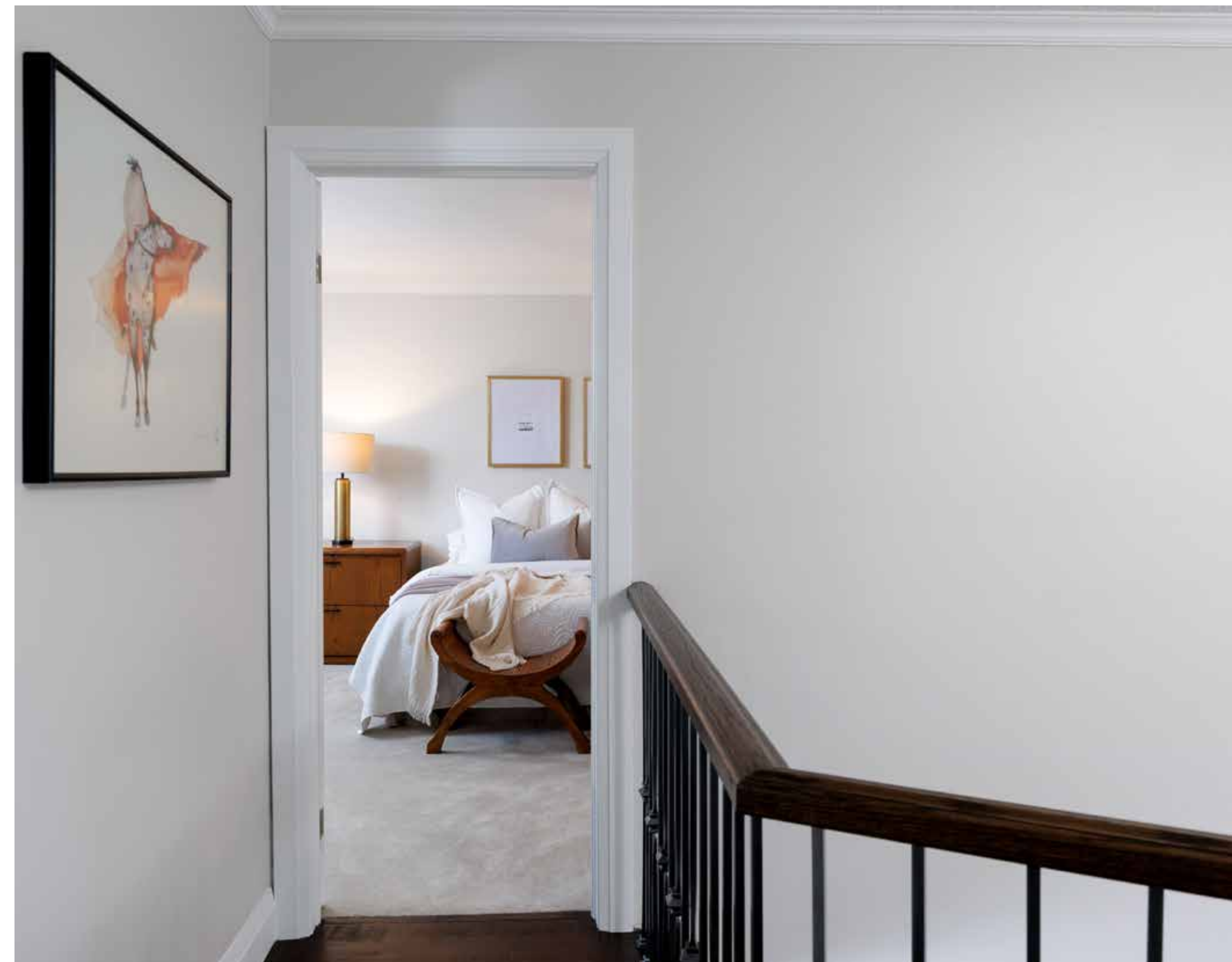


BATHROOM (2-PIECE)

- Floating dark-finished cabinetry with a sleek stone vessel sink
- Upgraded wall-mounted faucet
- Chic vanity lighting
- Rough-stone feature wall
- Oversized stone-look floor tiles
- Upgraded wall-mounted toilet

LAUNDRY ROOM

- Extensive dark-finished cabinetry
- Upper cabinets with lower open display/storage shelves
- Stone counter with an under-mount double sink and upgraded spray faucet
- Oversized subway tile backsplash
- Samsung washer and dryer with a stainless steel finish
- Upgraded oversized stone-look floor tiles
- Pot lights
- Added shoe bins and clothes hanging rods
- Side door with a glass insert
- Inside entry to the attached double garage with a storage loft



UPPER HALL

- Upgraded hardwood floor
- Elegant crown mouldings
- Pot lights



PRIMARY BEDROOM (18'11 X 13'1")

- Elegant crown mouldings
- Upgraded antique brass chandelier
- Large window
- New broadloom
- Mirrored double closet and additional closet with louvered doors

ENSUITE BATHROOM (4-PIECE)

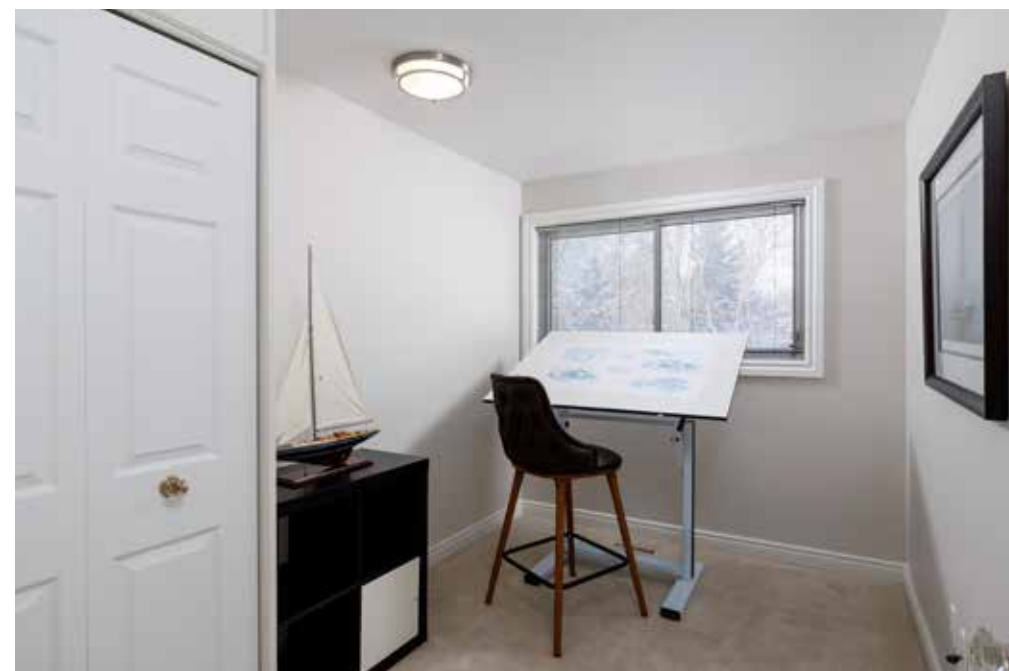
- Updated 2025
- White cabinetry with a bank of drawers
- Quartz counter with an under-mount sink
- Dramatic mosaic floor tiles
- Window
- Oversized corner shower with neutral tile surround, corner seat, mounted handheld shower wand and a frameless glass enclosure
- Toilet and bidet





BEDROOM 2 (14'8" X 10'7")
BEDROOM 3 (12'1" X 10'8")
BEDROOM 4 (11'1" X 7'9")

- Three additional bedrooms with large windows, updated light fixtures, ample closet space and broadloom replaced in bedroom 4 (2025), and bedrooms 2 and 3 in 2016.



BATHROOM (4-PIECE)

- Renovated (2018) main bathroom with dark-finished floating cabinetry with oversized drawers
- Quartz counter with an under-mount sink and upgraded single-lever faucet
- Sleek sconce lighting
- Oversized marble-look floor tiles and complementing feature walls
- Large window
- Soaker tub/shower combination with oversized marble-look tile surround, overhead rain shower head and an additional sliding diverter, recessed shampoo niche and frameless glass enclosure



GYM AREA (23'5" X 19'2")

- Neutral broadloom
- Pot lights
- Larger windows with California shutters
- Double door closet in hall area
- Double doors to the storage/utility room

OFFICE AREA (29'6" X 19'9")

- Neutral broadloom
- Pot lights
- Larger windows with California shutters
- Access door to a huge storage room with a larger window



BATHROOM (4-PIECE)

- Ample white cabinetry with drawers
- Separate matching storage pantry and wall-mounted cabinet
- Neutral floor tiles
- Pot lights
- Tub/shower combination with neutral tile surround
- Access door to a finished storage room



SCHOOLS

Elementary

Montclair – English Track – JK – GR08

Sunningdale – FI – GR02 – 08

St. Andrew CES – Regular Track – JK – GR08

St. Joan of Arc CES

St. Marguerite d’Youville CES – FI – GR01 – 08

Secondary

White Oaks (South Campus) – English Track/FI – GR09 – 12

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

designated schools for your address.



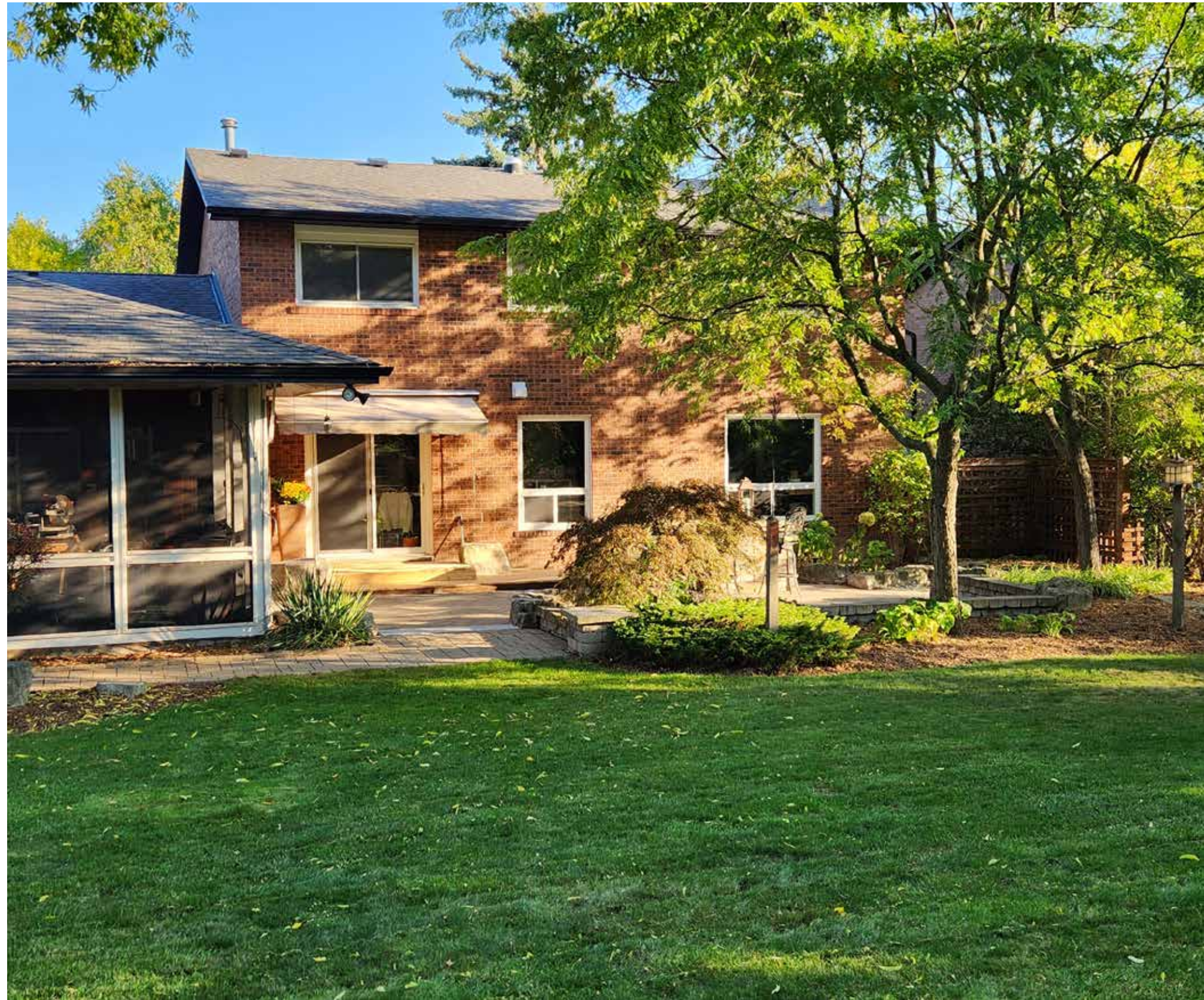
Taxes: \$7,846 (2025)

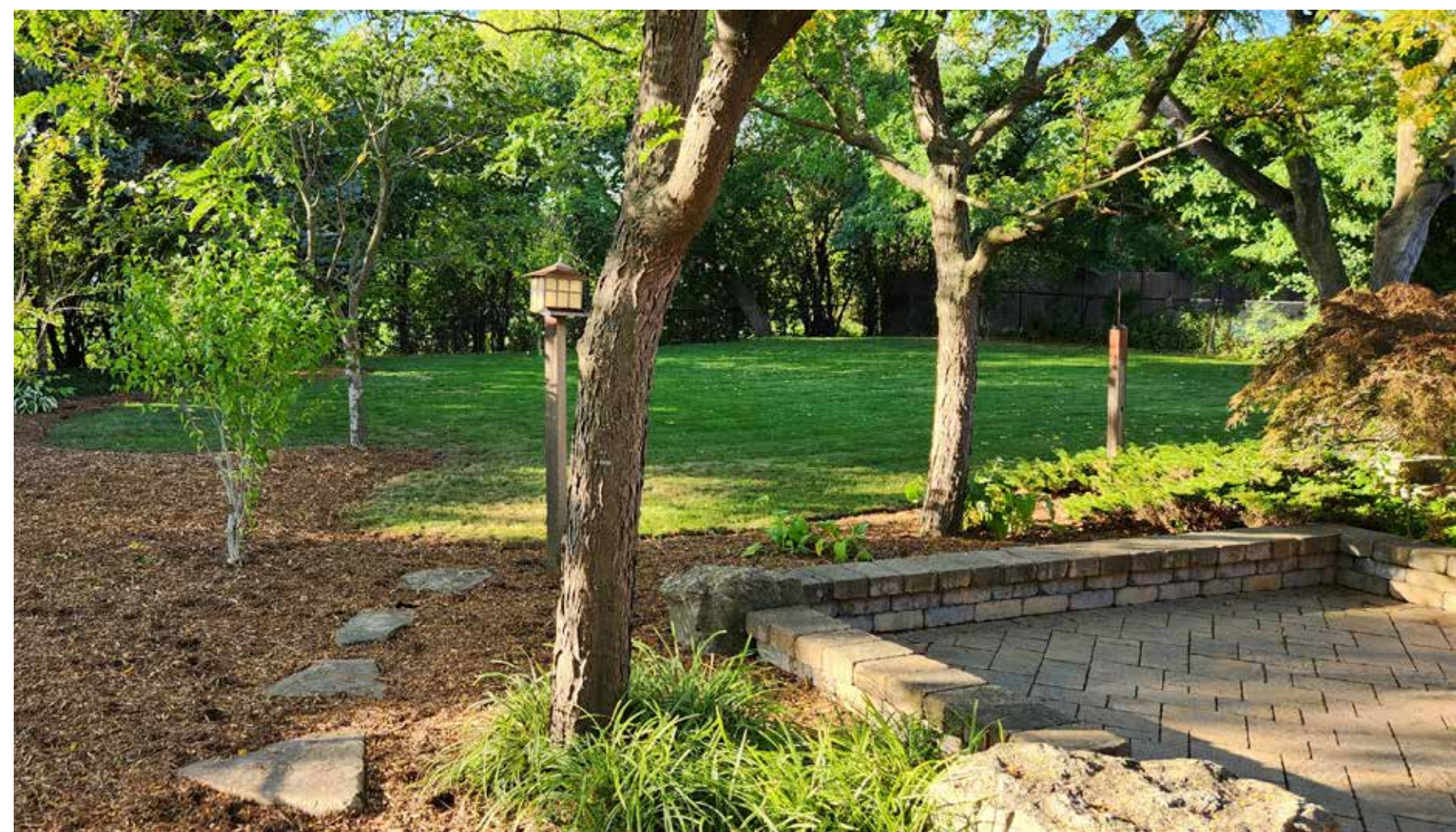
Lot Size: 75 x 159.85 Feet

Inclusions: Built-in dishwasher, fridge, freezer, built-in steam oven, built-in microwave/convection, built-in oven, gas cooktop, washer, dryer, all electrical light fixtures, all blinds, garage door opener, central vacuum, garage & basement shelving. Fire place as is.

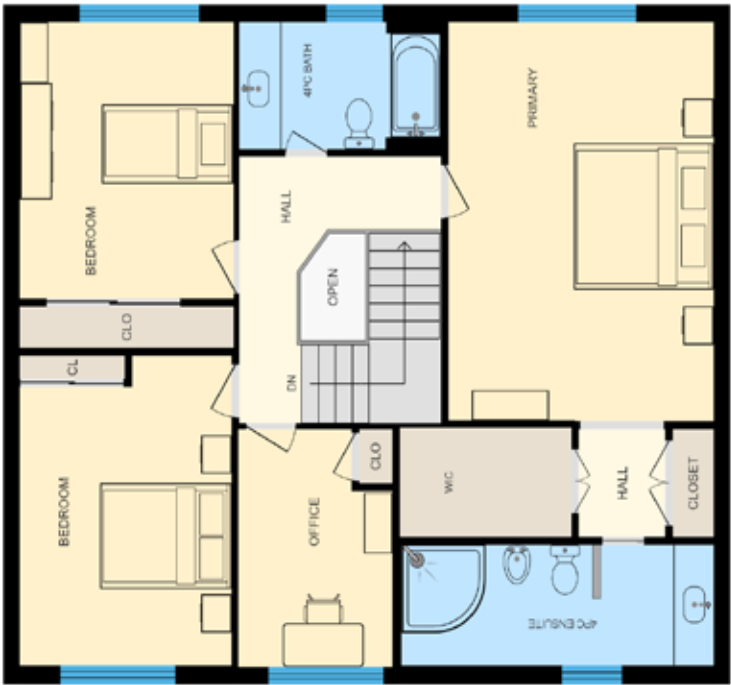
Rental Items: Hot water heater

Under Monthly Contract: Furnace, air conditioning & humidifier, approximately \$165.00 + tax / month





FLOOR PLANS



All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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