RINA DIRISIO

REAL ESTATE, BUT BETTER



2619 NORTH RIDGE TRAIL

OAKVILLE







STRIKING 4-BEDROOM, 4-BATHROOM HOME WITH A PROFESSIONALLY FINISHED BASEMENT IN PRIME JOSHUA CREEK.

A 15-minute walk to the Uptown Core, with big-box stores, LCBO, Beer Store, professional services, restaurants, and the Oakville transit hub. Within the highly rated Iroquois Ridge High School catchment and close to the Iroquois Ridge Community Centre, with a library, swimming pools, and a leash-free dog park. The area offers numerous parks and trails, and the Upper Oakville Shopping Center is walkable. Close to schools, Costco, twin arenas and major highways.

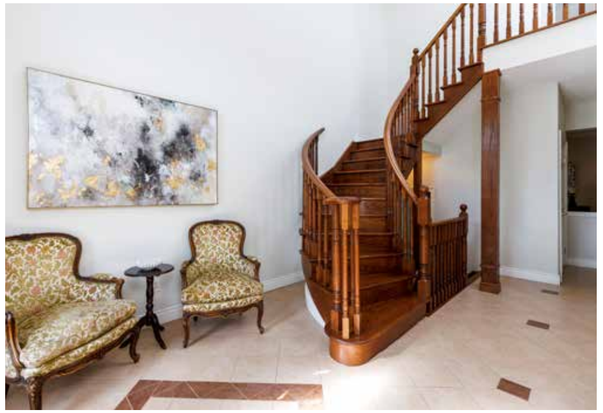
Striking curb appeal with a stone-and-stucco exterior, beautiful landscaping, interlocking stone walkways, and stone steps to the arched front entrance, plus an attached double garage and plenty of driveway parking accessed via a shared, mutual driveway approach. The fabulous private rear yard features a massive, upgraded stone patio with a custom pergola, towering cedars across the back and mature trees in neighbouring yards.

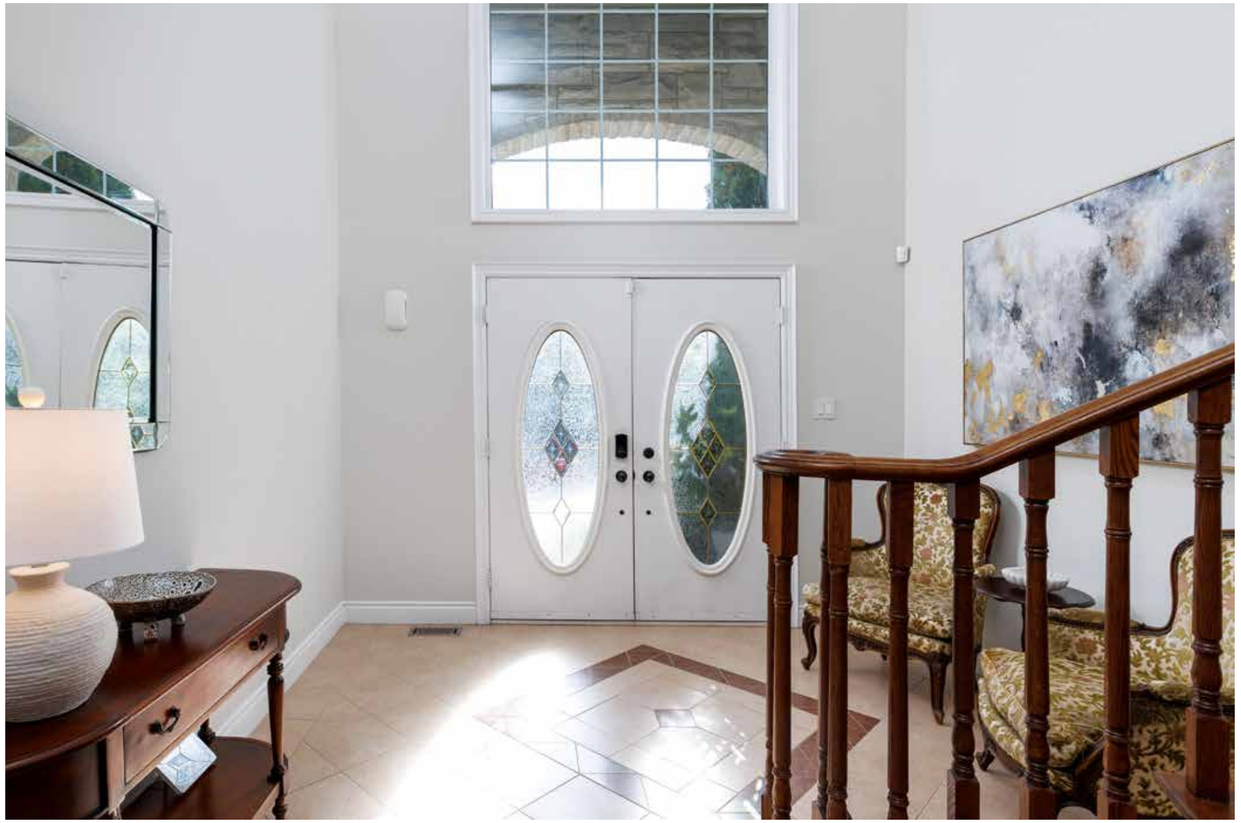
Step inside to a stunning, sophisticated living space typical of this preferred builder known for their dedication to quality finishes and skilled artisanship. Nine-foot main floor ceilings, hardwood flooring on two levels, wide-plank laminate flooring in the basement, cathedral ceilings in two upper-level bedrooms, and pot lights throughout. Formal living room and elegant separate dining room with dramatic entrances, half-walls, and decorative columns. Outstanding white kitchen with custom floor-to-ceiling cabinetry with valance lighting, upper display cabinets with glass doors, a huge pantry, a contrasting dark-stained island with seating for six, top-of-the-line Jenn-Air, Wolf and Meile appliances, and a breakfast room with a walkout to the patio. The spacious family room features a gas fireplace and two large windows with garden views, and the chic powder room is in the lower mid-level landing. Upstairs offers a laundry room, 4 sizeable, bright bedrooms and 3 full luxurious bathrooms, including the primary suite with a renovated, spa-inspired 5-piece ensuite bathroom with an upgraded freestanding soaker tub and a zero-clearance walk-in shower. The professionally finished lower level features bright, open-concept living space with wide-plank laminate flooring, larger windows, and enormous areas for a recreation room, gym area, games area, or office, to suit your current lifestyle.

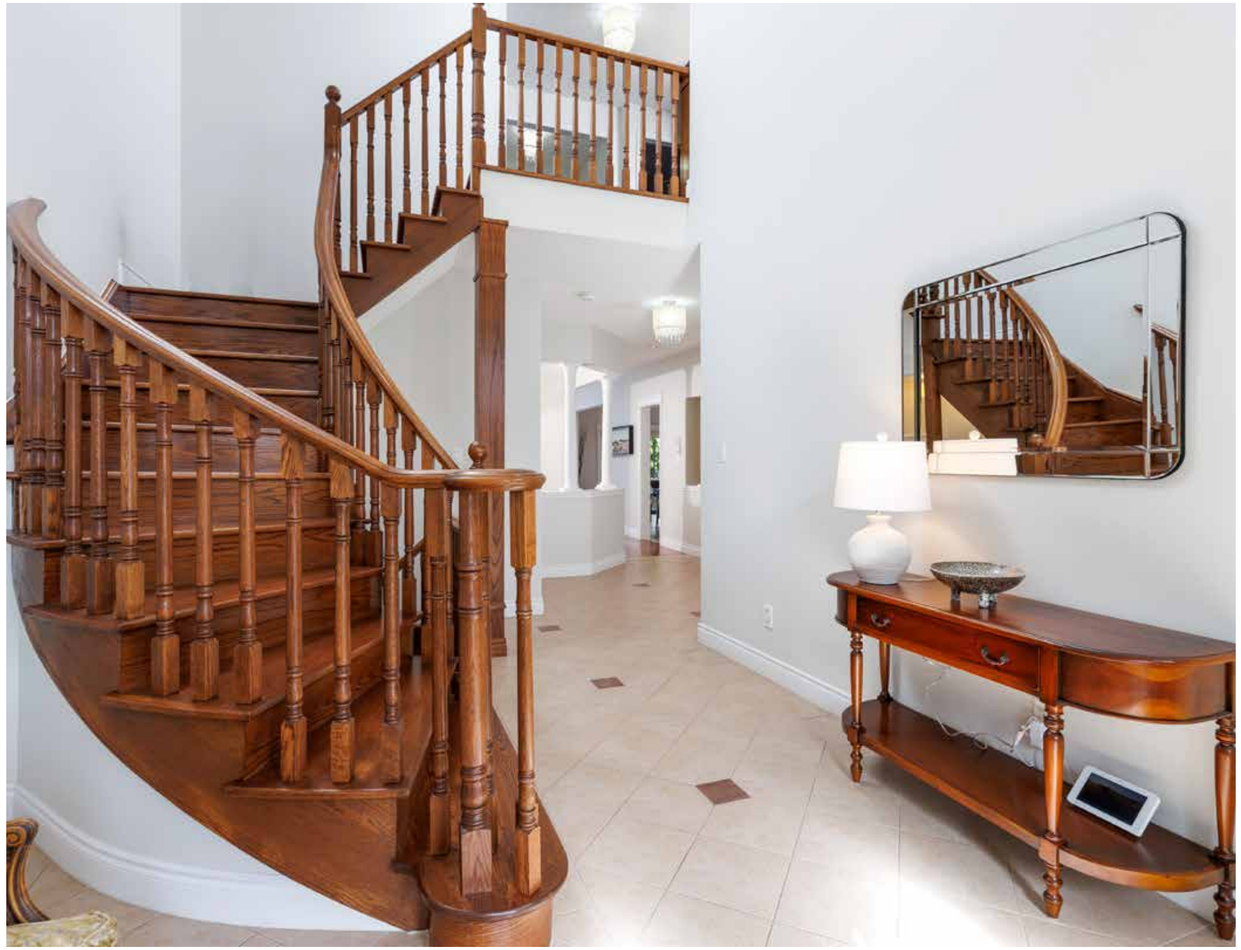
This home is fully wired for Ethernet (in the family room, living room, basement, garage, and all second-floor bedrooms, with two outlets in the primary bedroom and the fourth bedroom/office), and there is a 240V outlet for EV charging.

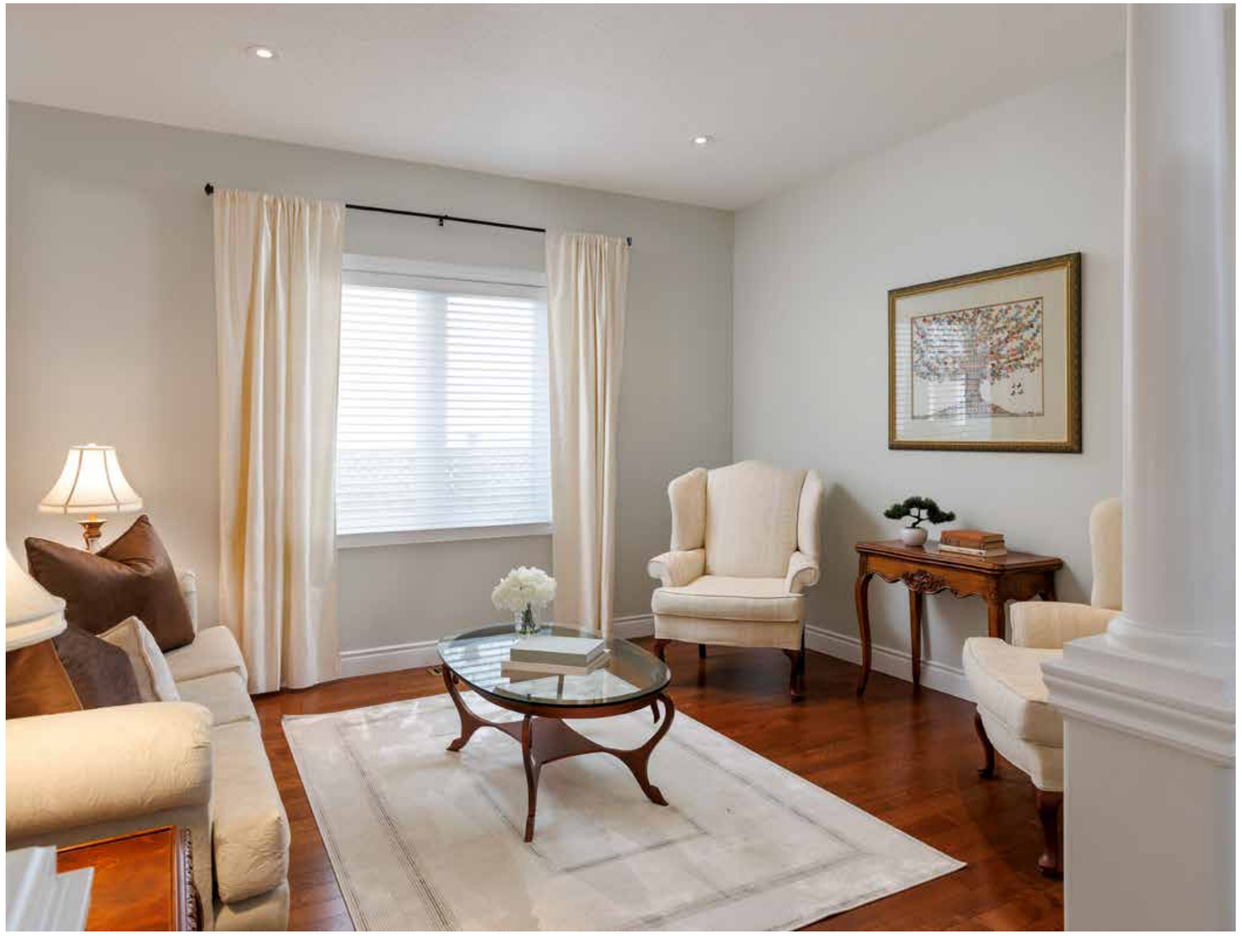
MAIN LEVEL

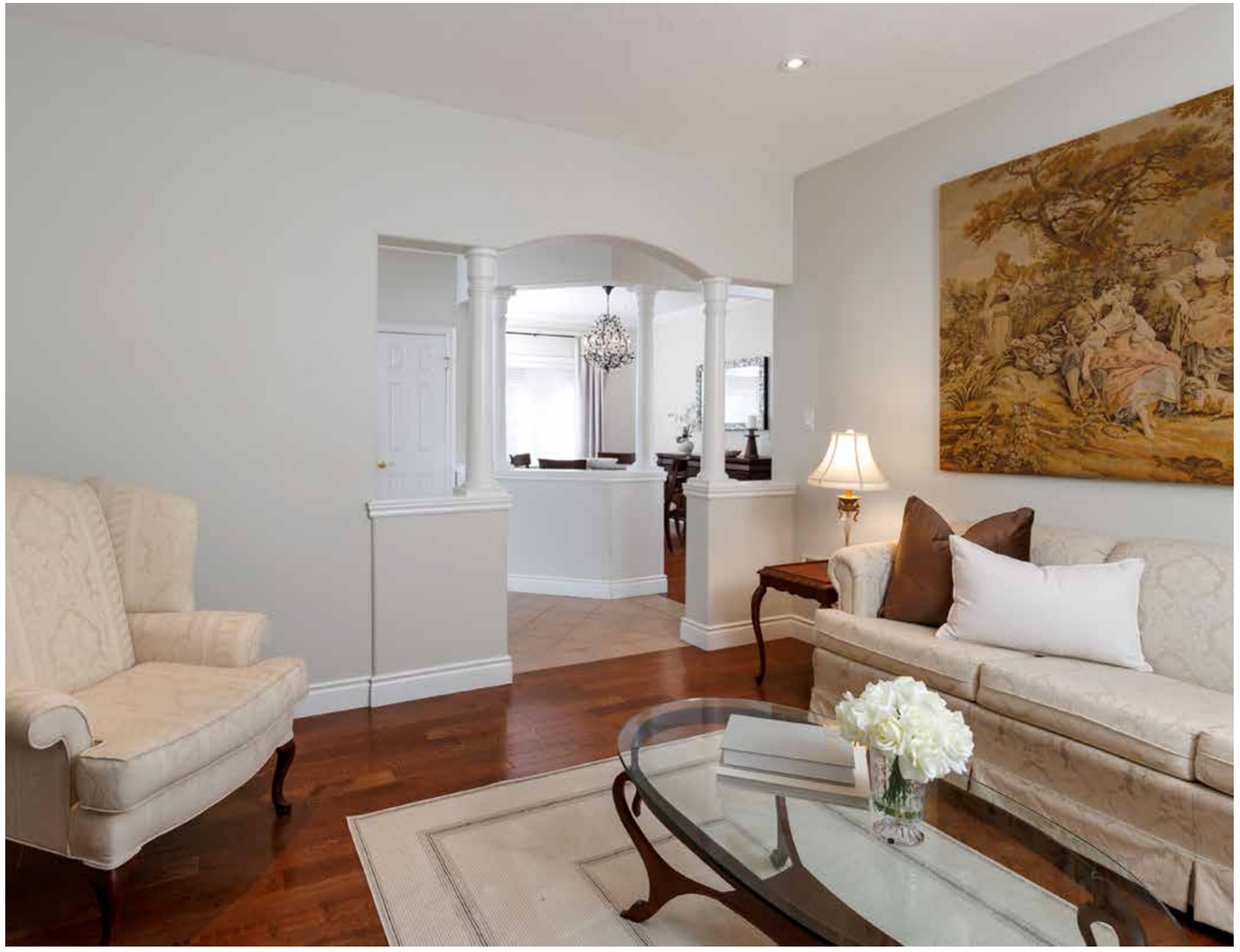
- Two-Storey Foyer
- Double entry doors with oval leaded glass inserts
- Large upper Palladian-style window
- Neutral stone-look floor tiles installed on the diagonal with contrasting accent tiles
- Impressive, curved oak staircase open to the lower level
- Nine-foot main floor ceilings
- Double closet
- Half-walls with decorative columns throughout the hall
- Inside entry to the attached double garage with loft storage and garage door openers





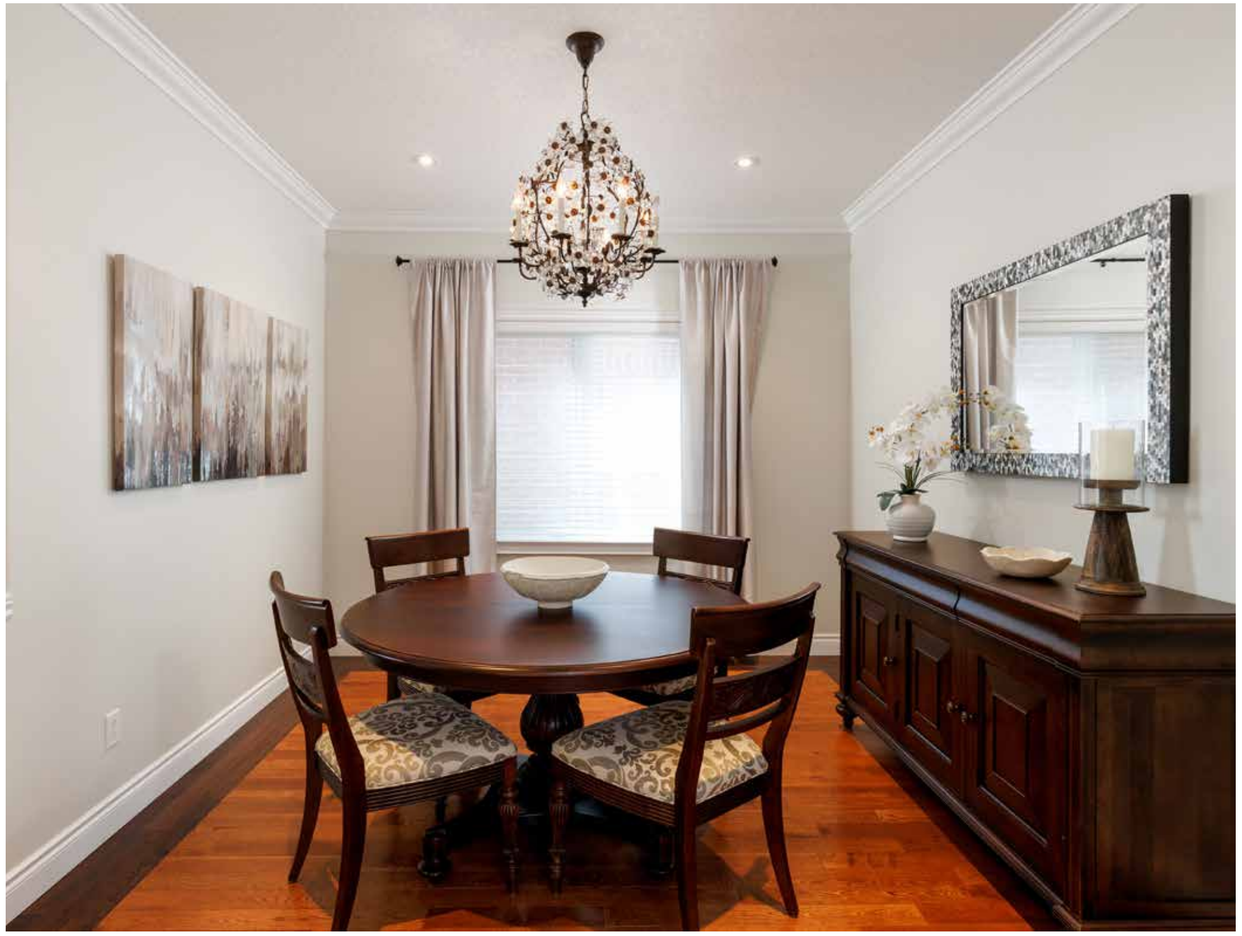


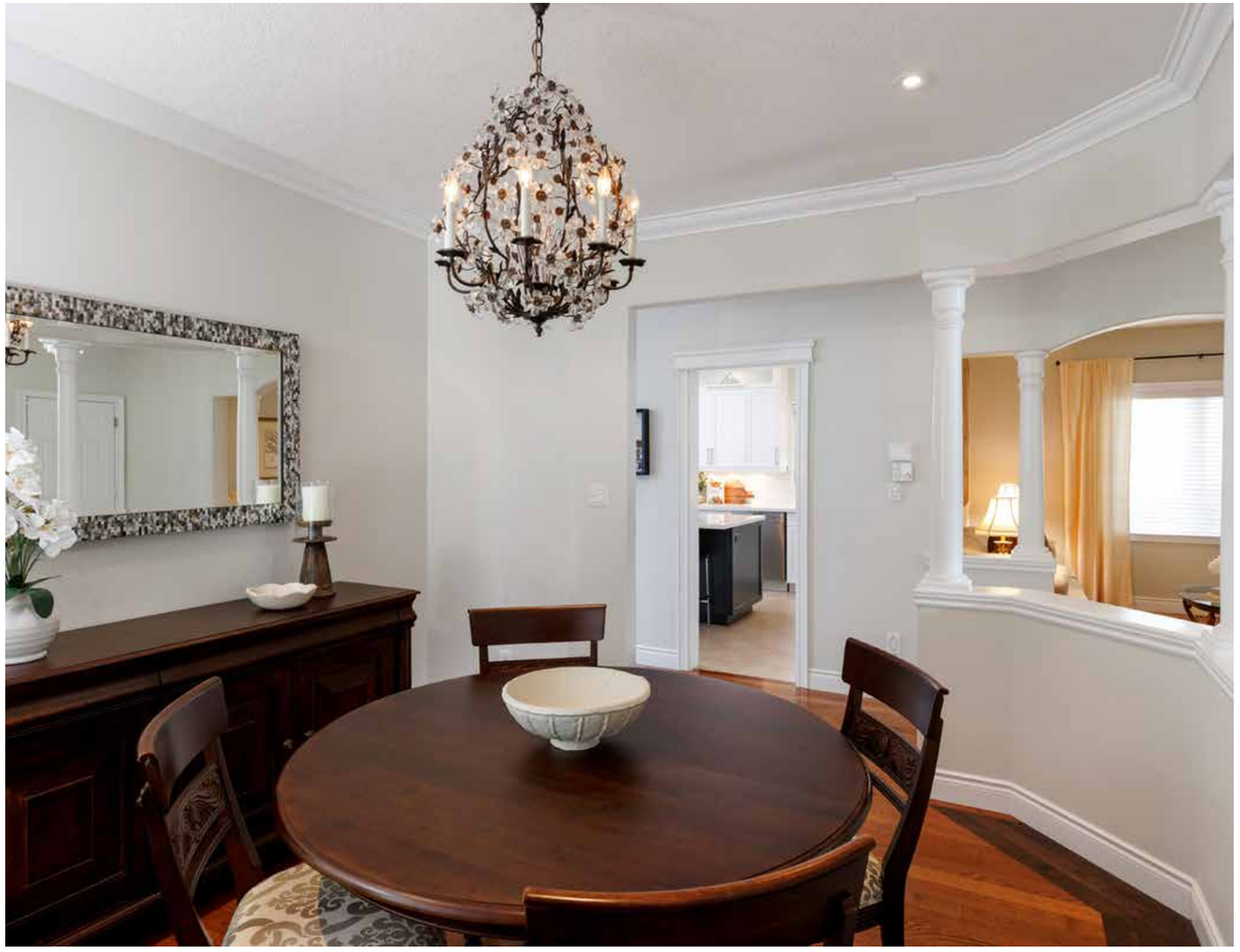




LIVING ROOM (12'83" X 12'43")

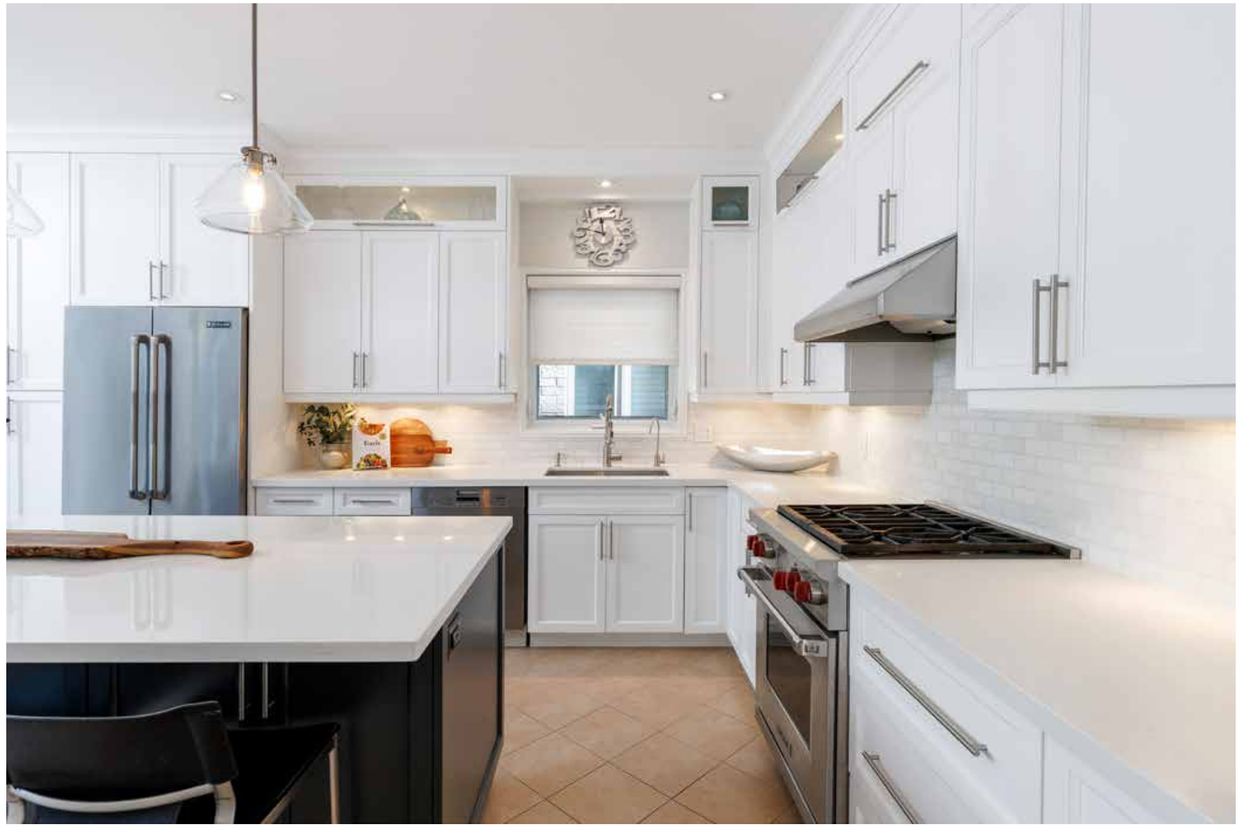
- Lustrous hardwood floor
- Pot lights
- Large window with draperies and custom blinds





DINING ROOM (13'25" X 10'83")

- Lustrous hardwood floor
- Elegant crown mouldings
- Large window with draperies and custom blinds
- Pot lights and upgraded chandelier







KITCHEN (19'75" X 12'34")

- Extensive custom floor-to-ceiling white cabinetry
- Extended-height upper cabinets with illuminated glass front toppers, crown mouldings and valance lighting
- Numerous pot drawers
- Huge 4-door pantry
- Oversized contrasting dark-stained island with seating for six
- Caesarstone countertops and complementary marble subway tile backsplash
- Upgraded stone-look floor tiles installed on the diagonal
- Pot lights and sleek pendant lights over the island
- Stainless steel appliances including a Jenn-Air French door fridge with a bottom-mount freezer, a Wolf slide-in gas range, range hood fan, and a Bosch built-in dishwasher





BREAKFAST ROOM (12'17" X 5'68")

- Upgraded stone-look floor tiles installed on the diagonal
- Pot lights
- Sliding glass door walkout to the upgraded stone patio with a pergola, and the private rear yard



FAMILY ROOM (12'01" X 16'99")

- Lustrous hardwood floor
- Gas fireplace with a split stone mantel
- Pot lights
- Two large windows with garden and treetop views

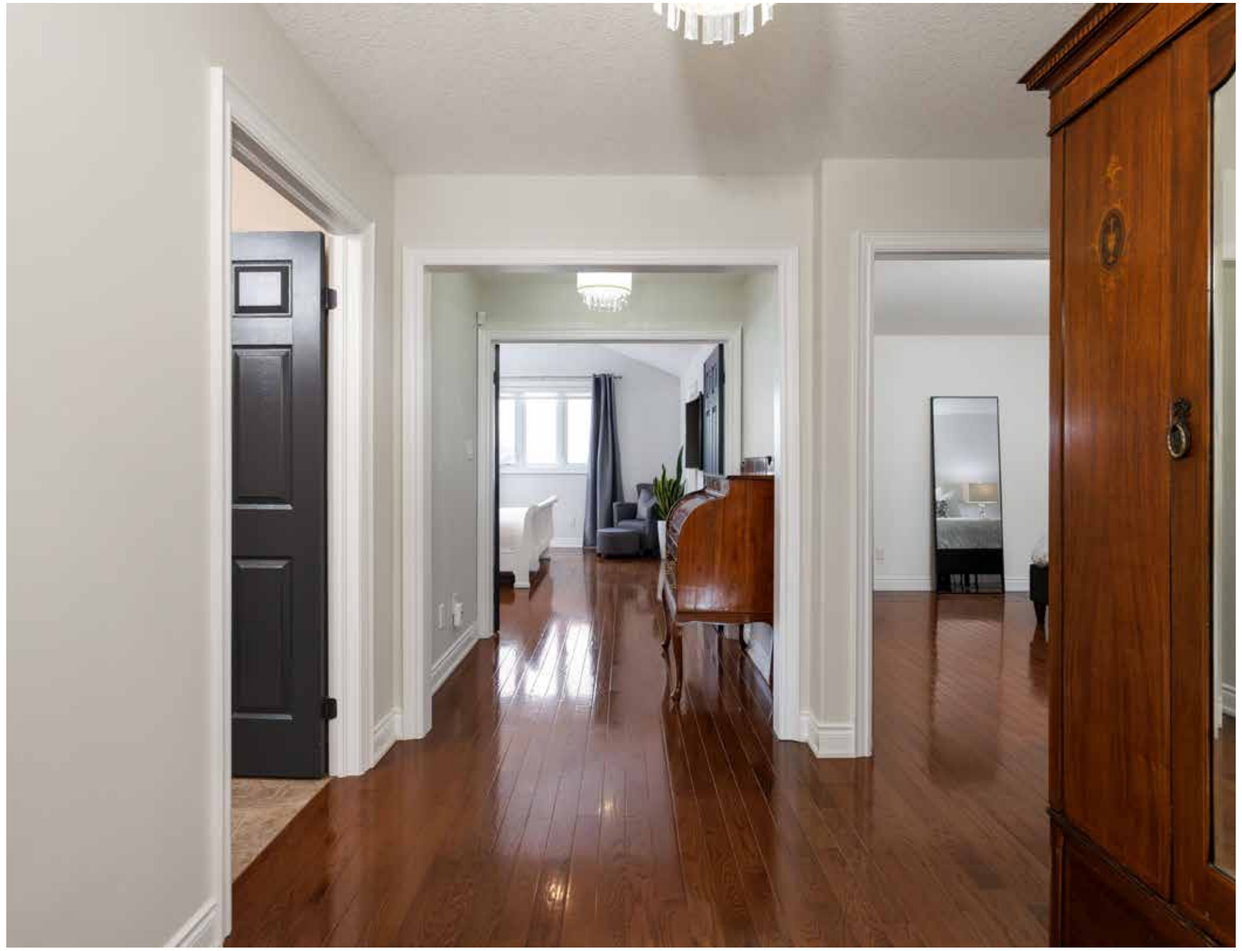
BATHROOM (2-PIECE)

- Dark-stained cabinetry
- Stone counter with an undermount sink
- Designer wall coverings
- Neutral stone-look floor tiles











PRIMARY BEDROOM (16'01" X 13'32")

- Cathedral ceiling with pot lights
- Lustrous hardwood floor
- Prewired for a flat-panel TV
- Large window
- Walk-in closet with double wardrobe hanging space

RENOVATED ENSUITE BATHROOM (5-PIECE)

- Sleek dark-finished cabinetry with oversized drawers
- Quartz counter with two under-mount sinks and chrome single-lever faucets
- Gorgeous, oversized marble-look floor tiles and matching wall tiles
- Pot lights and chic ceiling light fixture
- Large window
- Solid one-piece oval soaker tub with a floor-mounted tub filler
- Zero clearance walk-in shower with a recessed shampoo niche, ceiling-mounted square rain shower head, additional sliding shower diverter, and a frameless glass panel



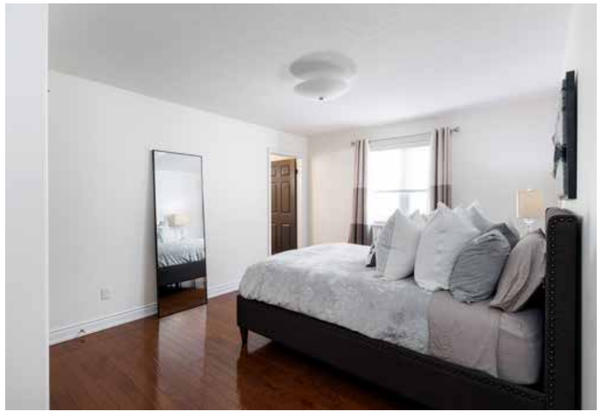


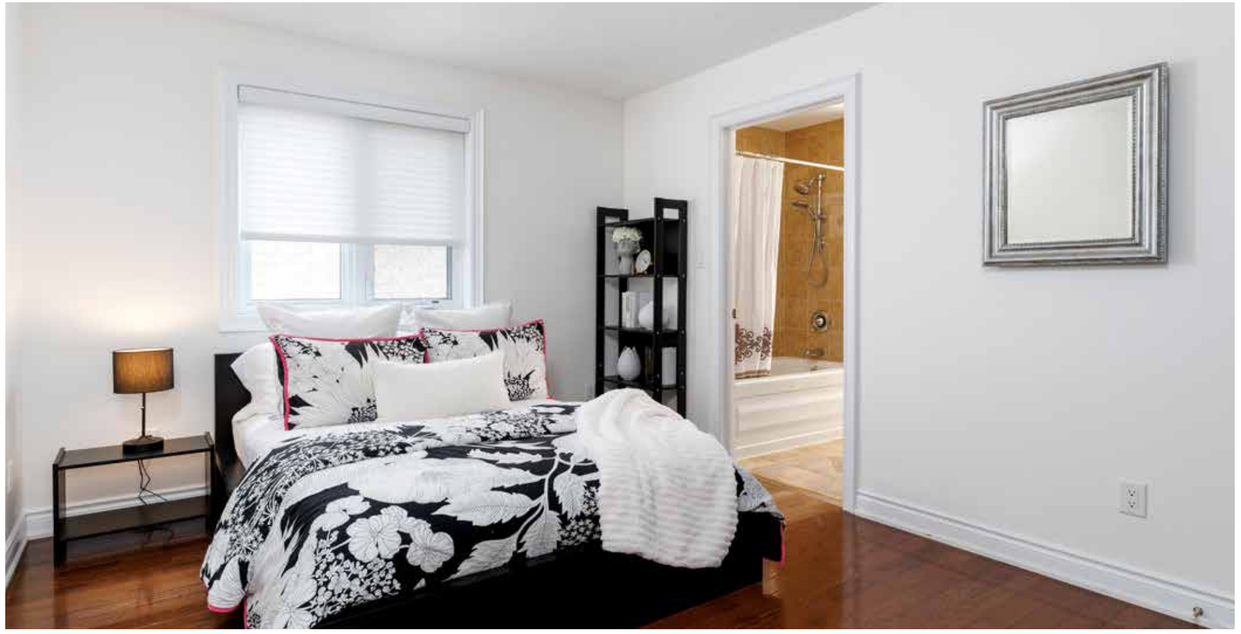


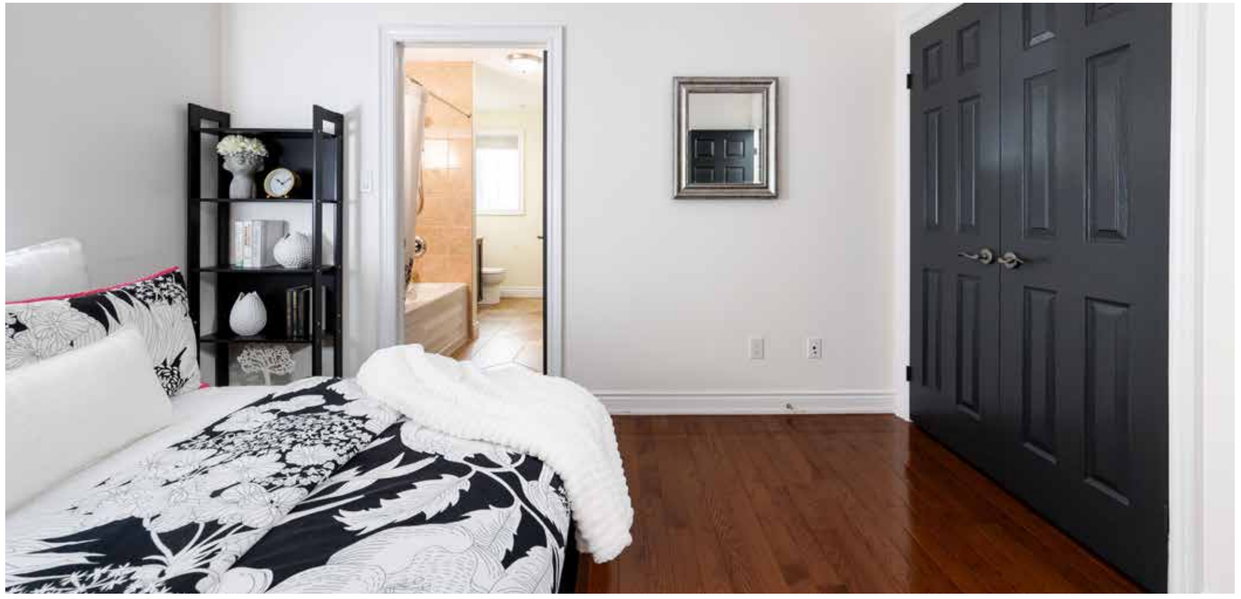


BEDROOM 2 (16'24" X 11'52")
BEDROOM 3 (12'01" X 10'07")
BEDROOM 4 (13'52" X 12'17")

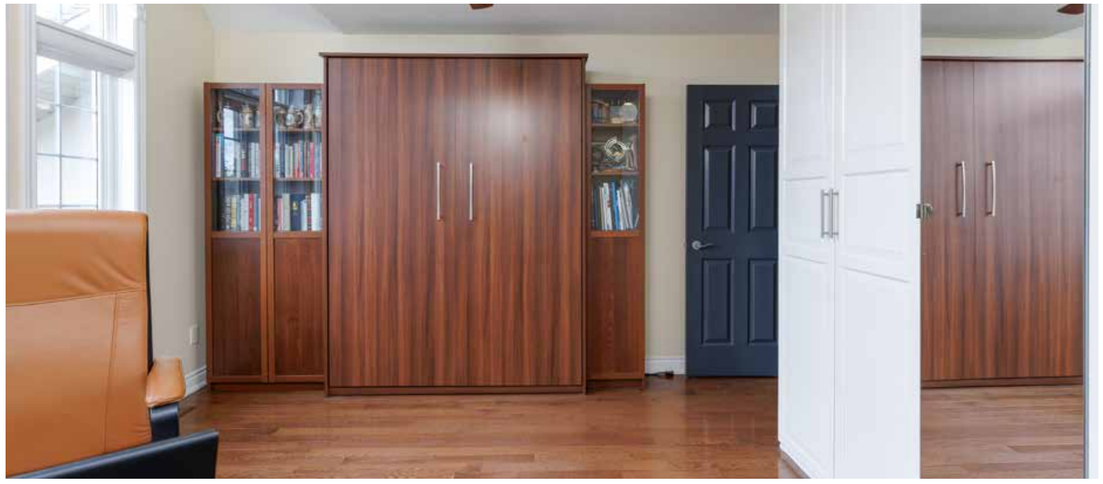
- Three additional second-floor bedrooms with lustrous hardwood floors, large windows, ceiling light fixtures and ample closet space. One bedroom features a dedicated 4-piece ensuite bathroom, and two bedrooms share a 5-piece bathroom.



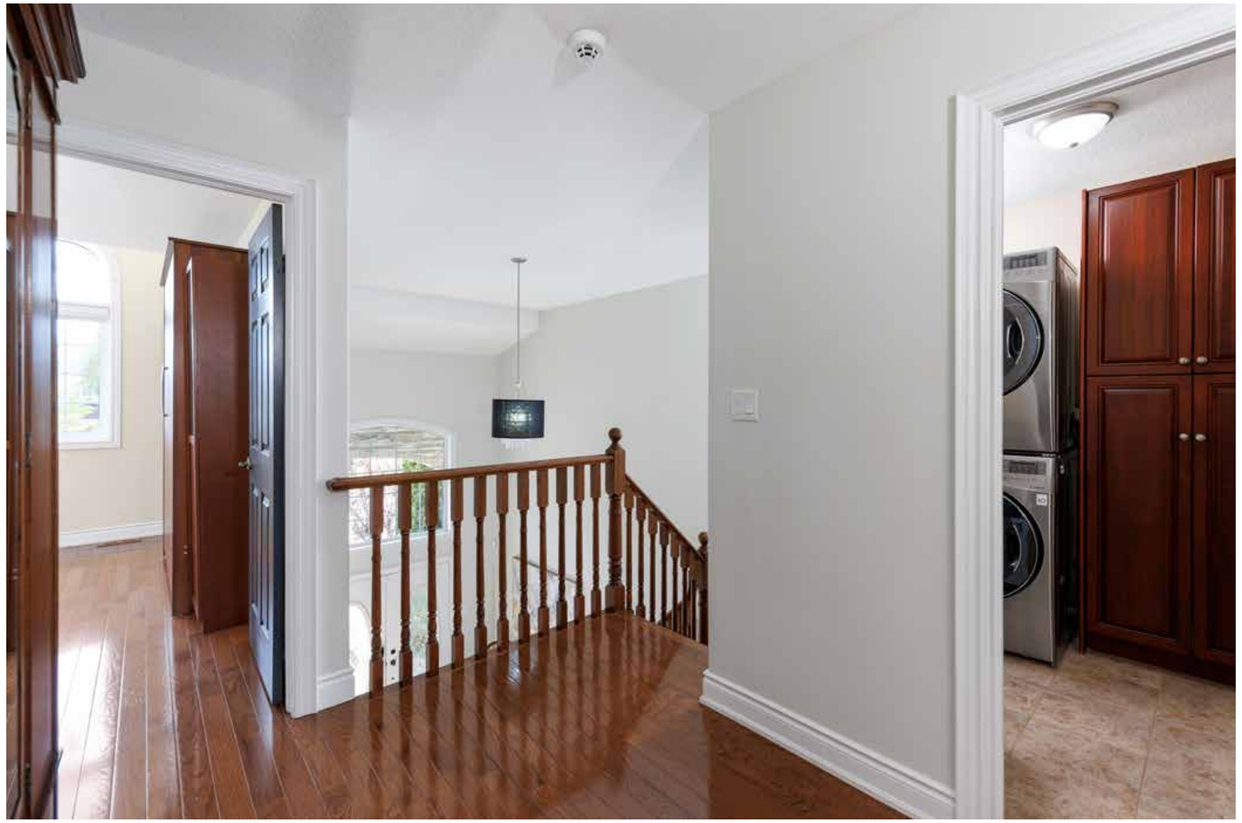












BATHROOM (4-PIECE)

BATHROOM (4-PIECE)

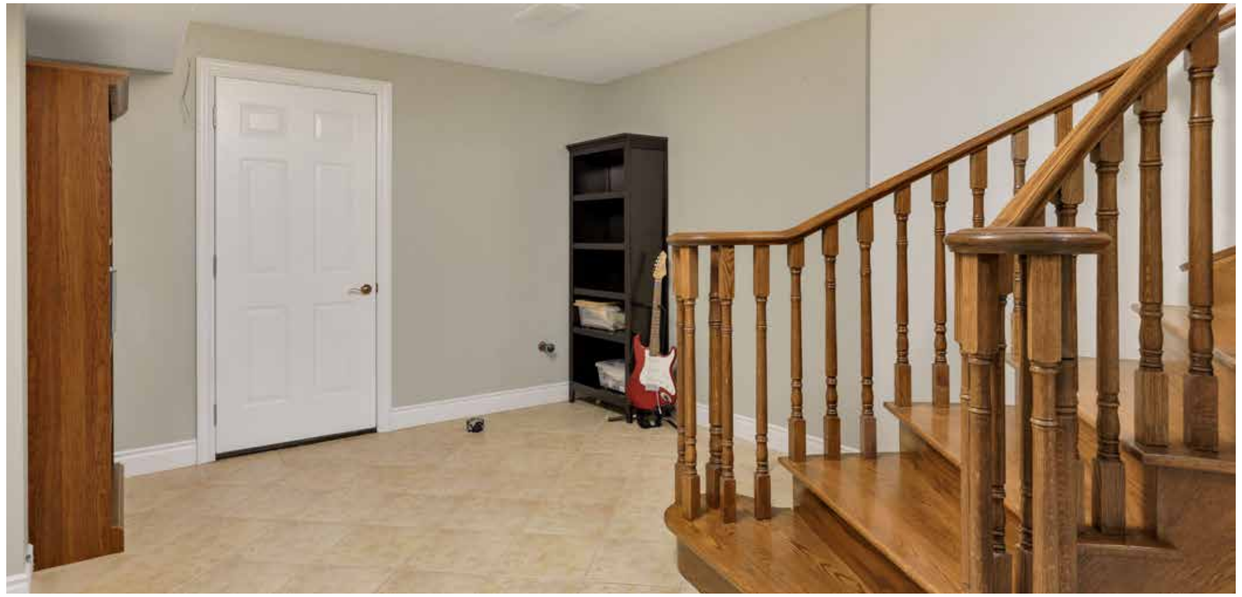
- Two additional second-floor bathrooms with stone-look floor and wall tiles, dark-finished cabinetry with a bank of drawers, windows, and soaker tub/shower combinations.

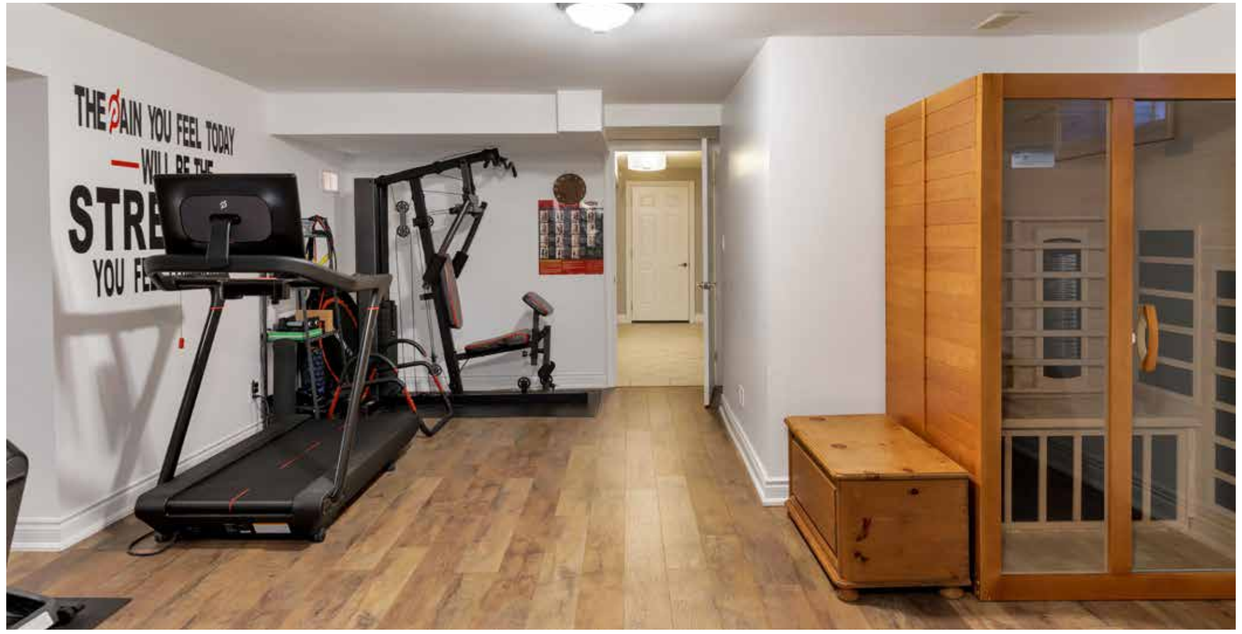




LAUNDRY ROOM

- Upgraded raised-panel wood storage pantry
- Neutral stone-look floor tiles
- Base cabinet with a stainless steel washtub
- LG stacked washer and dryer with a stainless steel finish



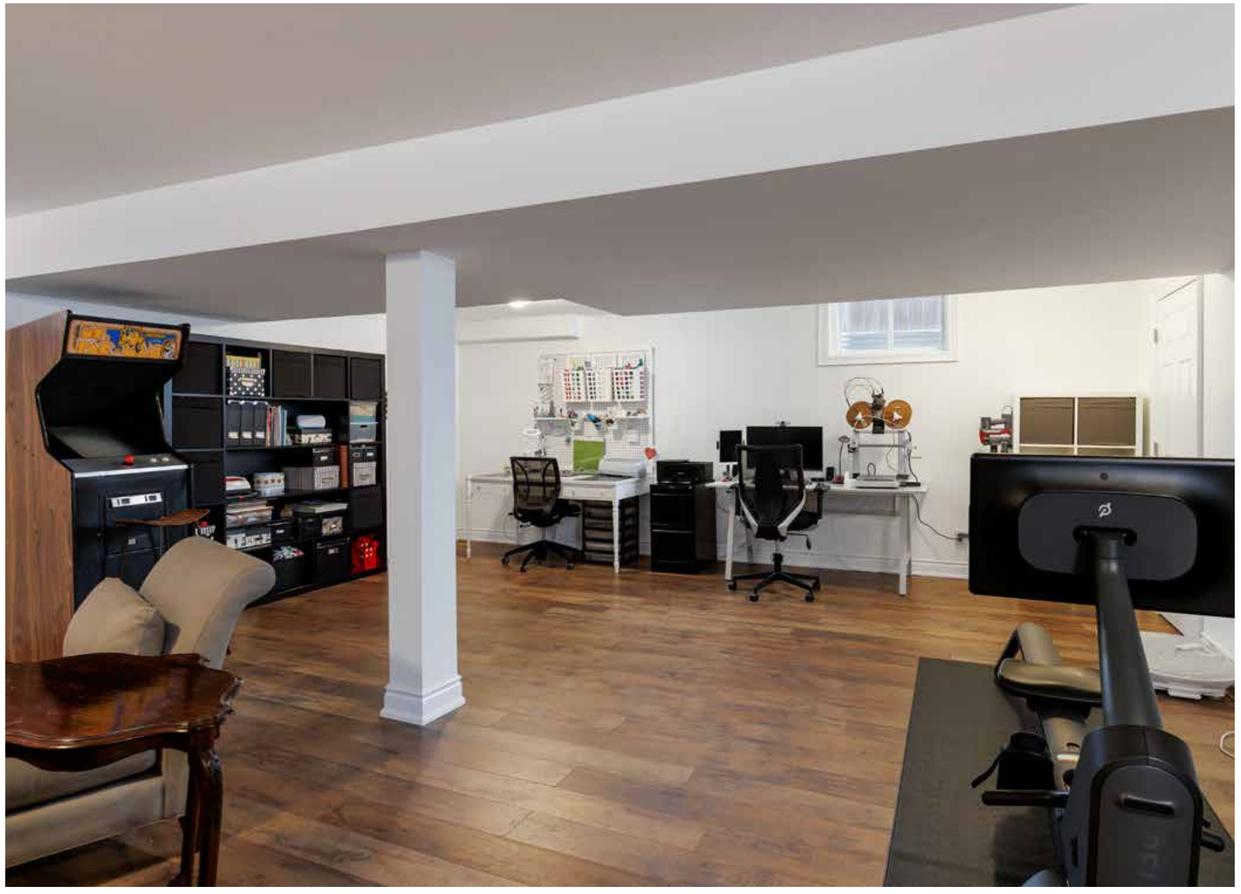




RECREATION ROOM (31'59" X 29'49")

- Wide-plank laminate flooring
- Larger windows
- Decorative square column





OFFICE/GAMES/EXERCISE ROOM (19'49" X 12'66")

- Wide-plank laminate flooring
- Larger windows

SCHOOLS

Elementary

Joshua Creek – English Track – JK – GR08
Munn's – FI Track – GR02 – 08
St. Andrew CES – Regular Track – JK – GR08
St. Marguerite d'Youville CES – FI Track – GR01 – 08
Our Lady of Peace CES – ExF Track – GR05 – 08

Secondary

Iroquois Ridge – English & FI Tracks – GR09 – 12
Hoy Trinity CSS – English & ExF Tracks – GR09 – 12
St. Ignatius of Loyola CSS – ExF Track – GR09 - 12







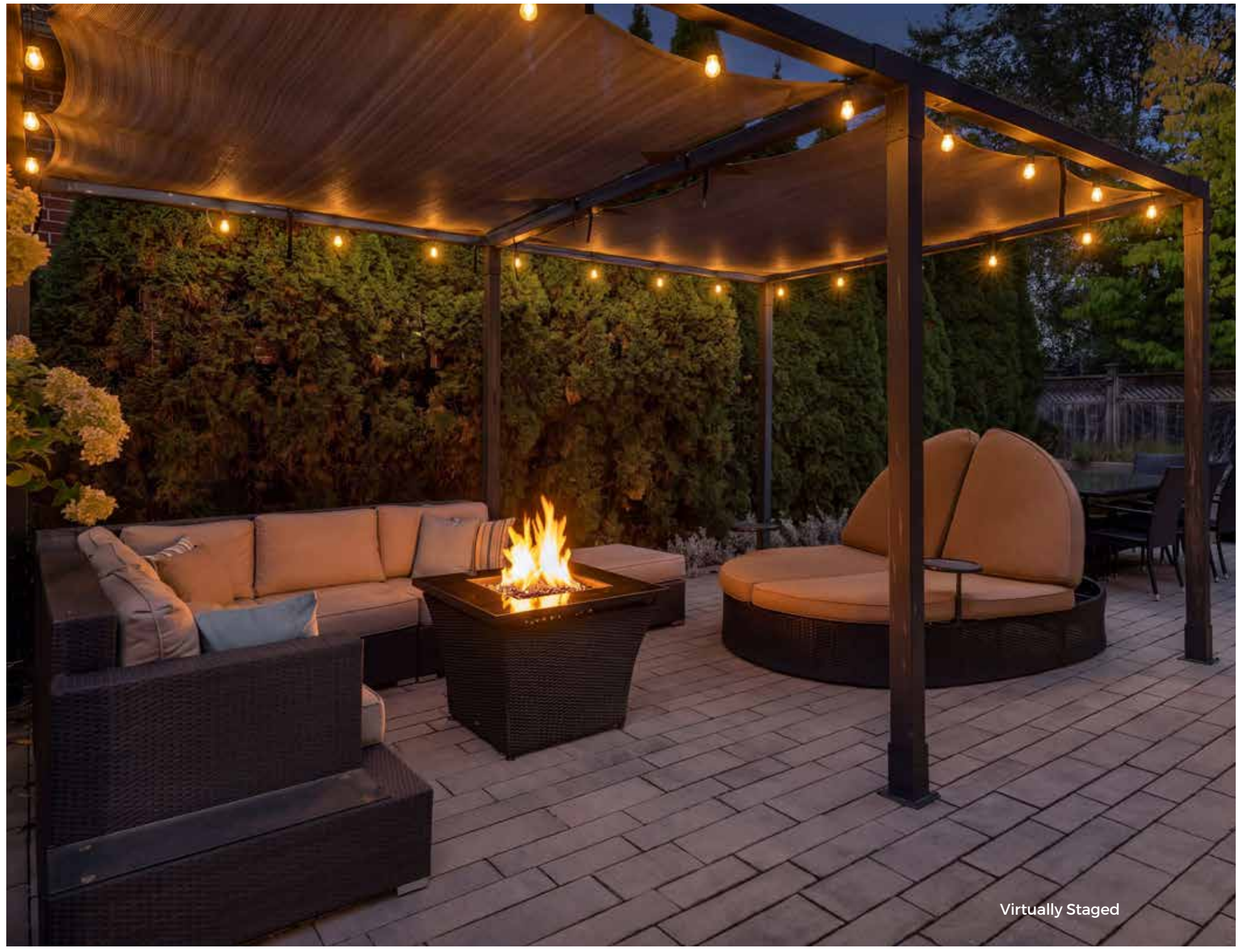
Taxes: $8,688.65 / 2026

Lot Size: 39.45 x 115.99 x 39.54 x 113.57 Feet (Irregular)

Inclusions: Fridge, gas stove, range hood fan, built-in dishwasher, washer, dryer, garage door openers, all window coverings, all electric light fixtures, central vacuum, doorbell camera, gazebo and shed.

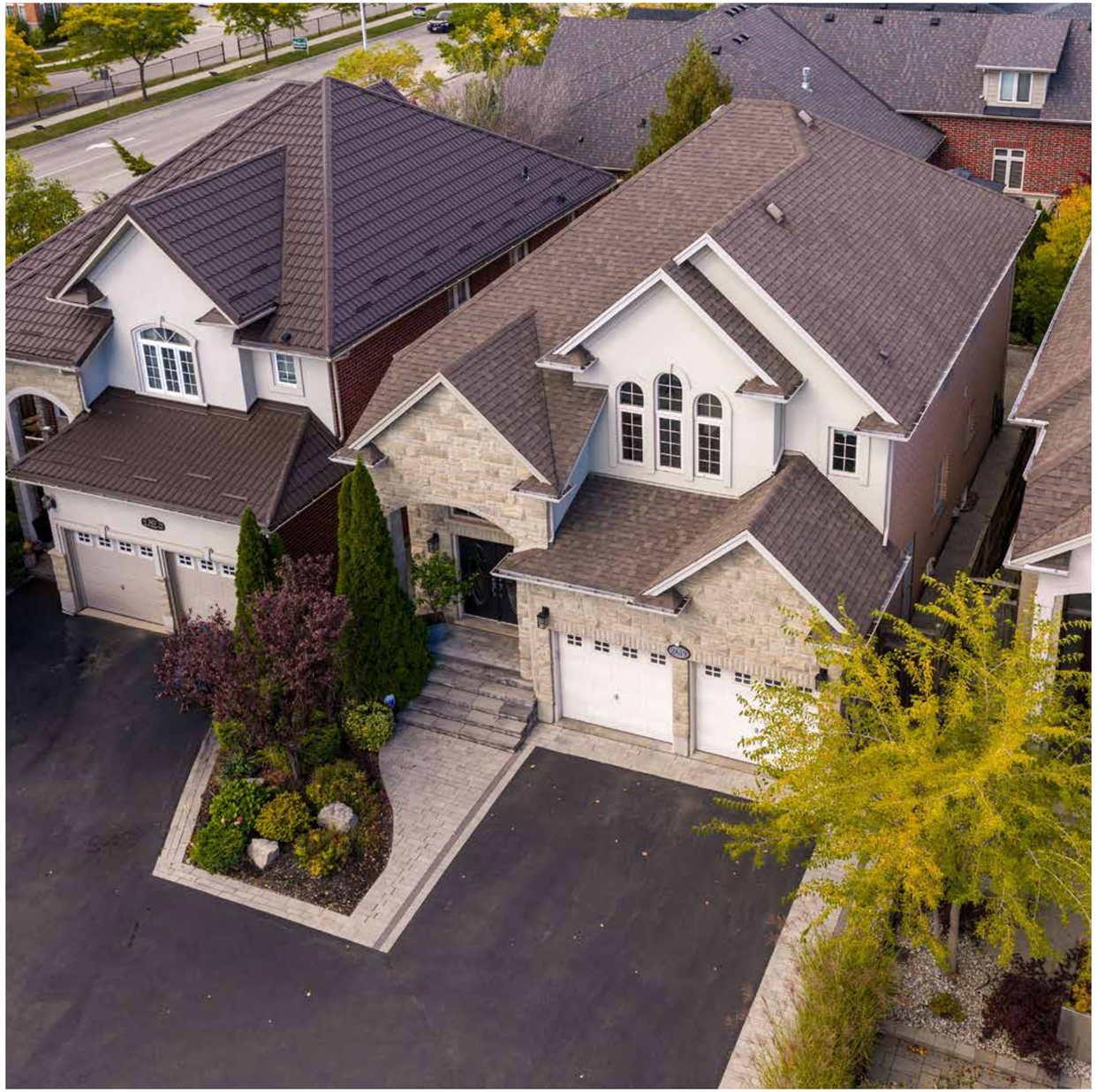
Exclusions: Murphy bed, TV in primary bedroom, alarm & equipment, smart thermostat

Rental Equipment: Hot water tank (Reliance)

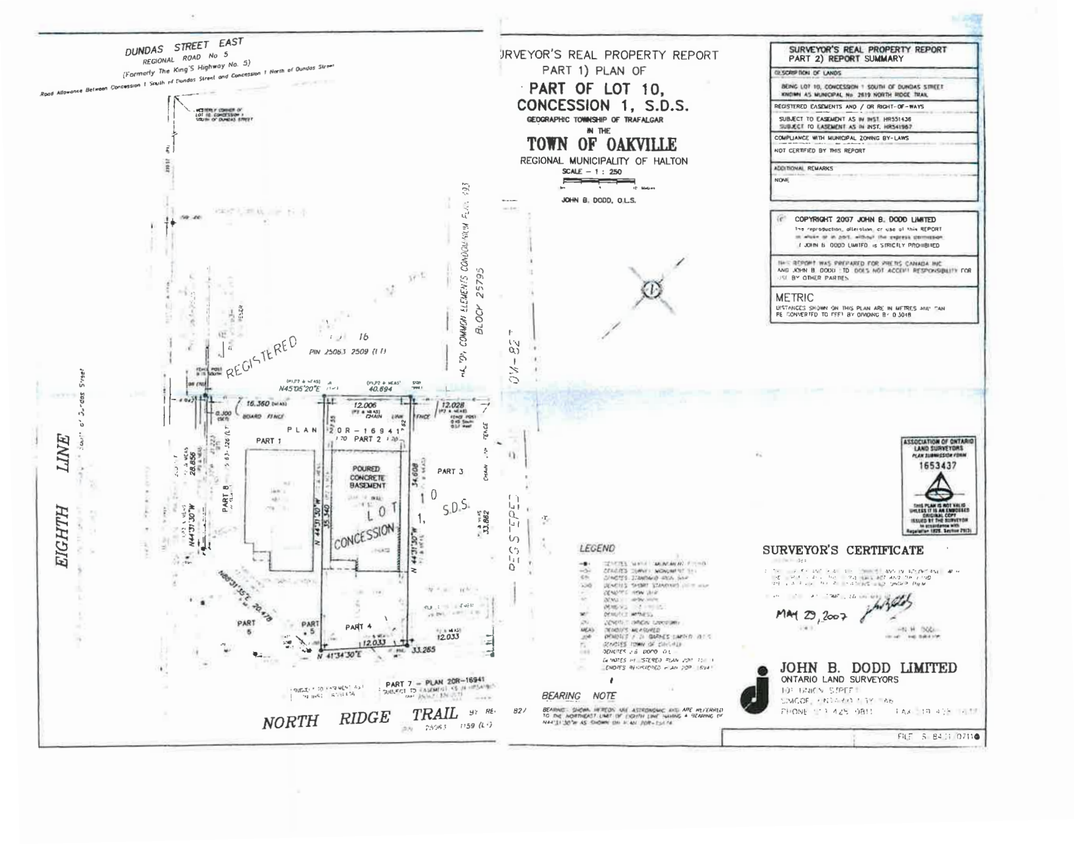

Virtually Staged



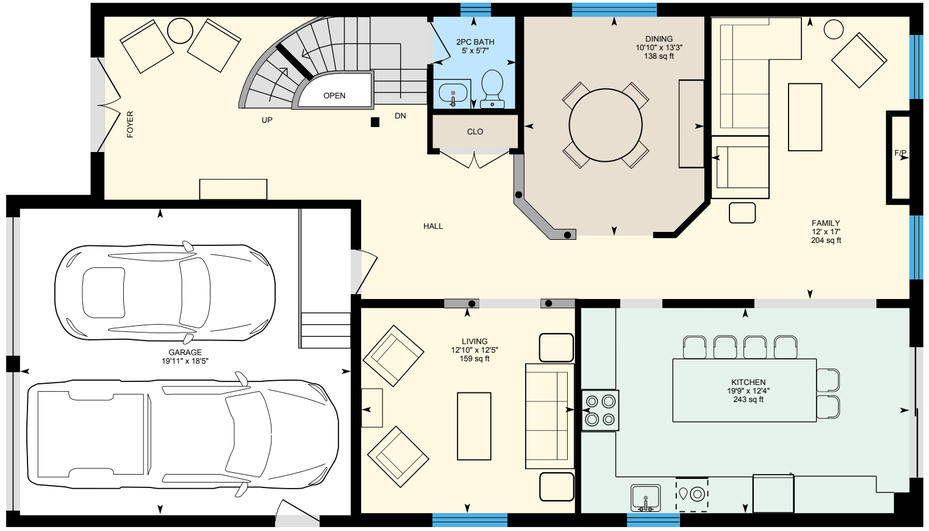




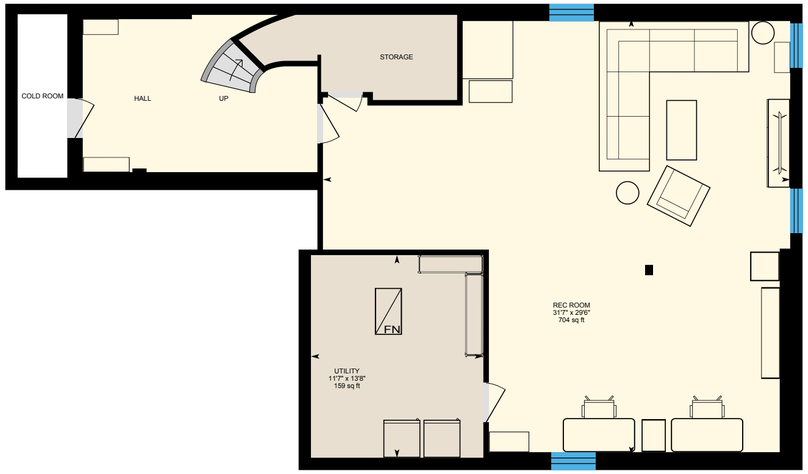
SURVEY


DUNDAS STREET EAST
REGIONAL ROAD No 5
(Formerly The King's Highway No. 5)
EIGHTH LINE
NORTH RIDGE TRAIL
REGISTERED
PLAN 20R-16941
PART 1
PART 2
PART 3
PART 4
PART 7 - PLAN 20R-16941
POURED CONCRETE BASEMENT
LOT 10 CONCESSION 1 S.D.S.
PIN 25063 2509 (LT)
BLOCK 25795
SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
PART OF LOT 10,
CONCESSION 1, S.D.S.
GEOGRAPHIC TOWNSHIP OF TRAFALGAR
IN THE
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
SCALE - 1 : 250
JOHN B. DODD, O.L.S.
SURVEYOR'S REAL PROPERTY REPORT
PART 2) REPORT SUMMARY
DESCRIPTION OF LANDS
BEING LOT 10, CONCESSION 1 SOUTH OF DUNDAS STREET
KNOWN AS MUNICIPAL No 2619 NORTH RIDGE TRAIL
REGISTERED EASEMENTS AND / OR RIGHT-OF-WAYS
SUBJECT TO EASEMENT AS IN INST. HR551436
SUBJECT TO EASEMENT AS IN INST. HR541987
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
NOT CERTIFIED BY THIS REPORT
ADDITIONAL REMARKS
NONE
COPYRIGHT 2007 JOHN B. DODD LIMITED
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
ASSOCIATION OF ONTARIO LAND SURVEYORS
1653437
LEGEND
SURVEYOR'S CERTIFICATE
MAY 23, 2007
JOHN B. DODD LIMITED
ONTARIO LAND SURVEYORS
BEARING NOTE

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

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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.