

RINA DIRISIO
REAL ESTATE, BUT BETTER



147 INNVILLE CRESENT

OAKVILLE



EXPERIENCE REFINED LAKESIDE LIVING IN THE PRESTIGIOUS LAKESHORE WOODS COMMUNITY. ONE OF OAKVILLE'S MOST SOUGHT-AFTER NEIGHBOURHOODS NEAR THE SHORES OF LAKE ONTARIO.

Perfectly positioned within walking distance to scenic waterfront parks and trails, this exceptional executive residence is also just minutes from Bronte Harbour and the vibrant Bronte Village, renowned for its boutique shopping, charming cafés, upscale restaurants, and inviting bistros. Commuters will appreciate the convenient access to the QEW/403 highways in approximately seven minutes and Appleby GO Station in under ten minutes.

This stunning 4+1 bedroom, 4.5 bathroom executive home by Rosehaven Homes showcases timeless elegance and impressive curb appeal with its striking stone-and-stucco exterior, upgraded stone walkway, recently repaved driveway (2024), driveway curbing, and beautifully landscaped gardens framed by mature trees. The private backyard retreat is designed for exceptional outdoor living and entertaining, featuring an elevated deck with a custom pergola, steps leading to an expansive upgraded stone patio, lush perennial gardens, mature evergreens, and a large shade tree, all situated on a premium extra-long lot offering exceptional backyard depth and privacy.

Inside, sophisticated finishes and premium upgrades elevate every space. Highlights include exotic hardwood flooring on two levels, soaring 9-foot ceilings and coffered ceilings on the main floor, cathedral ceilings and vaulted dormers on the upper level, and an upgraded oak staircase with elegant pewter-finished metal railings. Recent updates provide added value and peace of mind, including a new furnace, upgraded dishwasher and stove (2024), and a brand-new refrigerator installed in December 2025.

Designed for both elegant entertaining and comfortable family living, the thoughtfully crafted floor plan offers a spacious living room flowing seamlessly into the formal dining room with an impressive, coffered ceiling. The inviting family room is anchored by a cozy gas fireplace and offers ample space for relaxed gatherings. The gourmet kitchen is a chef's dream, featuring extensive cabinetry, granite countertops, a large centre island with breakfast bar seating, stainless steel appliances, and a bright breakfast area with walkout access to the deck and patio.

The upper level offers four generously sized bedrooms and three full bathrooms, including a luxurious primary suite complete with a spa-inspired 5-piece ensuite featuring a deep soaker tub and separate glass shower. The professionally finished basement extends the living space with oversized windows, a spacious recreation/media room, a fifth bedroom and a beautifully appointed 3-piece bathroom, ideal for guests or extended family.

This exceptional Oakville home combines luxury, lifestyle, and prime location close to Lake Ontario, top amenities, parks, schools, and commuter routes.



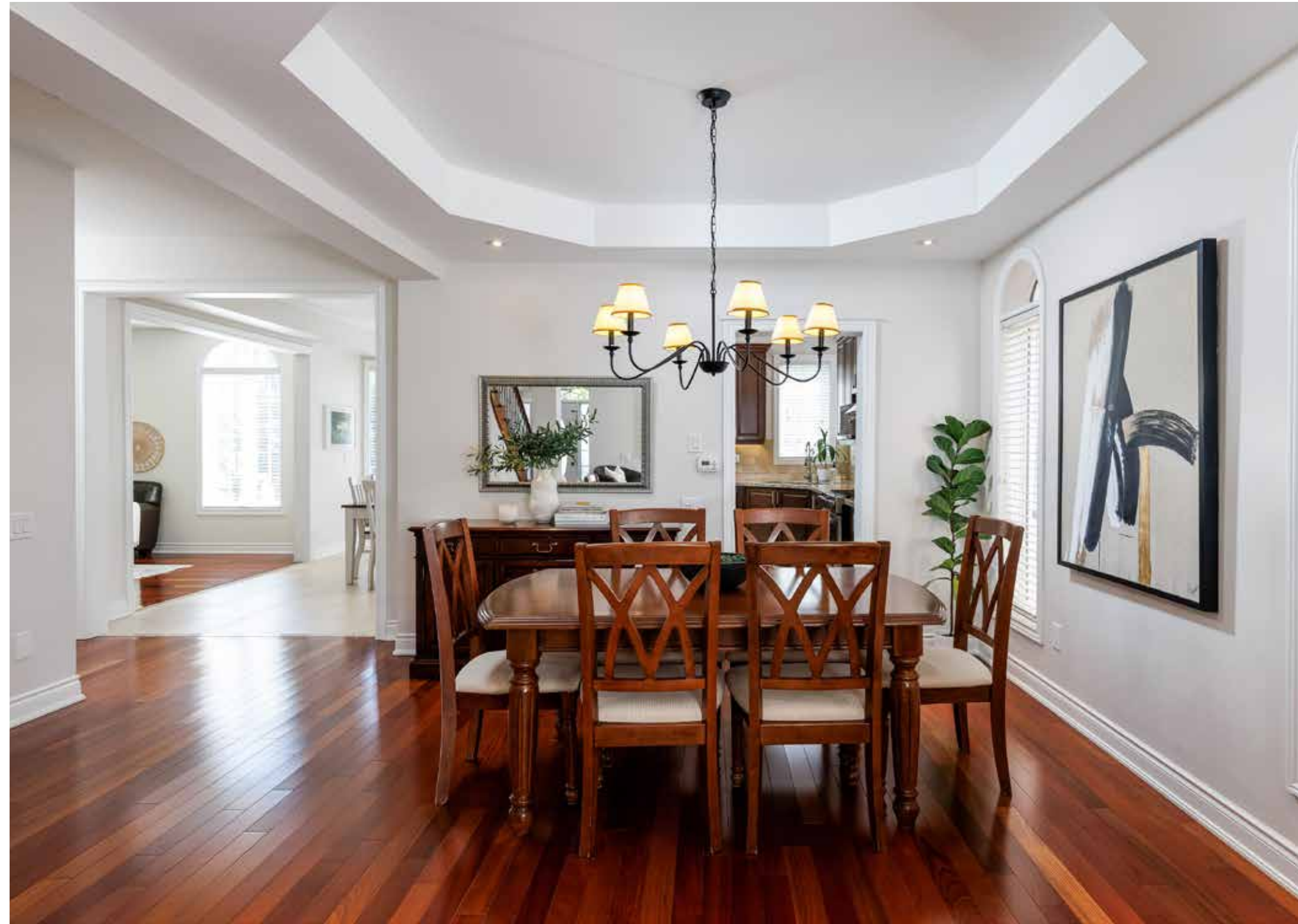
SUNKEN TWO-STOREY FOYER (6'5" X 9'7")

- Single entry door with an oval glass insert, two sidelights and a Palladian-style transom
- Large second-floor Palladian window and additional window over the staircase
- Neutral stone-look floor tiles and exotic hardwood in the main hall
- Hurricane cage-style chandelier
- Beautiful oak staircase with upgrade pewter finished metal pickets
- Nine-foot main floor ceilings
- Double closet with mirrored doors



LIVING ROOM (18' X 12'10")

- Exotic hardwood floor
- Large window to the side yard
- Pot lights



DINING ROOM (15'7" X 10'2")

- Elegant, coffered ceiling
- Exotic hardwood floor
- Two Palladian windows to the side yard
- Perimeter pot lighting and a crystal-embellished chandelier

KITCHEN (8'5" X 13'5")

- Extensive dark-stained wood cabinetry
- Extended-height upper cabinets with crown mouldings and under-cabinet valances
- Double-door pantry
- Centre island with a breakfast bar
- Built-in microwave shelf
- Granite counters and complementing stone tile backsplash
- Under-mount corner sinks
- Several pot lights and sleek island lighting
- Corner windows with wide-slat blinds
- Oversized neutral stone-look floor tiles
- Stainless steel appliances, including a side-by-side fridge with a water/ice dispenser, a slide-in gas range, and a built-in dishwasher

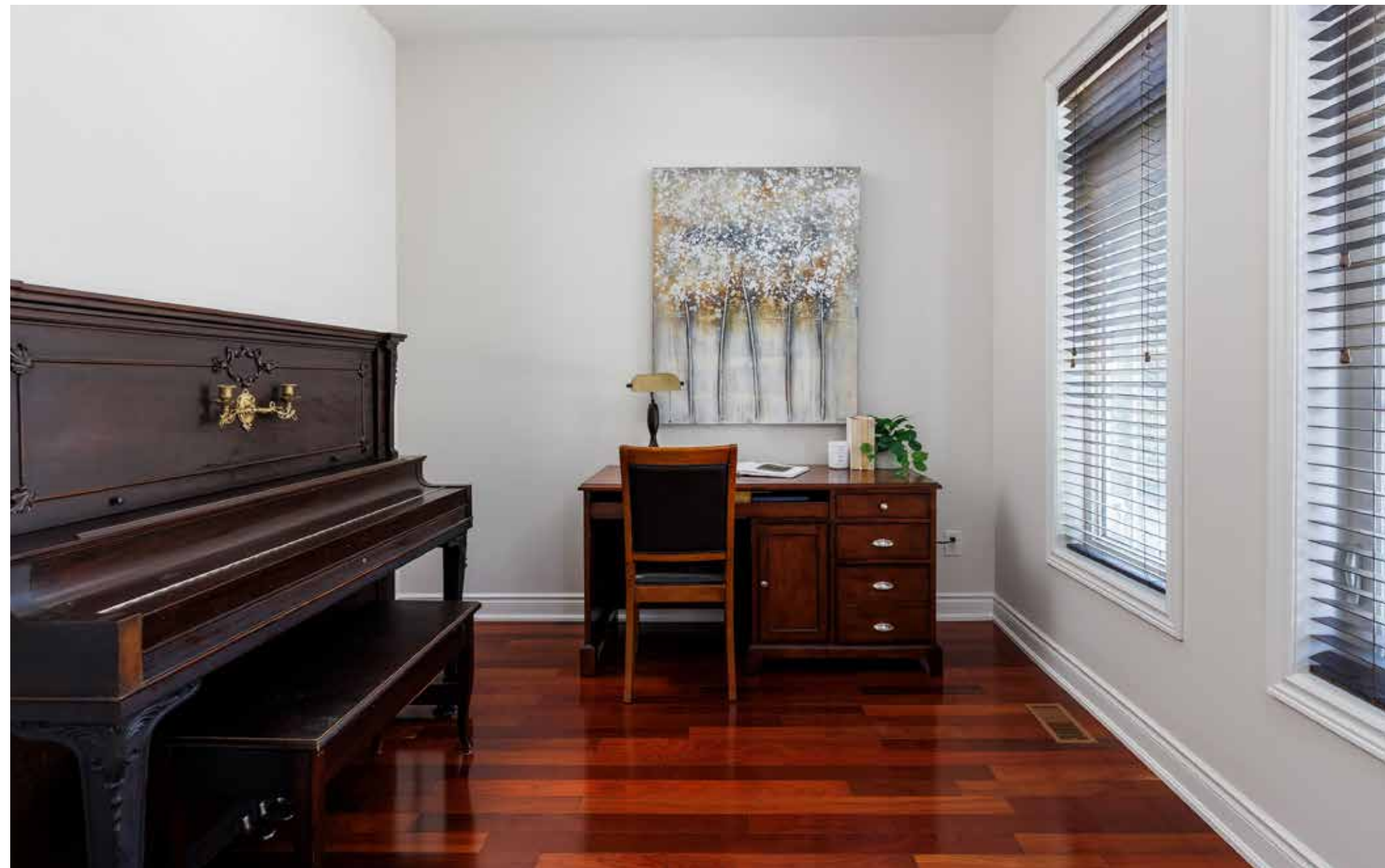




BREAKFAST ROOM (11'1" X 17'4")

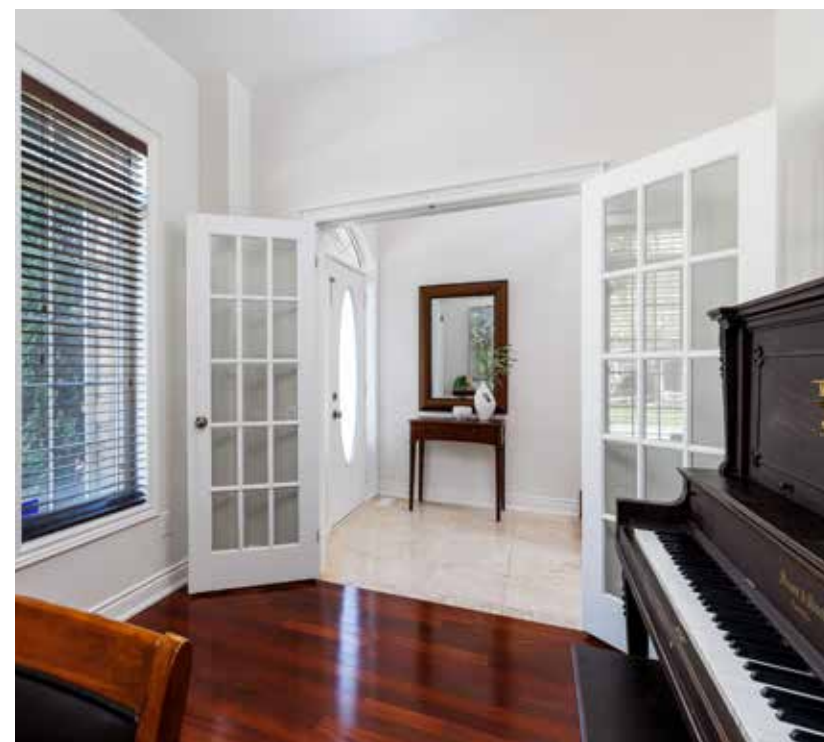
- Oversized stone-look floor tiles
- Pendant-style chandelier
- Bay-style window grouping with double garden doors to the upper deck





FAMILY ROOM (16'10" X 12'5")

- Exotic hardwood floor
- Two large Palladian windows
- Pot lights and a ceiling light fixture
- Wall-to-wall built-in lower cabinetry with deluxe mouldings
- Gas fireplace with stone surround and hearth
- Built-in surround sound speakers



SUNKEN DEN/OFFICE (10'11" X 9'8")

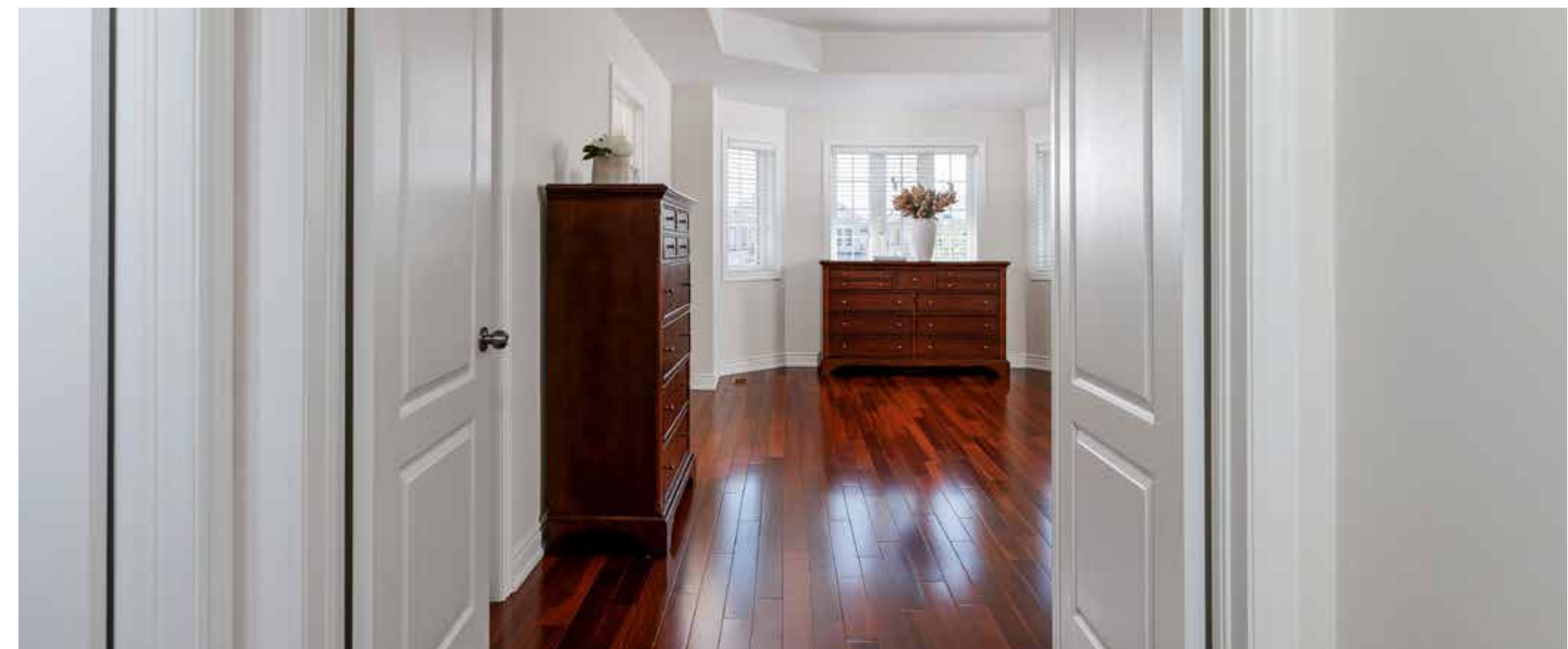
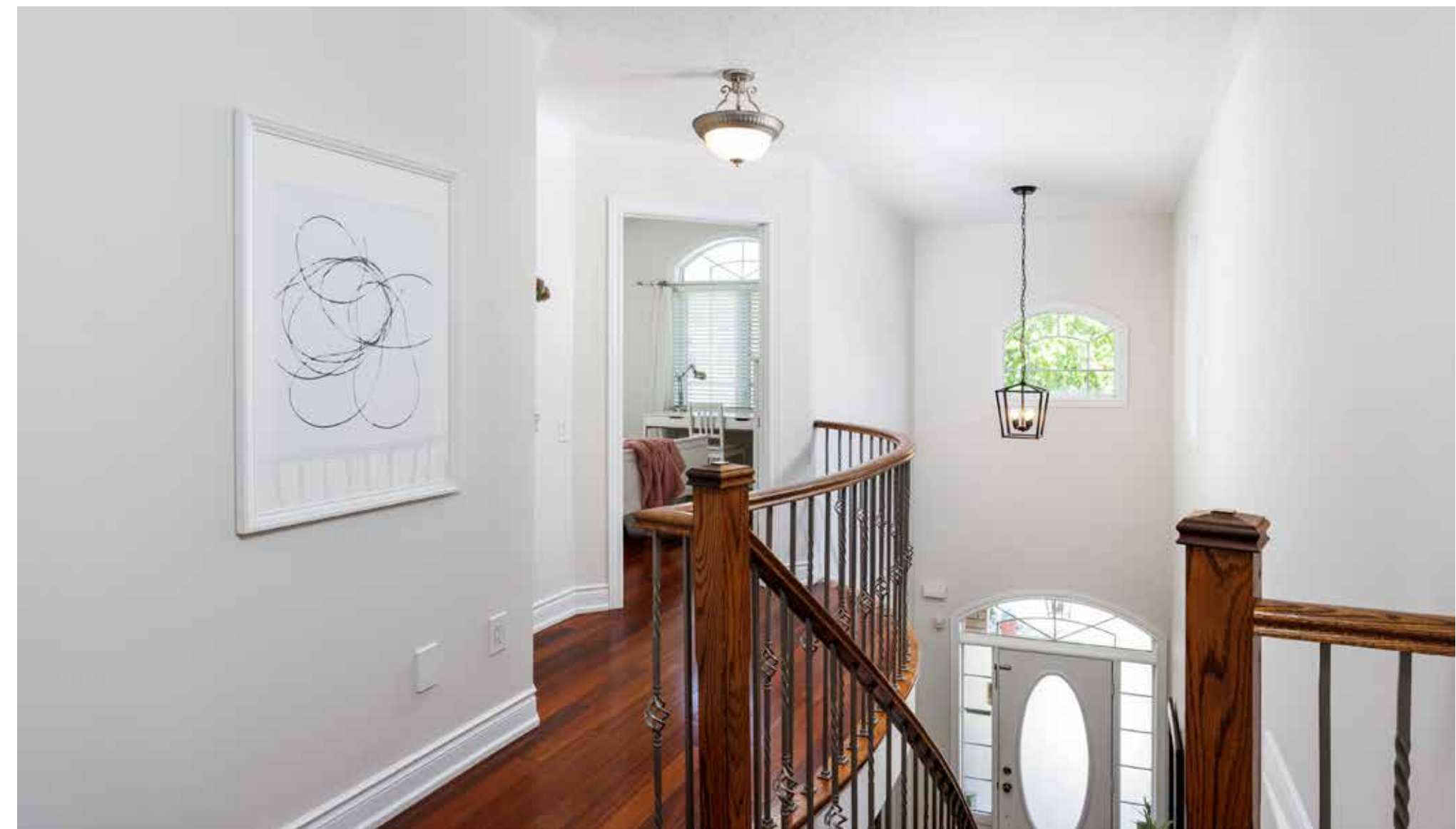
- French doors
- Exotic hardwood floor
- Two windows

BATHROOM (2-PIECE)

- Oversized neutral stone-look floor tiles
- White plumbing fixtures, including a pedestal sink

LAUNDRY ROOM (13'6" X 5'10")

- Extensive white cabinetry and open storage shelves
- Massive wardrobe/storage closets with mirrored doors
- Neutral stone-look floor tiles
- Neutral mosaic stone tile backsplash
- Pot lights
- Front-loading washer and dryer





PRIMARY BEDROOM (20'8" X 20'9")

- Double entrance doors
- Impressive nine-foot tray ceiling
- Exotic hardwood flooring
- Sitting area with a large bay-style window grouping
- Walk-in closet



ENSUITE BATHROOM (5-PIECE)

- Two separate vanities with dark-stained cabinetry
- Quartz counters with under-mount sinks
- Window with wide-slat blinds
- Extra-large oval soaker tub with a stone-look tile deck and surround
- Large shower with neutral tile surround and glass enclosure





BEDROOM 2 (10'10" X 13'2")
BEDROOM 3 (15'11" X 15'5")
BEDROOM 4 (13' X 11'11")

- Three additional bedrooms on the second floor feature exotic hardwood floors, and large windows.





BATHROOM (4-PIECE) BATHROOM (4-PIECE)

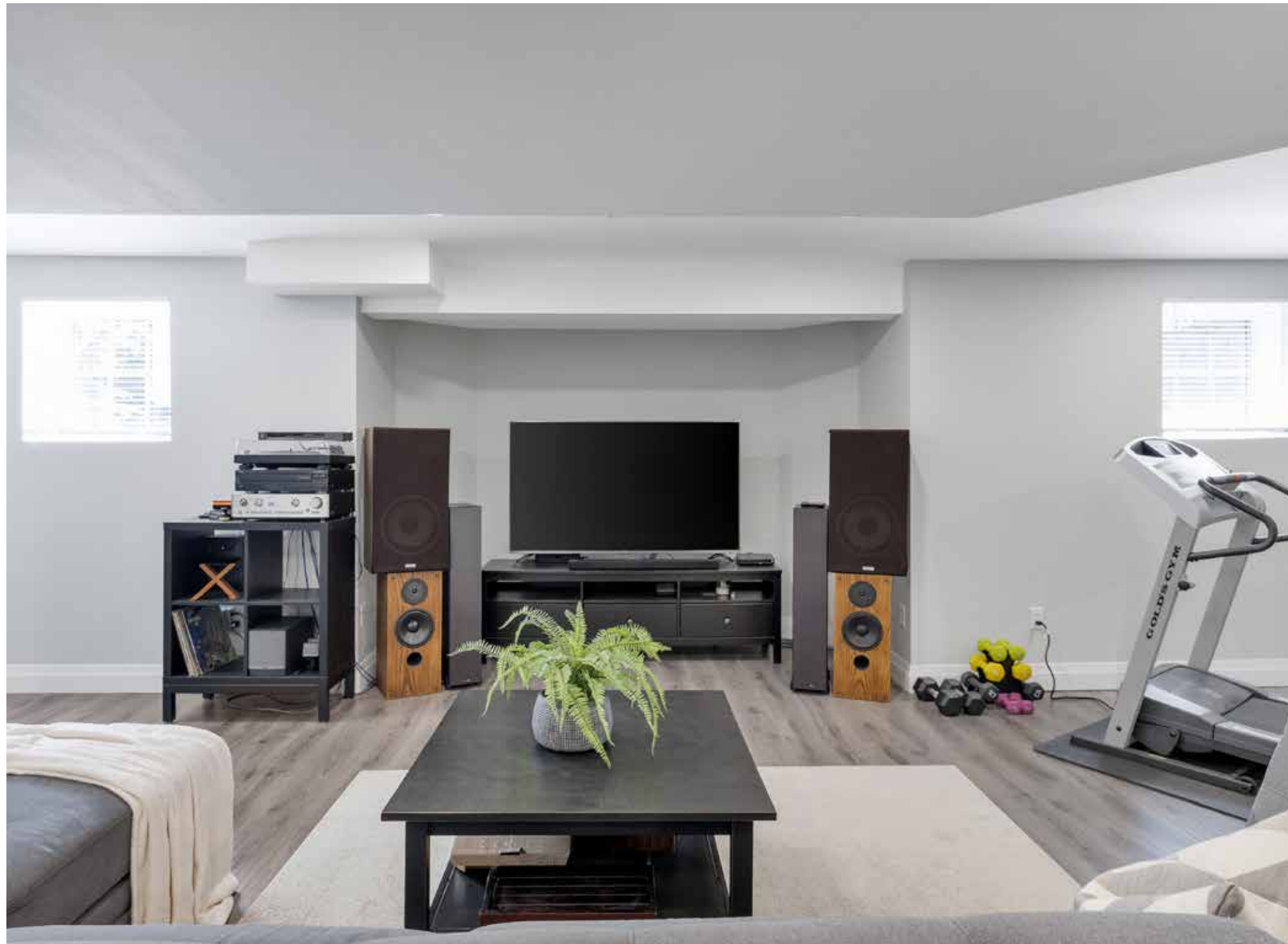
- Two additional bathrooms offer ample cabinetry, upgraded floor tiles, and tub/shower combinations with tile surrounds. One of the bedrooms has a dedicated 4-piece bathroom, and two bedrooms share a 4-piece bathroom.

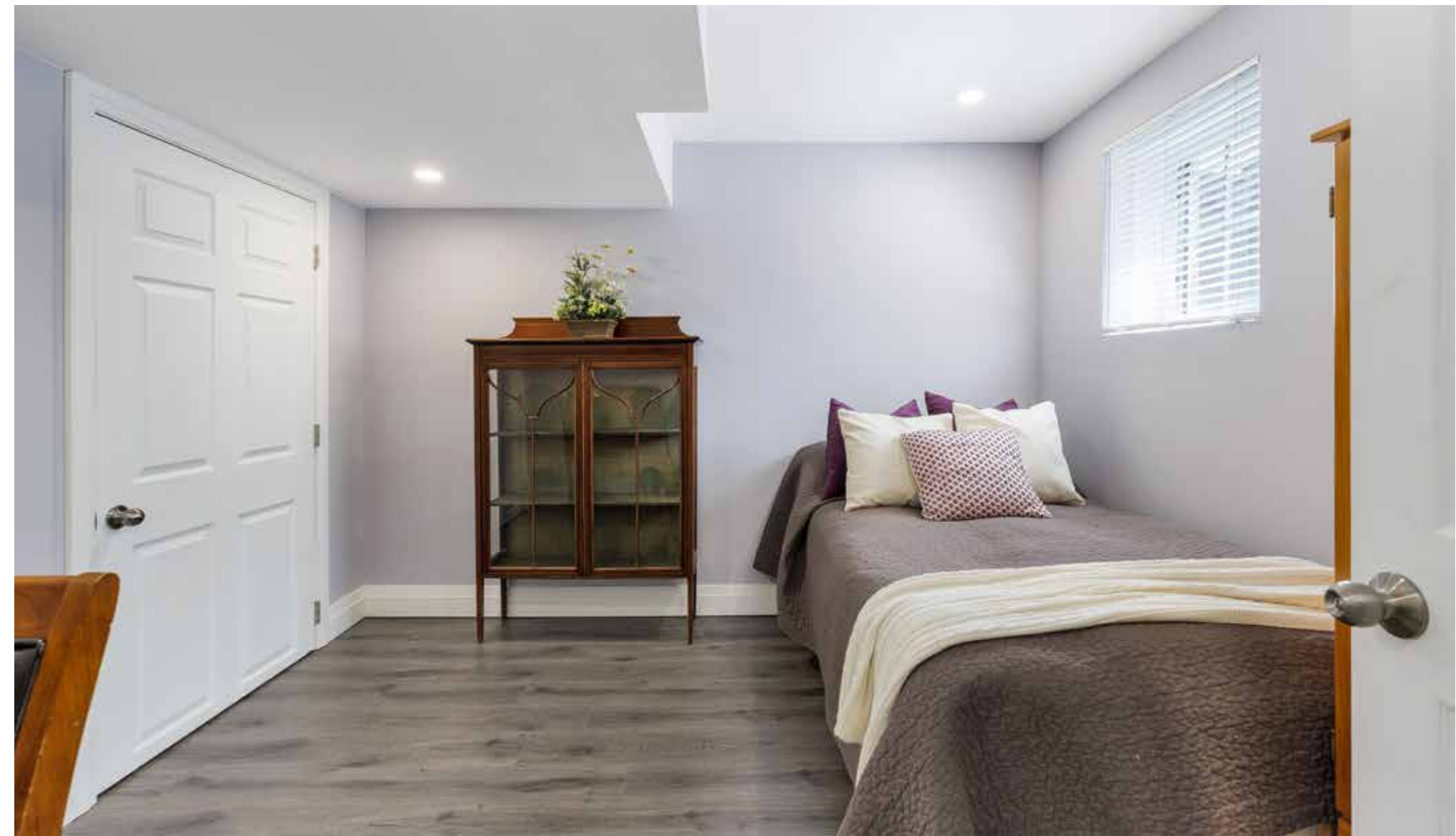
RECREATION /MEDIA ROOM (26' X 32'2")

- Wide-plank laminate flooring
- Pot lights
- Open-concept games area

BEDROOM 5 (9'11" X 10'1")

- Wide-plank laminate flooring
- Larger window
- Closet





BATHROOM (3-PIECE)

- Floating cabinetry with drawers and under-lighting
- One-piece moulded vanity with an integrated sink
- Backlit mirror
- Pot lights
- Oversized floor tiles
- Extra-large shower with tile surround and rolling glass doors

Also on this level is a large (11'3 x 18'3) workshop.



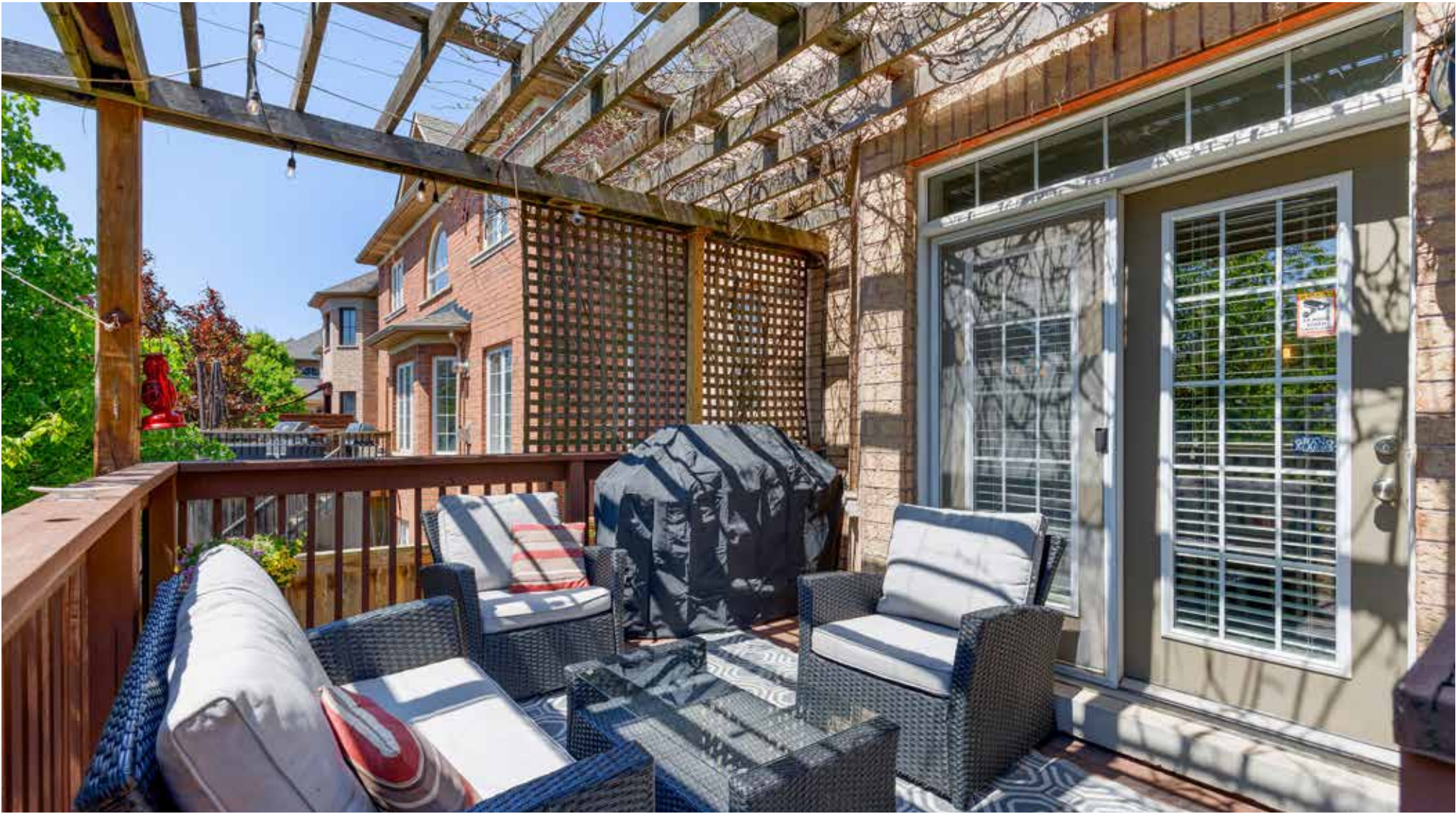
SCHOOLS

Elementary

- Gladys Speers - English Track - JK - GR06
- Eastview - English Track - GR07 - 08
- Pine Grove - FI Track - GR02 - 08
- St. Dominic CES - Regular Track - JK - GR8
- St. Mary CES - FI Track - GR01 - 08
- St. Nicholas CES - ExF Track - GR05 - 08

Secondary

- Thomas A. Blakelock - English & FI Track - GR09 - 12
- St. Thomas Aquinas CSS - Regular & ExF Track - GR09 - 12
- St. Ignatius of Loyola CSS - FI Track - GR09 - 12



Lot Size: 45.03 x 96.9 Feet

Taxes: \$8,438 / 2025

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

Exclusions: Dining chandelier, mailbox





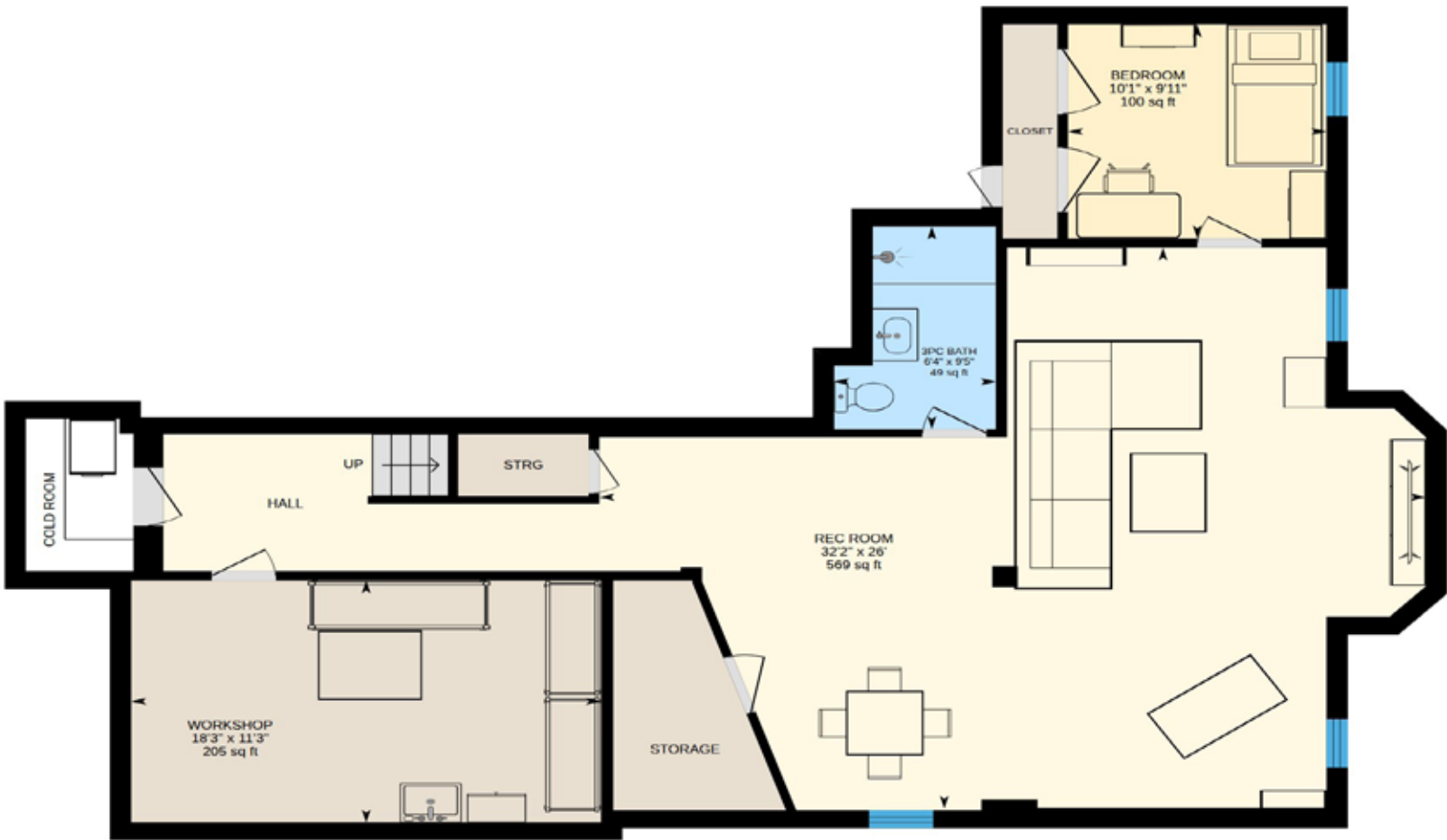
FLOOR PLANS



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.