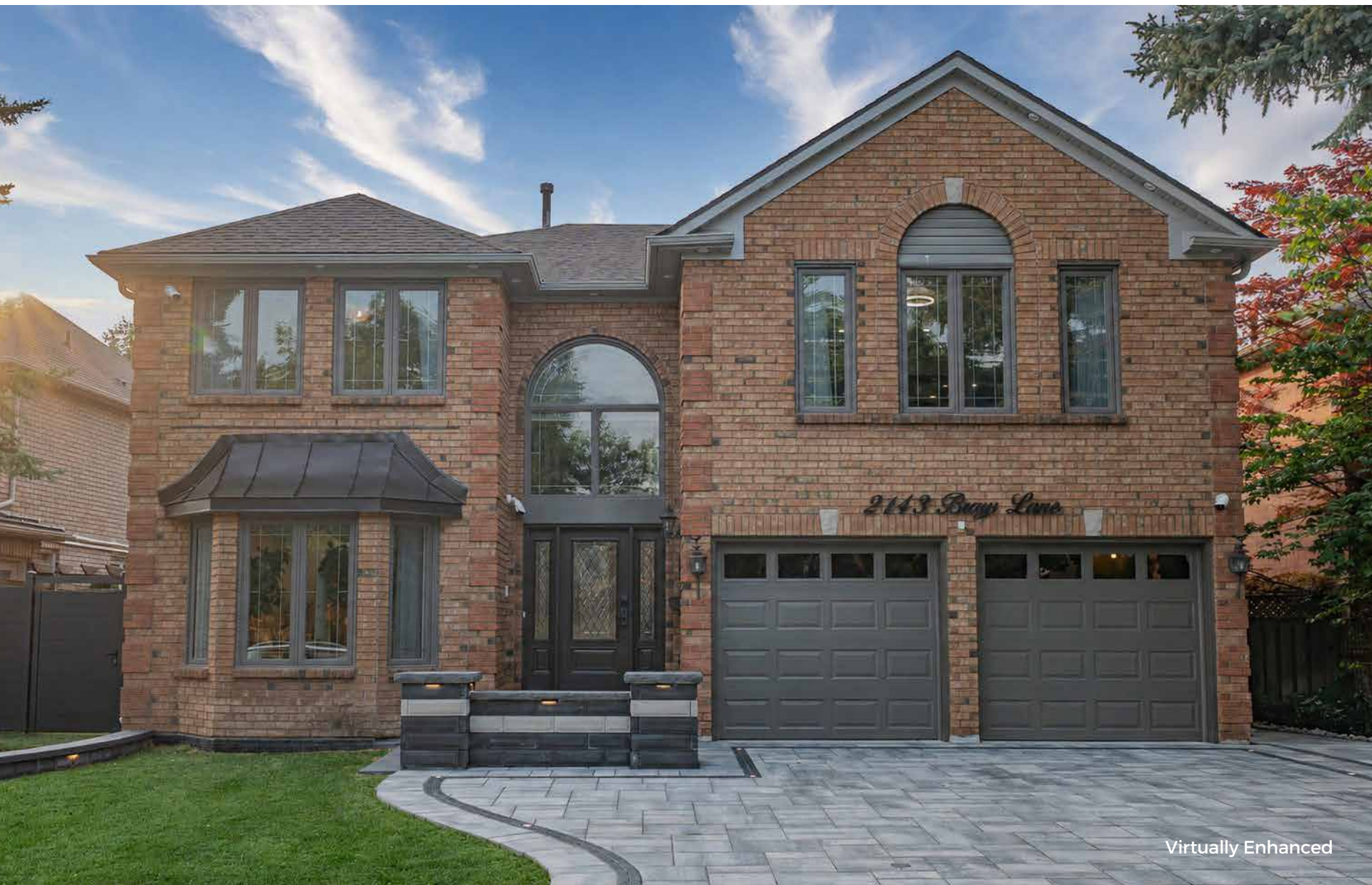


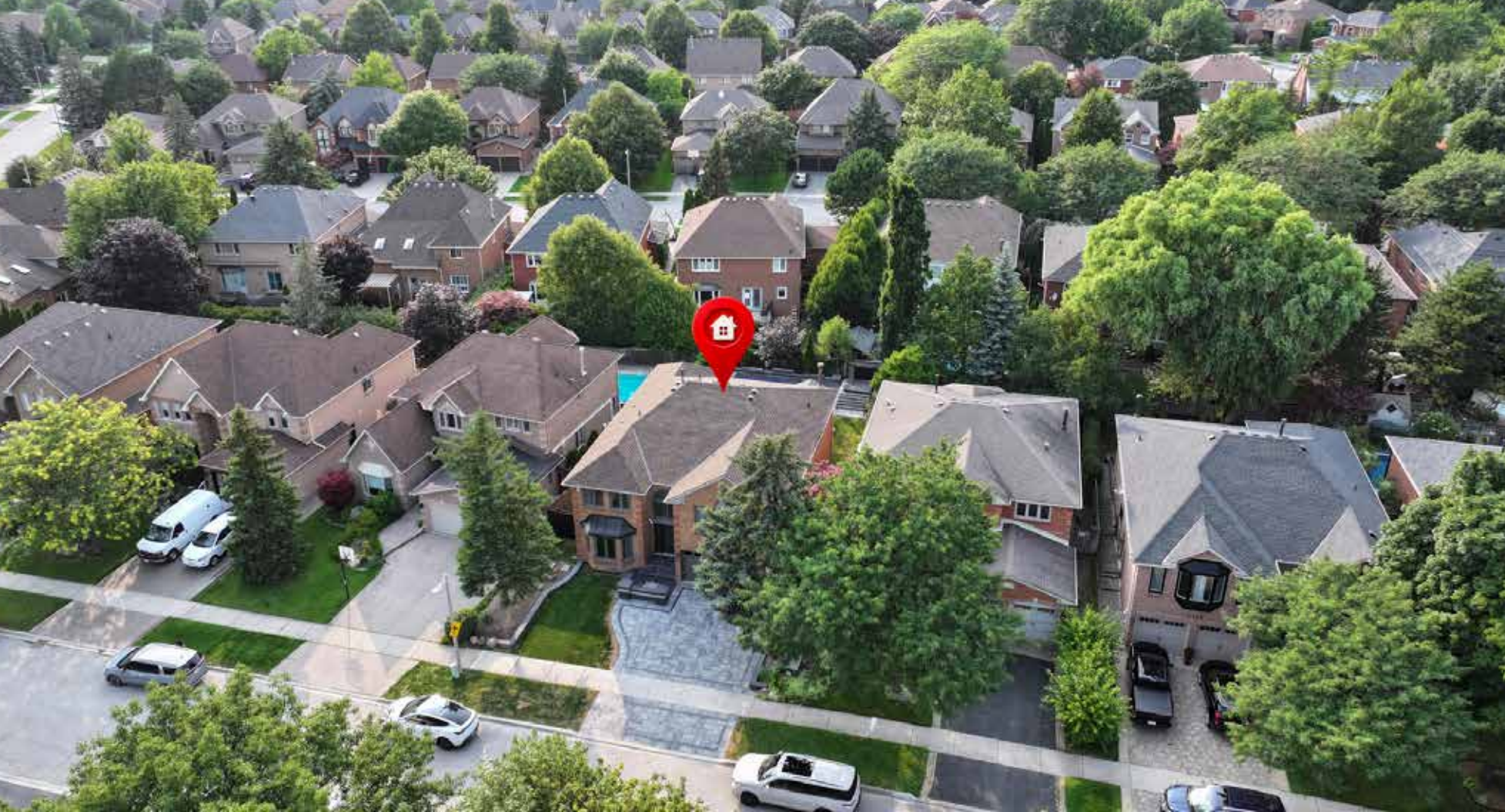
RINA DIRISIO
REAL ESTATE, BUT BETTER



Virtually Enhanced

2143 BRAYS LANE

OAKVILLE



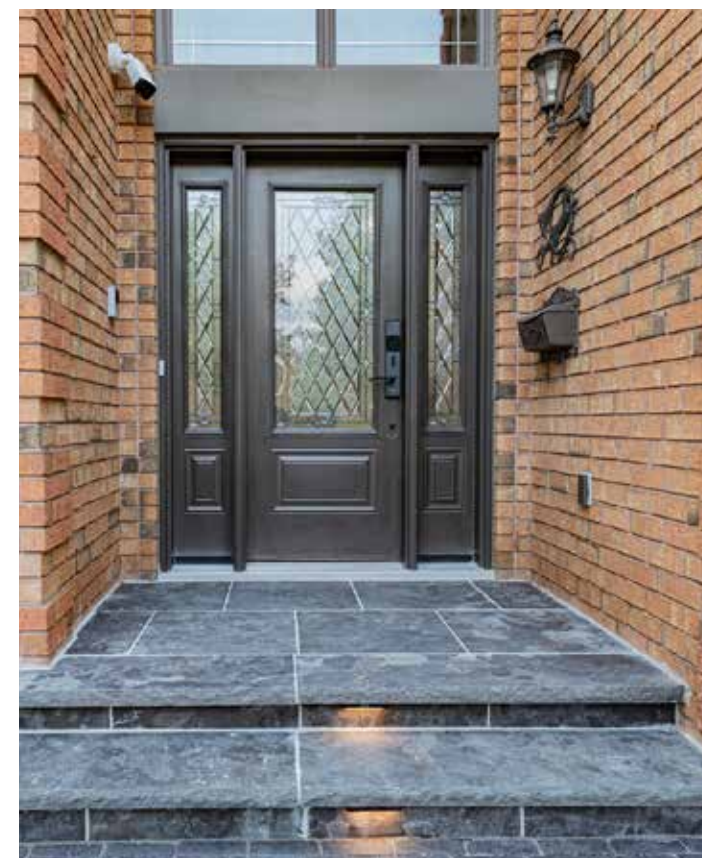
YOUR DREAM HOME AWAITS IN THE HIGHLY SOUGHT-AFTER COMMUNITY OF GLEN ABBEY. KNOWN FOR ITS STRONG SENSE OF COMMUNITY, ABUNDANT RECREATIONAL FACILITIES, PARKS, AND A VAST TRAIL SYSTEM.

From your front door, you are mere steps to Langtry Park, a 10-minute walk to St. Bernadette and Heritage Glen Elementary Schools, and close to the Glen Abbey Community Centre and within the coveted Abbey Park High School catchment. Just a 6-minute drive to the Oakville Hospital, and a 2-minute drive to The QEW/403 and 3 minutes to the Bronte GO Station for commuters. Shopping outlets, restaurants, and services are nearby, making this an ideal location.

Mesmerizing curb appeal with towering evergreens creating privacy and shade, soffit lighting front and back, scrolled metal address marker with back lighting, a new elegant stone front entrance with illuminated steps, and a new double-wide interlocking stone driveway (2026) with integrated lighting and parking for 4 cars plus another two in the garage. Around in the backyard, you are treated to a resort-like setting with an inviting heated in-ground saltwater pool installed in 2015 with extensive renovations in 2026 including three newly installed waterfalls and integrated lighting, adding a sophisticated ambiance, a large patio and poolside seating, illuminated stone steps to a new built-in Jacuzzi for year-round enjoyment, a new built-in stone outdoor kitchen featuring a built-in sink, a Napoleon fridge, and a gas BBQ with a side burner, a new custom gazebo, and lounge area with a gas fireplace with an integrated TV feature wall, lush perimeter gardens and two new side access gates for added convenience.

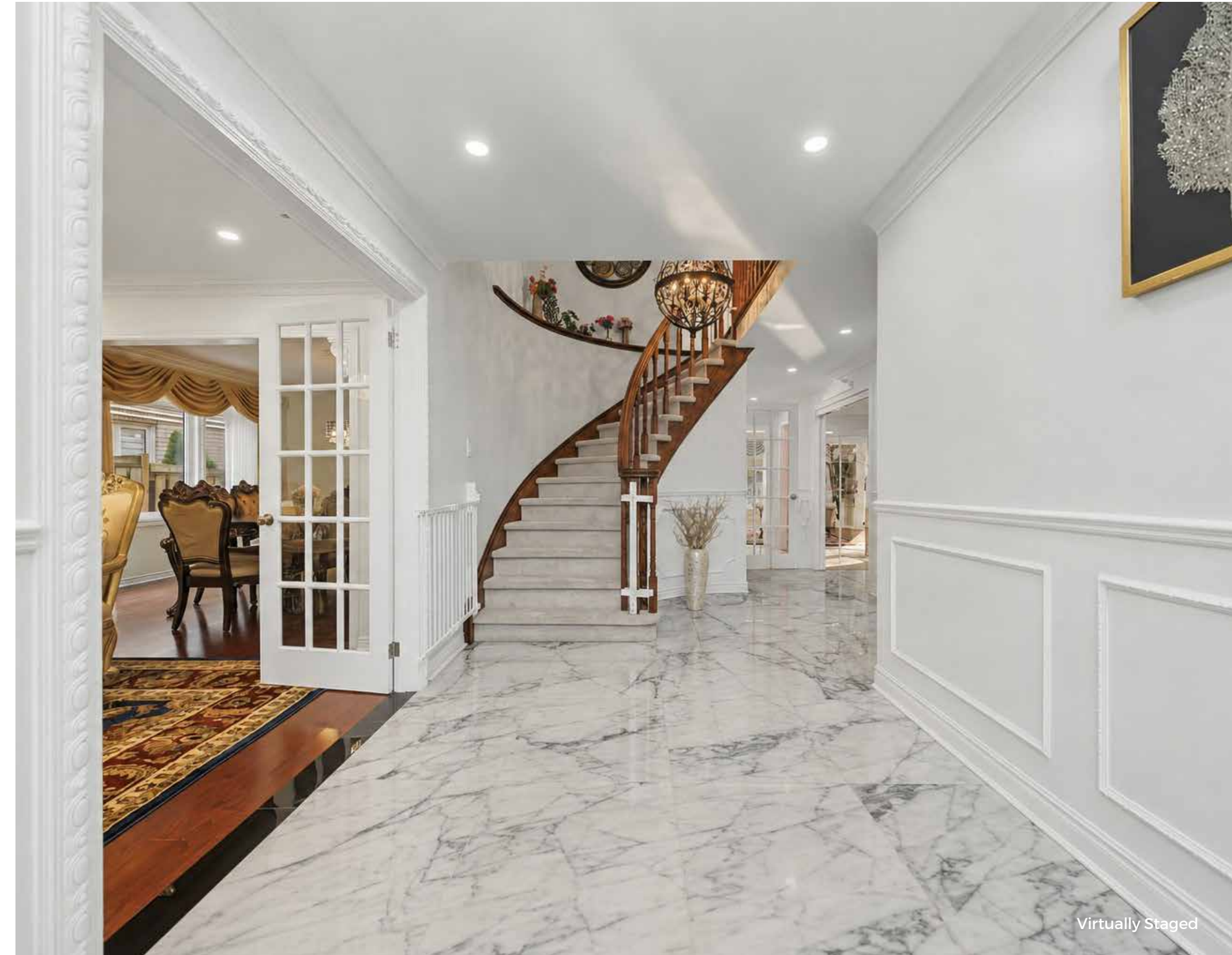
With over \$400,000 invested in premium upgrades, this exceptional 4+2-bedroom, 6-bathroom home with a professionally finished basement, offers a sophisticated lifestyle with luxury finishes, smart-home integration, and outstanding indoor-outdoor resort-style living. Enjoy advanced smart-home technology controlled by your smartphone, including whole-home security and alarm system, A/C control, garage door access, exterior lighting, and customized automatic blinds and draperies. Pot lights, designer light fixtures, new entrance floor tiles, new cherry-stained oak hardwood flooring (living room, dining room, family room), new water softener and full-home water purification system, new custom automatic blinds, and curtains throughout in 2026.

This is a rare, extensively renovated, turnkey luxury residence blends elegant craftsmanship, advanced smart-home convenience, and an exceptional resort-style rear yard oasis delivering the ultimate experience for daily family life and upscale entertaining. The two-storey foyer with elegant crown mouldings, wainscoting, and an impressive chandelier highlighting the new curved staircase with modern balusters (2026) is filled with natural light from massive windows. Elegance continues in the spacious living room and adjoining dining room, with beautiful hardwood flooring and elegant trim. The stunning eat-in kitchen features abundant top-quality wood cabinetry with crown mouldings, granite counters, custom backsplash, a custom island with breakfast bar and high-end stainless steel appliances. The spacious breakfast room offers gorgeous pool views and a walkout to the patio and outdoor living space. Gather in the generous family room with crown mouldings, wainscoting, hardwood flooring, numerous pot lights, and a new electric fireplace with a slab-stone surround. Rounding off the main floor is an office/playroom, an elegant two-piece bathroom and a gorgeous mudroom with extensive built-in cabinetry, stone counters, and an inside entry to the garage. Upstairs features four spacious bedrooms and three luxurious bathrooms, including the primary bedroom with two walk-in closets and a luxurious 5-piece ensuite bath offering a freestanding soaker tub and a separate glass shower. The freshly painted lower level offers new laminate flooring, upgraded pot lights, two bedrooms, two 3-piece bathrooms, a laundry room, and a generous recreation/games room.



TWO-STOREY FOYER (7'5" X 9'3")

- Single door entry with an upgraded leaded glass insert and matching sidelights and an upgraded Viklund locking system
- Huge second-level Palladian window
- Enormous new floor tiles (2026)
- Impressive new staircase (2026) with upgraded balusters and designer broadloom
- Sleek chandelier with a ceiling medallion over the staircase
- Double closet with mirrored sliding doors
- Pot lights
- Elegant crown mouldings and upgraded wainscoting and casings





LIVING ROOM (11'3" X 17'7")

- French doors
- Beautiful new cherry-stained oak hardwood floor (2026)
- Elegant crown mouldings and a complementing ceiling medallion with a crystal chandelier
- Large newer bay window





Virtually Staged

DINING ROOM (13'3" X 12'11")

- Framed double doorway with corner corbels
- Beautiful new cherry-stained oak hardwood floor (2026)
- Elegant crown mouldings and an ornate ceiling medallion
- Sleek chandelier with crystal accents and a drum shade
- Large bay window



Virtually Staged



KITCHEN (13'1" X 13'11")

- Extensive top-quality wood cabinetry
- Upper cabinets with crown mouldings
- Numerous drawers including pot drawers
- Custom range hood canopy
- Double-door pantry
- Separate china cabinet with glass doors and display shelves
- Large custom angled island with a breakfast bar
- Several pot lights
- Neutral floor tiles
- Granite counters and custom stone tile backsplash with a scenic inlay above the cooktop
- High-end stainless steel appliances, including a Samsung 4-door fridge, an LG built-in dishwasher, an LG microwave, an LG gas cooktop, and a new GE Profile gas stove (2026)





BREAKFAST ROOM (13'1" X 4'5")

- Extra-large window with custom automatic blinds overlooking the pool
- Neutral floor tiles
- Circular LED chandelier with a ceiling medallion
- Garden door with an integrated blind to the fabulous outdoor living space and pool



Virtually Staged



Virtually Staged

FAMILY ROOM (22'6" X 13'2")

- Beautiful new cherry-stained oak hardwood floor (2026)
- New electric fireplace (2026) with a floor-to-ceiling random slab stone feature wall
- Crown mouldings with perimeter lighting and elegant wainscotting
- Pot lights
- Large bow window with custom automatic blinds overlooking the pool



Virtually Staged



OFFICE/PLAYROOM (12'11" X 8'6")

- French door
- Designer broadloom (2026)
- Pot lights
- Window to the side yard

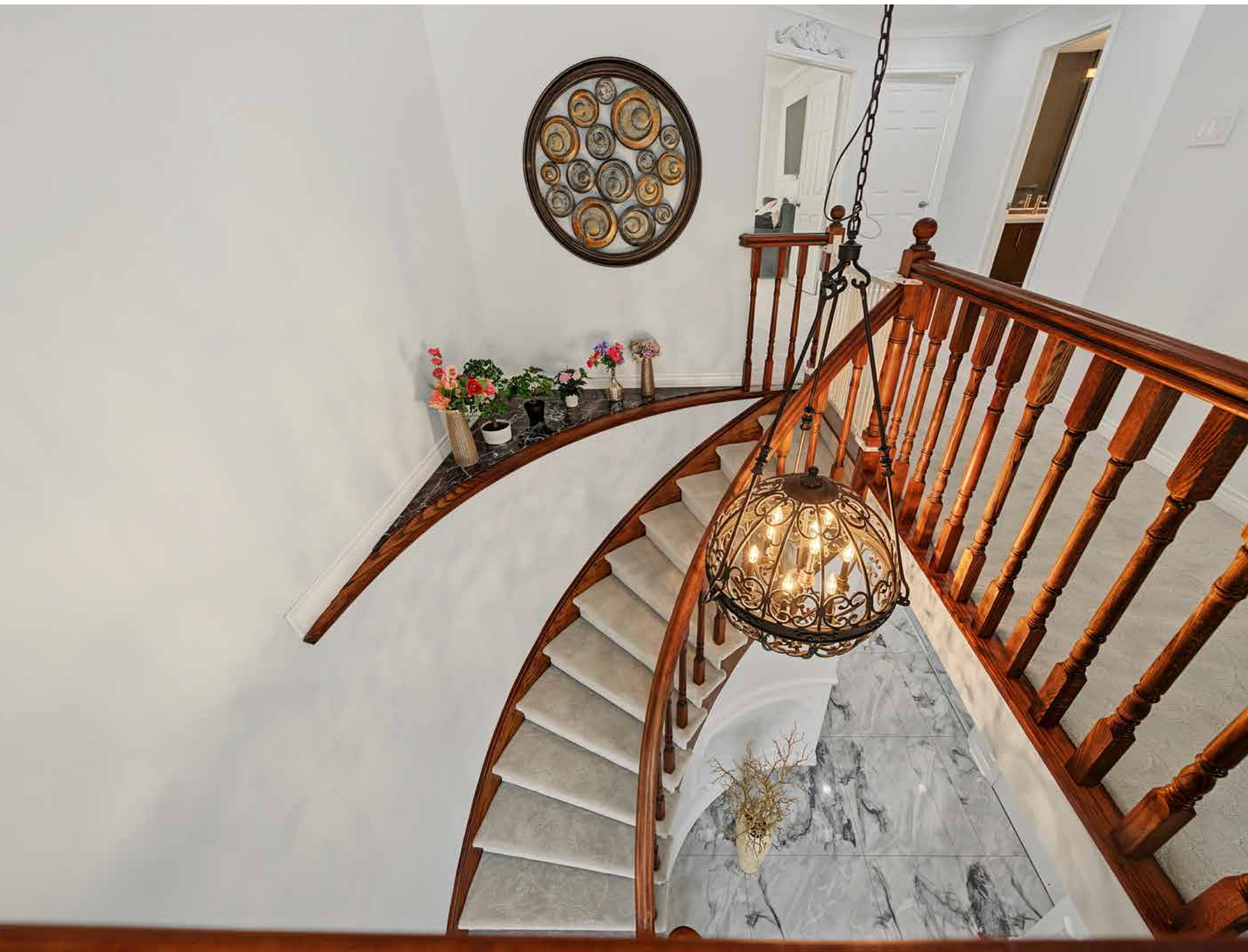
BATHROOM (2-PIECE)

- Ample woodgrain cabinetry with a quartz vanity with an integrated sink
- Stone-look wall and floor tiles
- Upgraded automatic toilet



MUDROOM

- Extensive white cabinetry
- Two wardrobe/storage towers
- Quartz counters and a complementing white subway tile backsplash with a mosaic inlay
- Upgraded oversized stone-look floor tiles
- Side door with a functioning window
- Inside entry to the attached double garage with new epoxy flooring, new garage doors, and new garage door openers (2026)



Virtually Staged

PRIMARY BEDROOM (21'2" X 21'11")

- Double doors
- Elegant crown mouldings, ceiling medallion, and ceiling fan
- Pot lights
- New designer broadloom (2026)
- Large window with custom automatic blinds
- Two walk-in closets



Virtually Staged



ENSUITE BATHROOM (12'7" X 12'9" - 5-PIECE)

- Upgraded white cabinetry with three banks of drawers, two large lower drawers and undercabinet lighting
- Marble counter with two under-mount sinks with widespread faucets
- Backlit circular mirrors and stone-look tile backsplash
- Elegant crown mouldings
- Neutral stone-look floor tiles
- Freestanding soaker tub with an upgraded faucet
- Bay window
- Oversized shower with oversized marble-look tile surround and a frameless glass enclosure
- Upgraded automatic flush toilet



Virtually Staged

BEDROOM 2 (15'5" X 11'5") BEDROOM 3 (16'10" X 16'2") BEDROOM 4 (12'0" X 12'0")

- Three additional bright bedrooms with designer broadloom, pot lights, crown mouldings, and large closets. One of the bedrooms has a dedicated ensuite bathroom and is perfect for a guest suite or second primary suite.



Virtually Staged



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

- Two additional renovated bathrooms feature deluxe cabinetry, quartz counters, undermount sinks, designer tiles, and automatic flushing toilets



RECREATION/THEATRE/ GAMES ROOM (34'11" X 13'6")

- Wide-plank laminate flooring
- Upgraded pot lights and additional sconce lighting

BATHROOM (3-PIECE)

- Ample white cabinetry with large drawers
- Stone counter with a large rectangular sink
- Stone-look floor tiles
- Large shower with stone-look tile surround with a contrasting inlay, built-in bench seat, sliding shower diverter and frameless glass enclosure



Virtually Staged



Virtually Staged

ENSUITE BATHROOM (3-PIECE)

- Ample woodgrain cabinetry
- Quartz counter with an undermount sink
- Designer floor tiles
- Oversized shower with designer tile surround, recessed shampoo niche, and rolling glass doors

LAUNDRY ROOM (13'5" X 11'3")

- Extensive shaker-style cabinetry
- Stainless steel double sinks
- Quartz counters
- Pot lights
- Window
- White washer and dryer on pedestal bases
- Wide-plank laminate flooring

Also, on this level are two cold rooms and a large storage room off the recreation room.



BEDROOM 5 (10'8" X 12'9")

- Wide-plank laminate flooring
- Pot Lights
- Ample closet space

BEDROOM 6

- Wide-plank laminate flooring
- Pot Light
- Ample closet space



SCHOOLS

Elementary

Heritage Glen – English and FI Track JK – GR08 & GR02 – 08

St. Bernadette – Regular Track – JK – GR08

– ExF Track – GR 05 – 08

St. Mary CES – FI Track – GR01 – Gr08

Secondary

Abbey Park – English Track – GR09 – 12

Thomas W. Blakelock – FI Track – GR09 – 12

St. Ignatius of Loyola CSS – Regular/FI/ExF Tracks – GR09 - 12

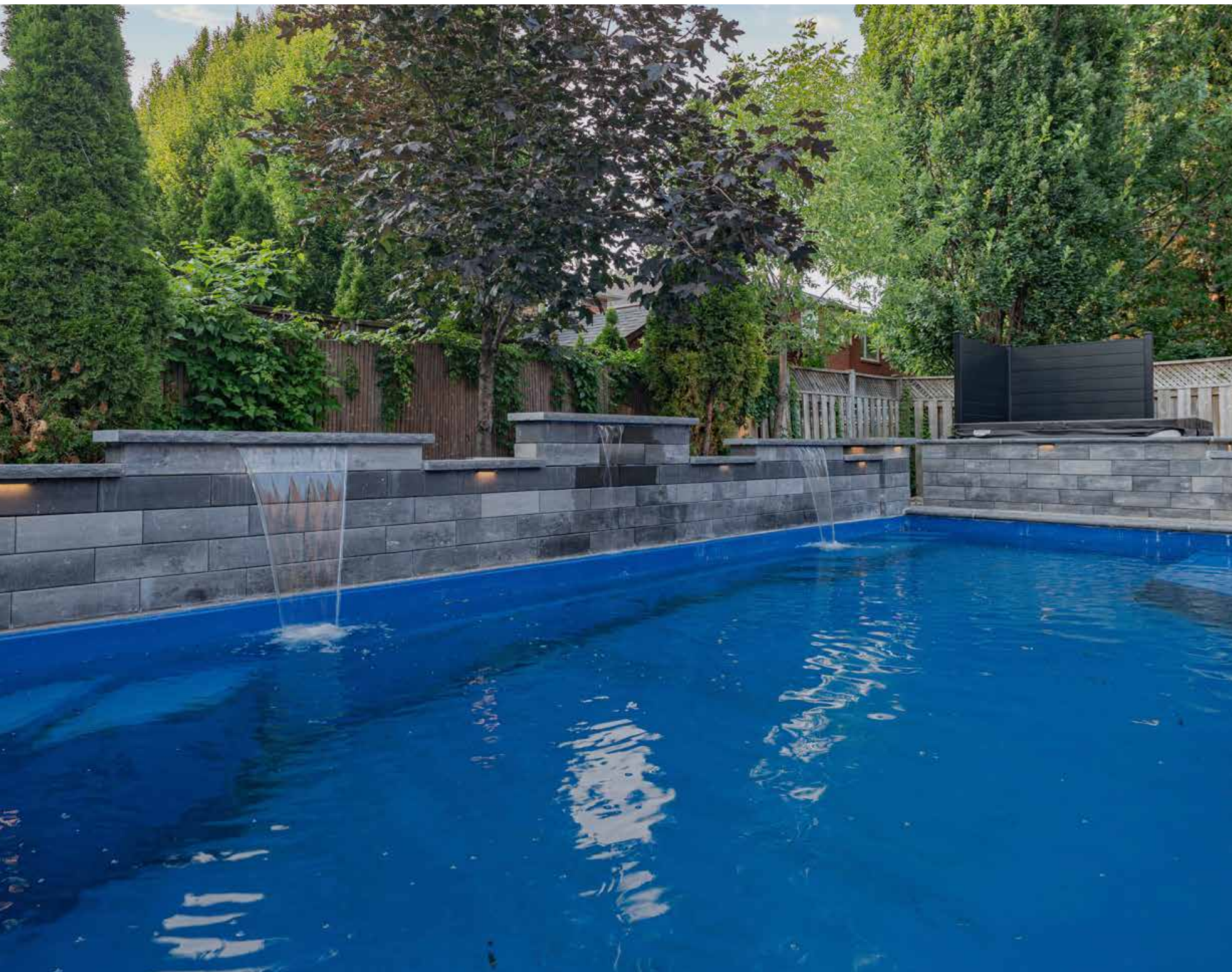


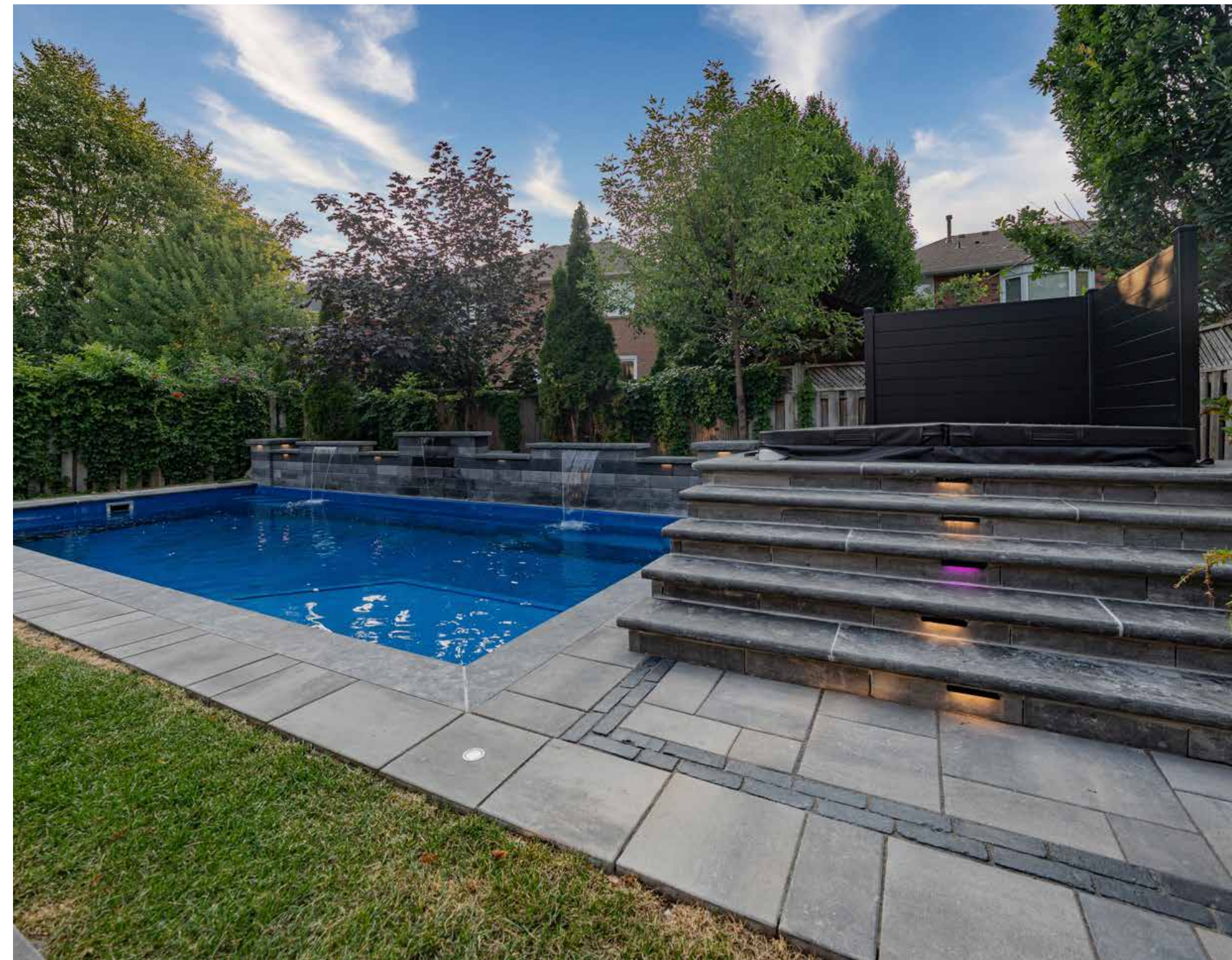
Taxes: \$8,012 / 2025

Lot Size: 58.65 x 118.11 Feet

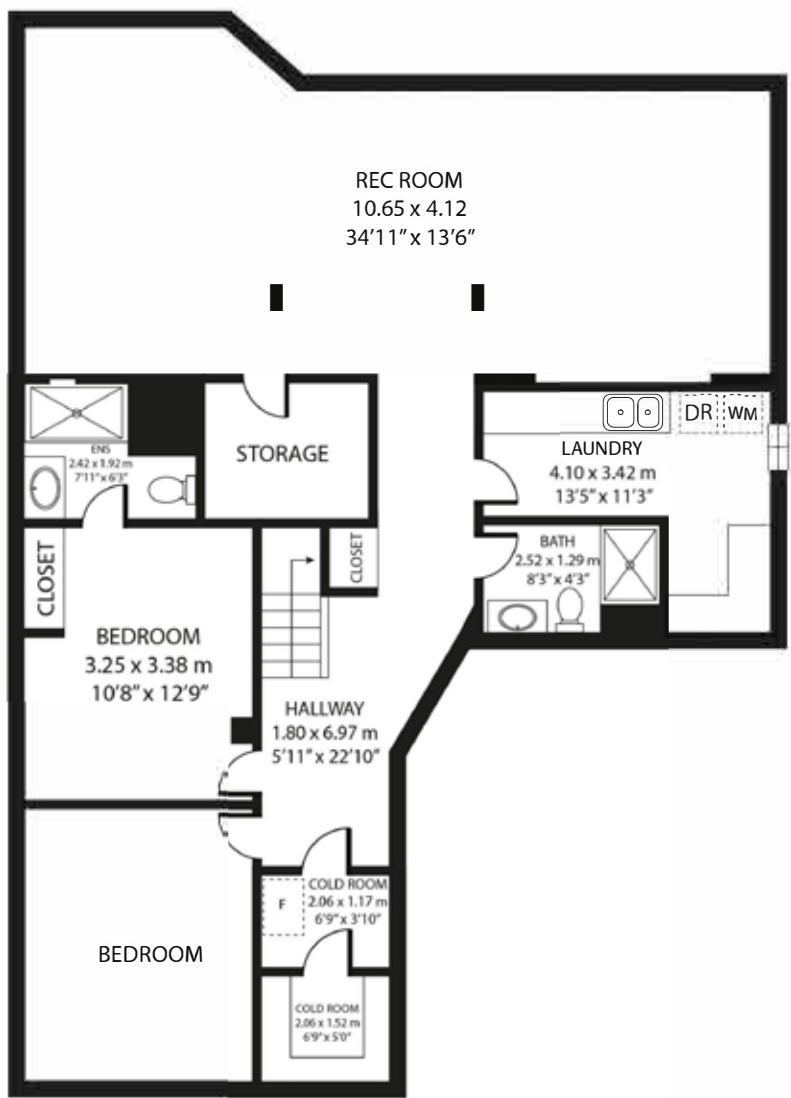
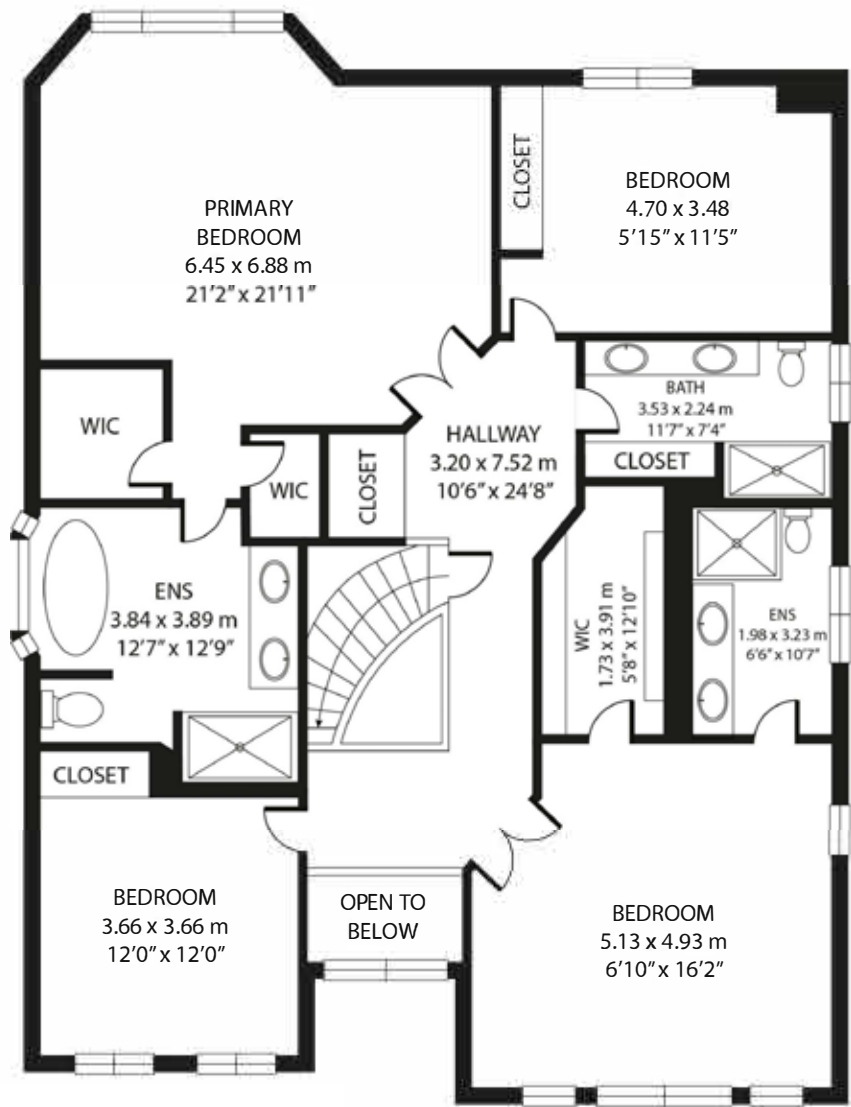
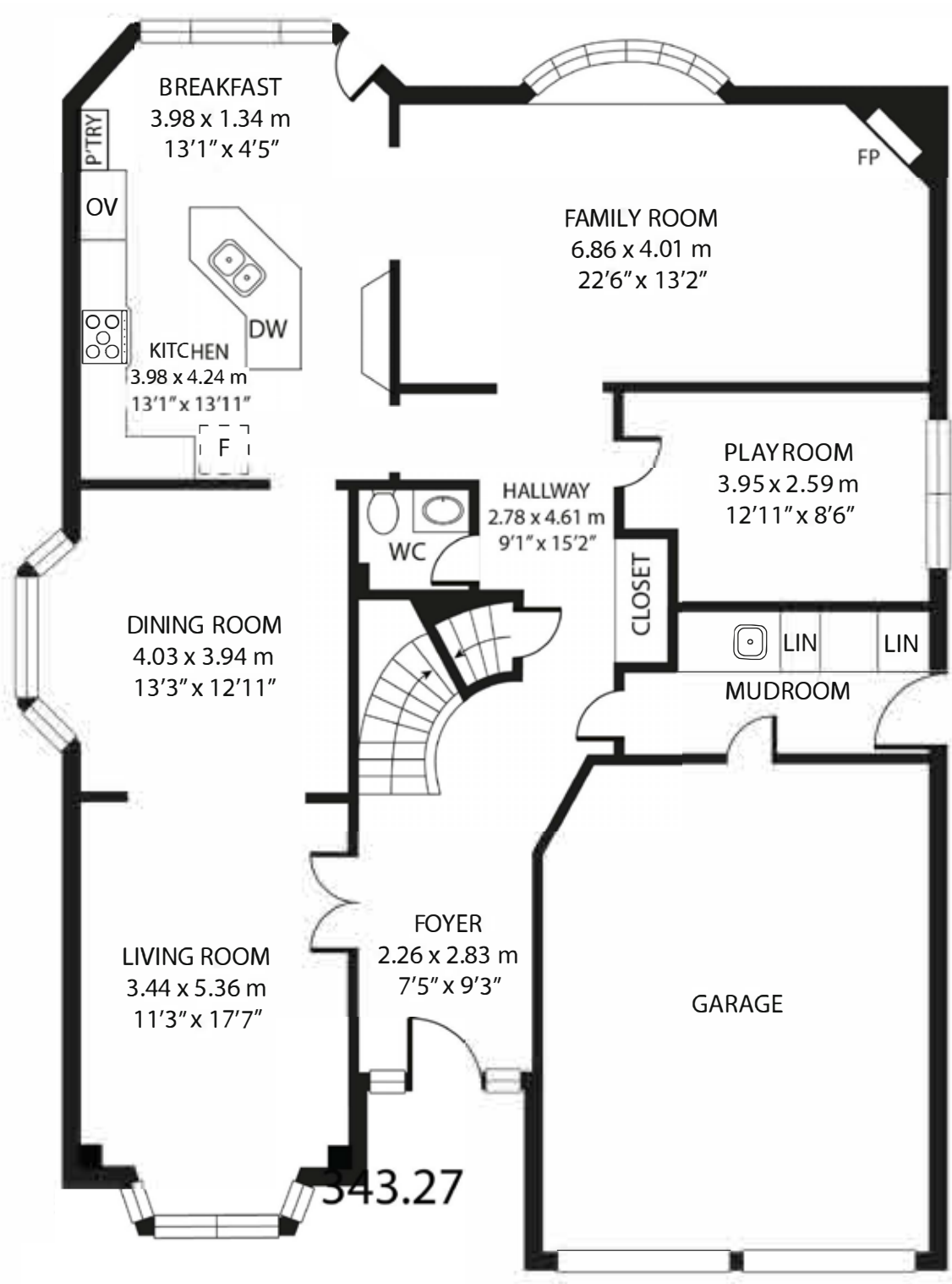
Inclusions: Fridge, gas cooktop, built-in gas oven, built-in microwave, built-in dishwasher, all electric light fixtures, all custom automatic blinds, carbon monoxide detector, garage door opener, hot tub, hot water tank, all pool equipment, outdoor fridge, gas barbeque, advanced smart-home technology, exterior lighting

Exclusions: Security cameras





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.