

RINA DIRISIO
REAL ESTATE, BUT BETTER



1106 FALGARWOOD DRIVE

OAKVILLE



THIS LOVELY 3-BEDROOM BUNGALOW, NESTLED ON A PRIVATE, PREMIUM 93' X 128' DEEP LOT THAT SEAMLESSLY MERGES WITH THE LUSH EMBRACE OF DENSE WOODLANDS, IS A RARE FIND IN THE DESIRABLE ESTABLISHED COMMUNITY OF FALGARWOOD.

Surrounded by parks and picturesque trails, the home offers both tranquillity and convenience, with amenities just moments away: a 3-minute drive to the Upper Oakville Shopping Centre for groceries, restaurants, and essentials, a 4-minute trip to Oakville Place Mall for upscale shopping and additional restaurants, and swift access to the QE/403 and Oakville GO Train Station for effortless commuting. Beautifully maintained with inviting curb appeal, the property features an extra-large driveway accommodating up to six vehicles plus another two in the attached double garage. Mature trees frame the spacious backyard, where a large deck provides the perfect sanctuary for peaceful outdoor living. The home reveals unexpected delights, including cathedral ceilings, two wood-burning fireplaces, and hardwood floors with updated baseboards on the main level. The L-shaped living and dining room invites formal gatherings or hanging out with family. Enjoy the bright kitchen with ample cabinetry, stainless steel appliances, and a charming breakfast nook with access to a generous deck and a serene backyard. The main level includes three good-sized bedrooms with hardwood flooring, a 4-piece bathroom, and a private 2-piece ensuite bath in the primary suite. Downstairs, a sprawling recreation room with a built-in bar awaits casual entertaining and large get-togethers, completing this harmonious blend of functionality, comfort, and connection to nature. Repainted interior in 2024.



FOYER

- Neutral floor tiles installed on the diagonal
- Wood slat feature wall
- Closet with mirrored sliding doors



LIVING ROOM (19'2" X 11')

- Hardwood floor
- Extra-large window with transoms
- Wood-burning fireplace with a floor-to-ceiling stone mantel
- Cathedral beamed ceiling



DINING ROOM (11'1" X 9'10")

- Hardwood floor
- Chandelier with an antique finish and crystal accents
- Large window to the rear yard



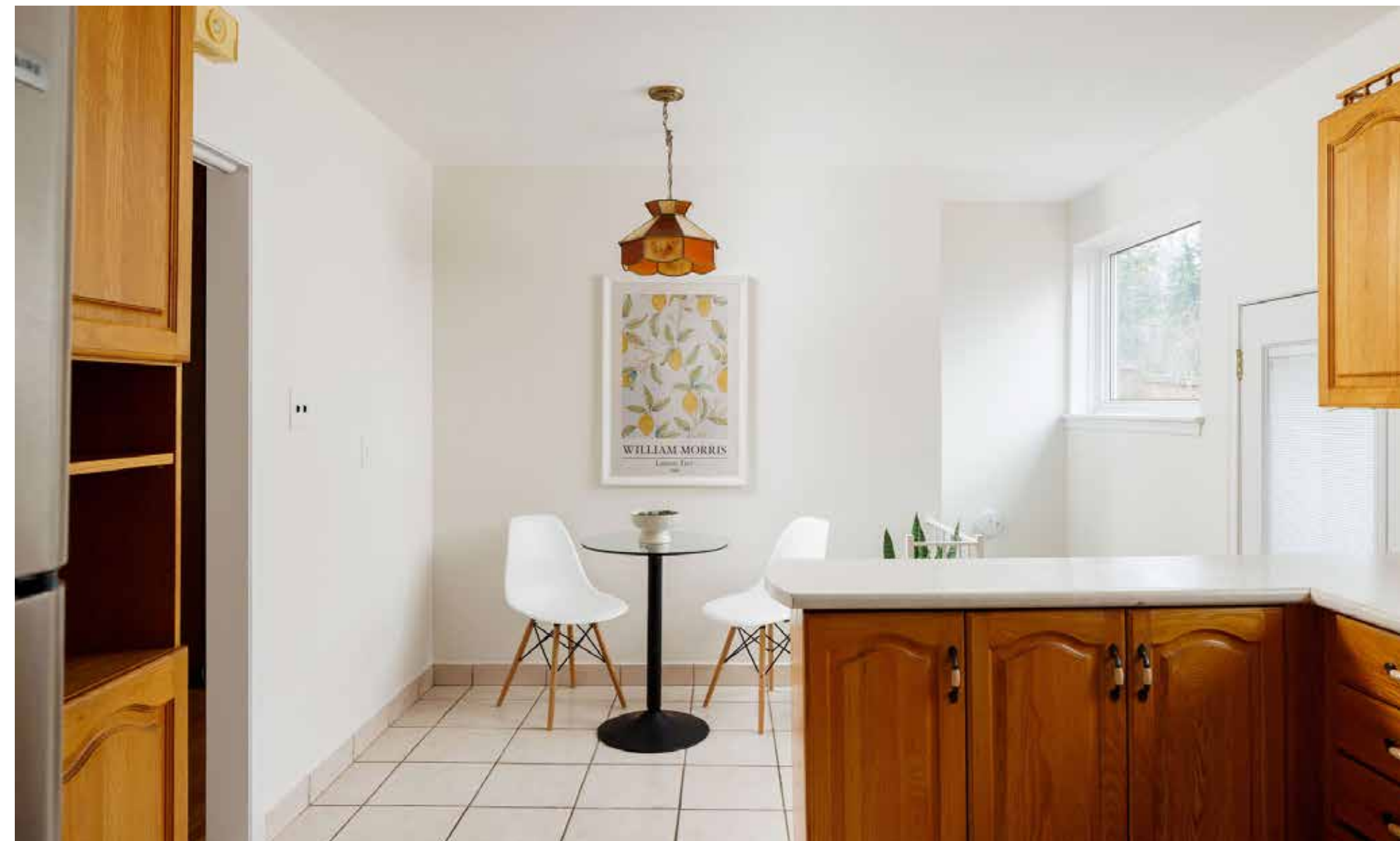
KITCHEN (10'9" X 7'11")

- Light-finished oak cabinetry
- Pantry with open display shelves
- Stainless steel fridge and electric stove
- Neutral floor tiles
- Large window to the rear yard



BREAKFAST ROOM (7'8" X 5'10")

- Neutral floor tiles
- Tiffany-style chandelier
- Sunken landing with a walkout to the deck and massive rear yard





PRIMARY BEDROOM (13'9" X 10'9")

- Hardwood floor
- Large window overlooking the backyard
- Wall-to-wall closet

ENSUITE BATHROOM (2-PIECE)

- Ample white cabinetry
- Window
- Neutral floor tiles

BATHROOM (4-PIECE)

- Ample white cabinetry
- Neutral floor tiles and complementing partially tiled walls
- Window
- Tub and shower combination with neutral tile surround

BEDROOM (12'6" X 9'7") BEDROOM (16'1" X 8'9")

Two additional bedrooms on the main floor offer large windows, hardwood floors, and double closets.





RECREATION ROOM (26'11" X 29'8")

- Freshly painted open concept room
- Tiled ceiling
- Built-in bar area
- Wood-burning fireplace with floor-to-ceiling stone mantel and built-in wood storage
- niche
- Two windows

UNFINISHED UTILITY/ LAUNDRY ROOM (23'1" X 17'7")

- Two windows
- White washer and dryer





SCHOOLS

Elementary

Falgarwood – English – JK – GR08

Munn's – French Immersion – GR02 – 08

Holy Family CES – English – JK – GR08

St. Marguerite d'Youville CES – French Immersion – GR01 – 04

St. Marguerite d'Youville CES – Extended French Immersion – GR05 - 08

St. Mary CES – French Immersion – GR05 – 08

Secondary

Iroquois Ridge – English & French Immersion – GR09 – 12

Holy Trinity CSS – English & Extended French Immersion – GR09 – 12

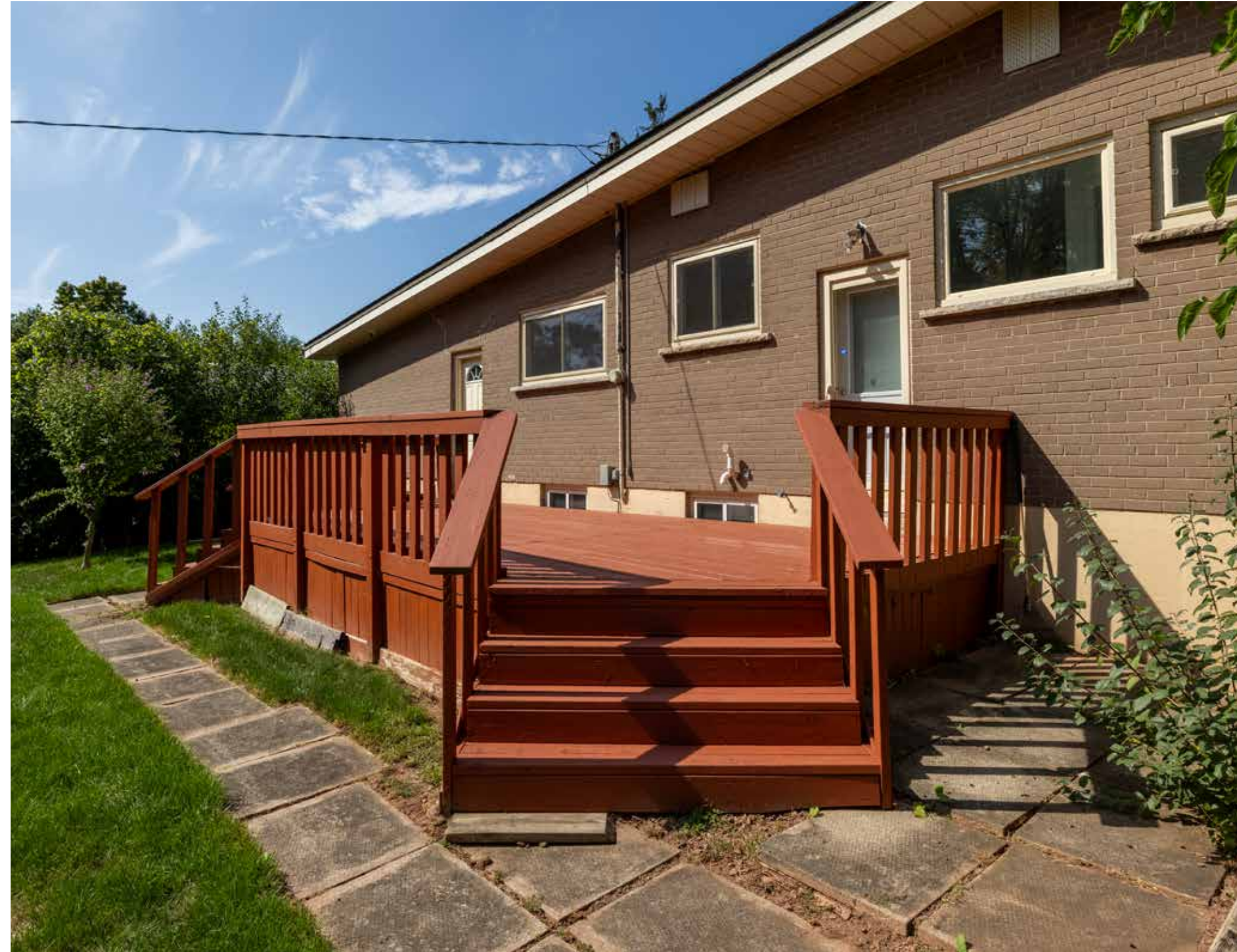
St. Ignatius of Loyola – French Immersion – GR09 – 12



Taxes: \$6,819/2025

Lot Size: 93 x 128.18 x 137.09 x 76.53 Irregular

Inclusions: Stainless steel fridge and stove, all window coverings, all electric light fixtures, washer, dryer, garage door remote

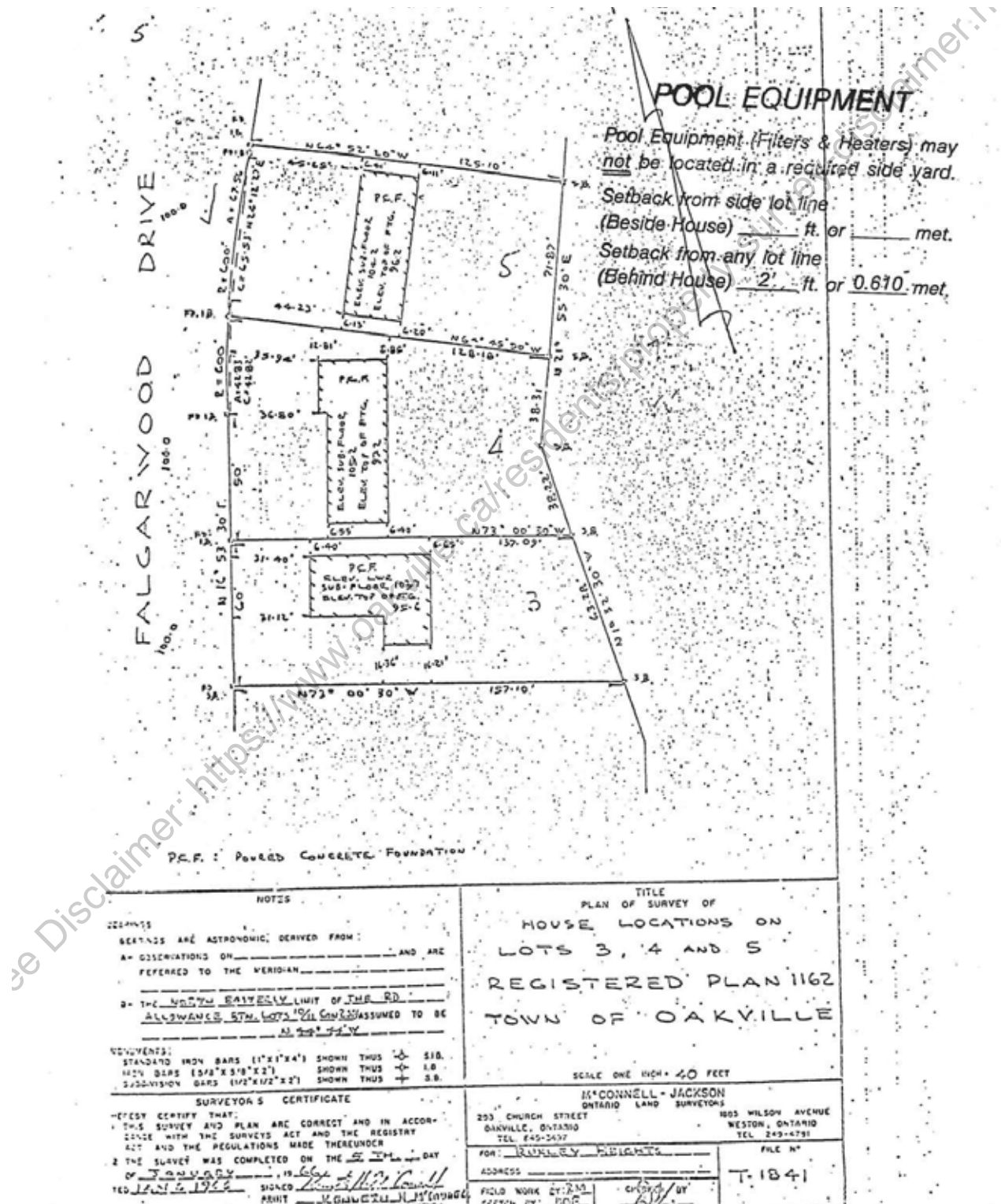


FLOOR PLAN



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

SURVEY





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

RINA.CA

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