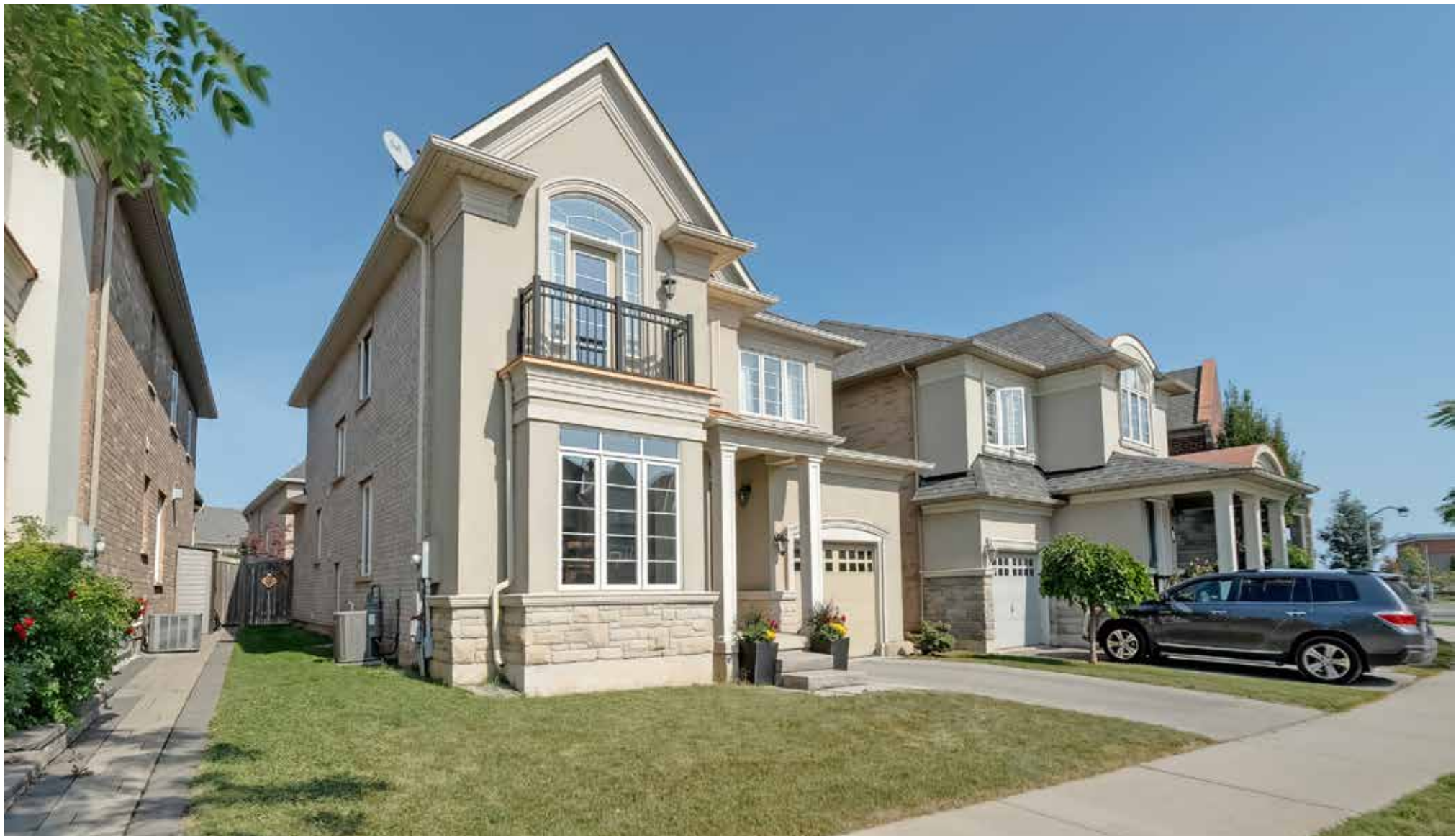


RINA DIRISIO
REAL ESTATE, BUT BETTER



3101 GLADESIDE AVENUE

OAKVILLE, ON



COME TO SOUGHT-AFTER WOODLAND TRAILS FOR THE COMMUNITY SPIRIT, THE COUNTLESS PRESERVED FOREST TRAILS AND THE CONVENIENCE OF ALL THE AMENITIES A FAMILY NEEDS.

You'll love this beautifully presented Rosehaven Energy Star home for its striking curb appeal, sumptuous finishes, and superb floor plan. Spaces for entertaining and private family retreats are perfectly planned and catered to the day-to-day lives of today's busy families. Pull up on your driveway and admire the stucco and stone exterior, the copper roof accents, the architectural drama of the varied roof lines and the deluxe extra-wide trims.

A fabulous outdoor entertaining space is waiting for you in the fully-fenced backyard during summer. Picture relaxing with friends and family on the extra-large upgraded stone patio with a large pergola/gazebo structure that you could close off for added privacy or to create a very inviting ambiance. Grill, dine and lounge on a hot summer day while the kids run through the sprinkler on the adjoining green space.

This home's chic, modern vibe and the incredible sense of spaciousness embrace you from the moment you enter. Greet your guests in the large sunken foyer with a knee wall and columns to the open-concept yet formal living/dining room with upgraded hardwood floors and two large windows. A little further down the hall, you'll pass the impressive dark-stained oak staircase with upgraded iron pickets on your way to the kitchen and family room. A beautifully upgraded kitchen awaits the resident chef with extensive modern white cabinetry, extended-height upper cabinets with crown mouldings, a centre island with a breakfast bar, granite counters, a sleek stainless steel tile backsplash and stainless steel appliances. The gorgeous breakfast room with its cathedral ceiling, large windows and garden door walkout to the giant stone patio creates a Zen-like atmosphere to enjoy family meals. If you have children, you will value the direct sight line to the family room with a gas fireplace, large windows and an upgraded hardwood floor underfoot. Also conveniently situated on this floor is a powder room and a sunken laundry room with inside entry to the attached garage.

Head upstairs, stopping on the mid-level landing to admire the large window and the built-in bench seat, imagining your child curled up with their favourite book. The upper hall is bright and airy, with abundant natural light from the stairwell window. You'll cherish bedtime in the sanctuary of the primary retreat with an air of elegance provided by the 9-foot tray ceiling. The large walk-in closet offers lots of storage, and you'll especially enjoy rejuvenating in the 5-piece ensuite bath with a relaxing soak in the large oval soaker tub or the refreshing water flow in the frameless glass shower. Three additional bedrooms on this level share a 4-piece bathroom with a soaker tub/shower combination. One of the bedrooms features a partial cathedral ceiling accommodating a garden door with a Palladian transom to a charming Juliet balcony.

Shrink your must-have list with the premium construction standards and Energy Star designation, numerous upgrades and priceless architectural features you and your family will treasure for years to come. Nine-foot main floor ceilings, unique cathedral and tray ceilings, upgraded dark hardwood floors on the main level, sleek modern-style cabinetry, neutral stone-look floor tiles, large windows, solid surface counters including granite kitchen counters, and the thoughtful, well-designed living space ensures the entire family's needs are attended to.

You can walk to Oodenawi Public School, forest trails, George Savage Park Fortino's, restaurants, services, and North Park bordering 16 Mile Creek, which offers a sports park, dog park and ice arenas. It is about a 5-minute drive to the Oakville Trafalgar Hospital, Uptown Core, and the 407 ETR, and around 10 minutes to the QEW and Bronte GO Train Station.

FOYER

- Extended-height single entry door with a glass insert
- Knee-wall with decorative columns
- Upgraded oversize floor tiles
- Upgraded dark hardwood floor throughout the main hall
- Nine-foot main floor ceilings
- Upgraded dark-stained oak staircase with deluxe iron pickets and large boxed window with seating below in the mid-level landing





INVITING & SPACIOUS

LIVING/DINING ROOM (6.91M X 3.38M)

- Upgraded dark hardwood floor
- Large windows
- Prewired for a chandelier
- Recessed art niche in the dining area



BRIGHT KITCHEN



KITCHEN (3.58M X 3.38M)

- Plenty of upgraded modern-style white cabinetry
- Extended-height upper cabinets with crown mouldings
- Built-in microwave shelf
- Centre island with a breakfast bar
- Granite counters with a complementing chic stainless steel mosaic tile backsplash
- Window to the side yard
- Neutral floor tiles
- Stainless steel appliances including a side-by-side fridge with a water/ice dispenser, electric range, and built-in dishwasher



BREAKFAST ROOM (3.38M X 2.39M)

- Cathedral ceiling
- Huge window with a Palladian transom
- Neutral floor tiles
- Garden door walkout to the gorgeous stone patio with a pergola/gazebo structure and a grassy area for the kids to play

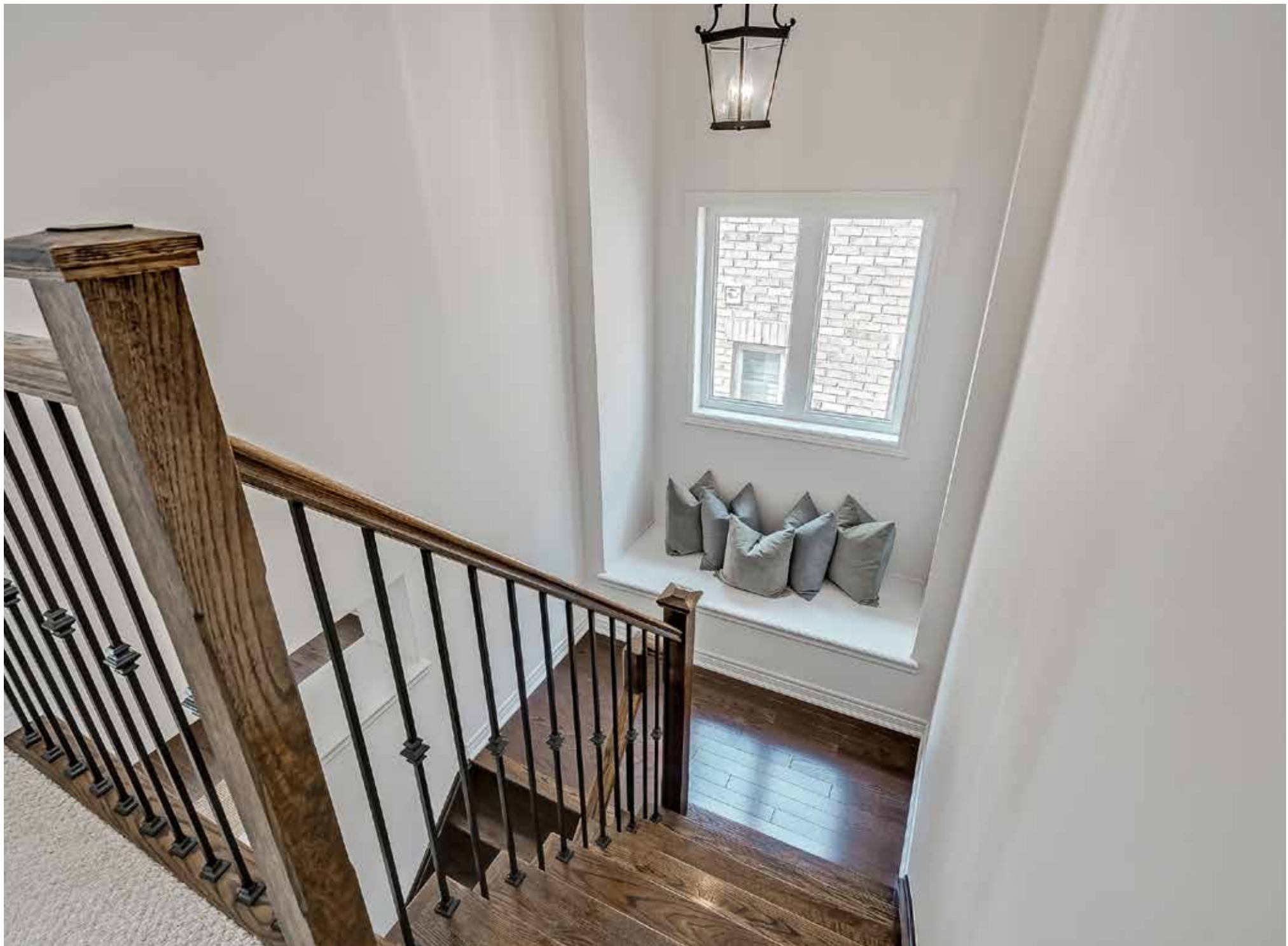
ENTERTAIN



FAMILY ROOM (4.90M X 3.91M)

- Upgraded dark hardwood floor
- Two large windows
- Gas fireplace with a classic white mantel and an accent pot light above





SUNKEN LAUNDRY ROOM

- Neutral floor tiles
- White base cabinet with a large, moulded washtub
- White washer and dryer
- Convenient inside entry to the attached single garage

BATHROOM (2-PIECE)

- Neutral floor tiles
- Large window
- Sleek modern suspended cabinetry with a large drawer
- One-piece moulded vanity with an integrated sink



PRIMARY RETREAT



PRIMARY BEDROOM (5.08M X 3.71M)

- Elegant 9' tray ceiling
- Two large windows
- Large walk-in closet
- Neutral Berber broadloom

ENSUITE BATHROOM (5-PIECE)

- Two sleek white modern-style vanities with drawers and lower display shelves
- One-piece solid surface counters with integrated oversize sinks
- Neutral oversize floor tiles
- Large window
- Luxurious oval soaker tub with neutral tile surround
- Separate frameless glass shower with neutral tile surround and pot light overhead



**BEDROOM 2
(5.08 X 3.30)
BEDROOM 3
(3.73 X 3.02)
BEDROOM 4
(3.07 X 3.07)**

Three additional bright bedrooms with large windows, neutral Berber broadloom, and ample closet space. One of the bedrooms features a partial cathedral ceiling accommodating a garden door with sidelights and large Palladian transom to a Juliet balcony.



**BATHROOM
(4-PIECE)**

Large main bathroom with neutral floor tiles, upgraded suspended modern cabinetry with a one-piece moulded counter with integrated sink and a soaker tub/shower combination with neutral tile surround.



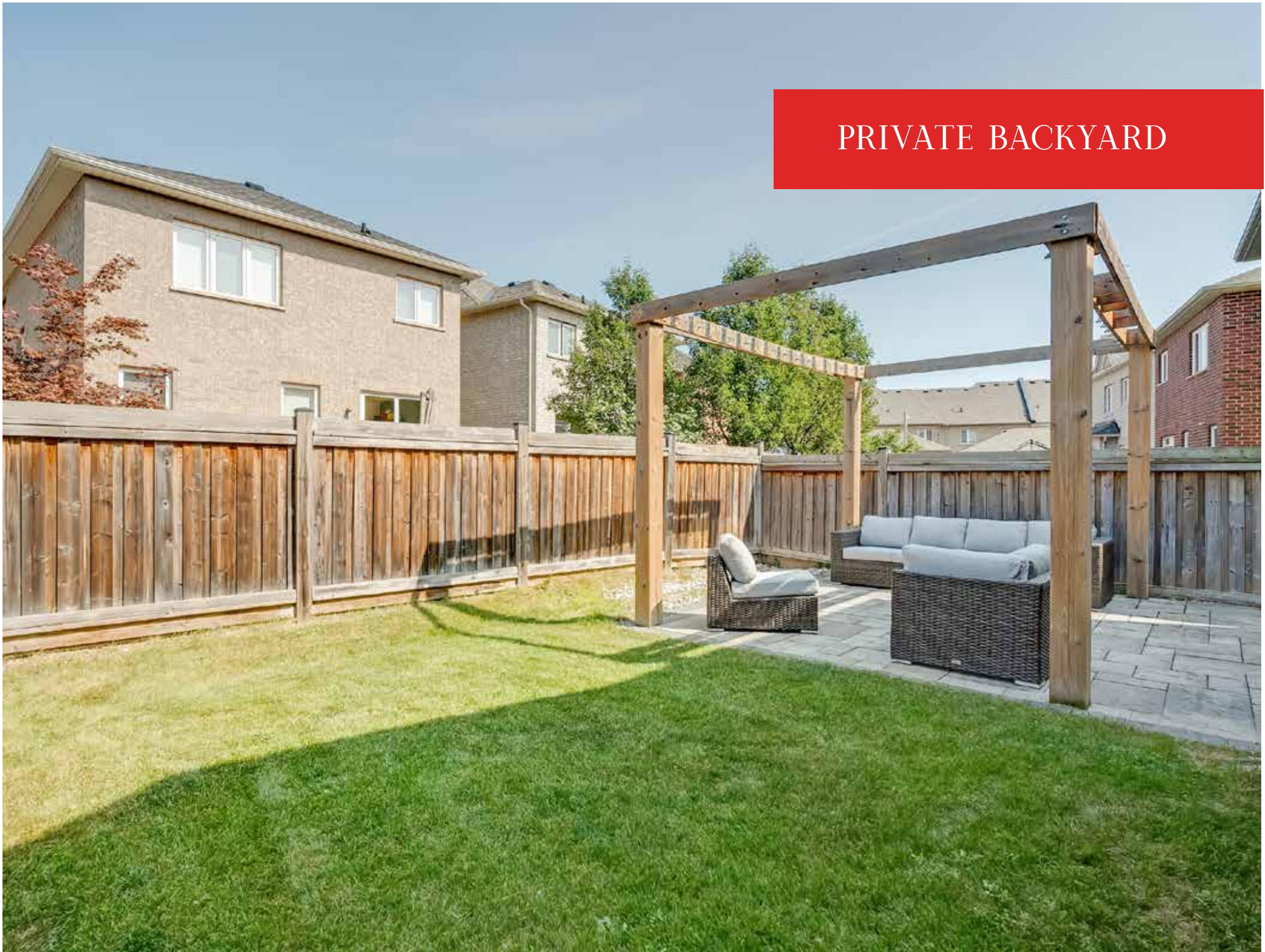


SCHOOLS

- **REGULAR TRACK**
 - PK - Grade 8: Oodenawi PS
 - Grade 9 - 12: White Oaks SS
- **CATHOLIC SCHOOLS**
 - PK - Grade 8: St. Gregory the Great Catholic ES
 - Grade 9 - 12: St Ignatius of Loyola Catholic SS
- **FRENCH IMMERSION**
 - PK - Grade 8: Oodenawi PS
 - Grade 9 - 12: St Ignatius of Loyola Catholic SS

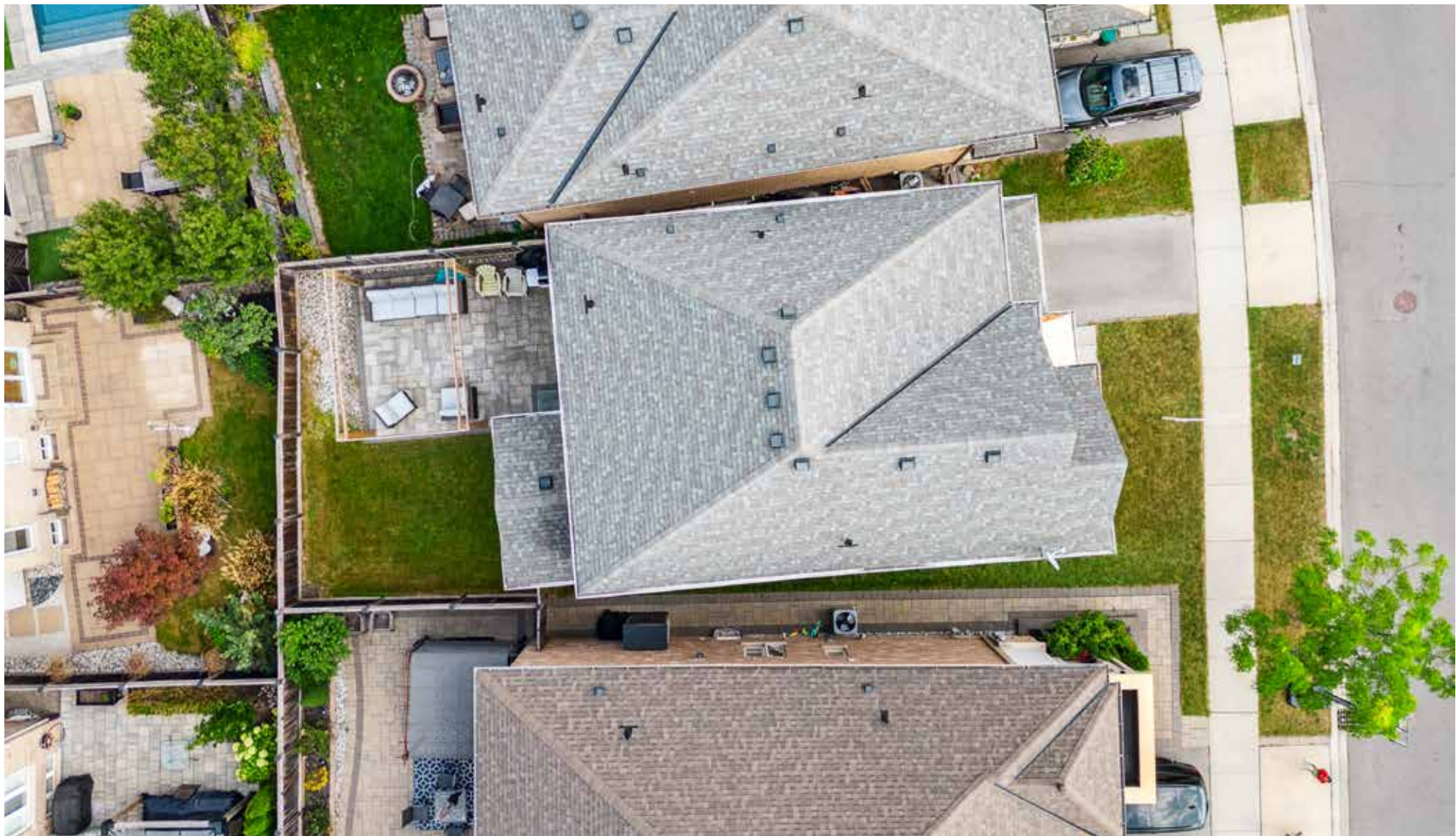


PRIVATE BACKYARD

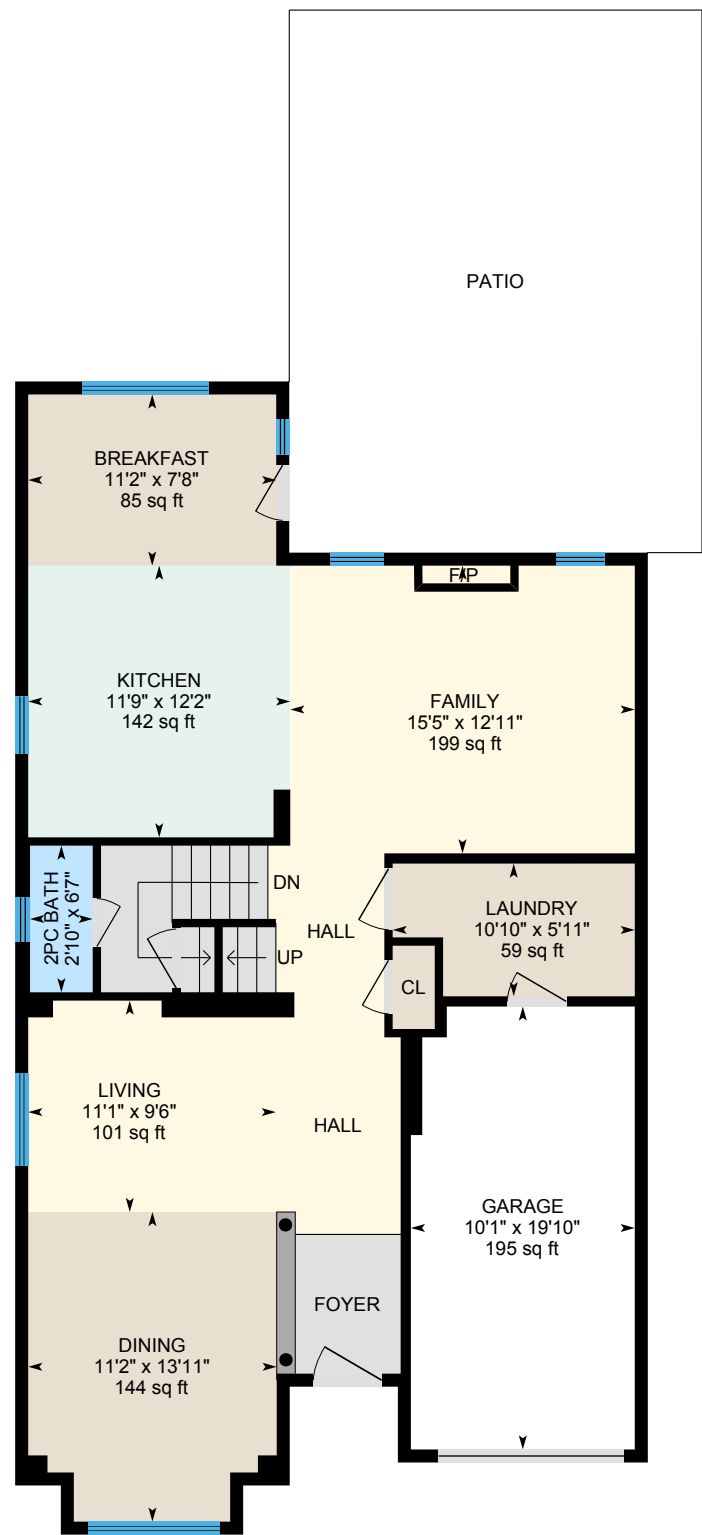


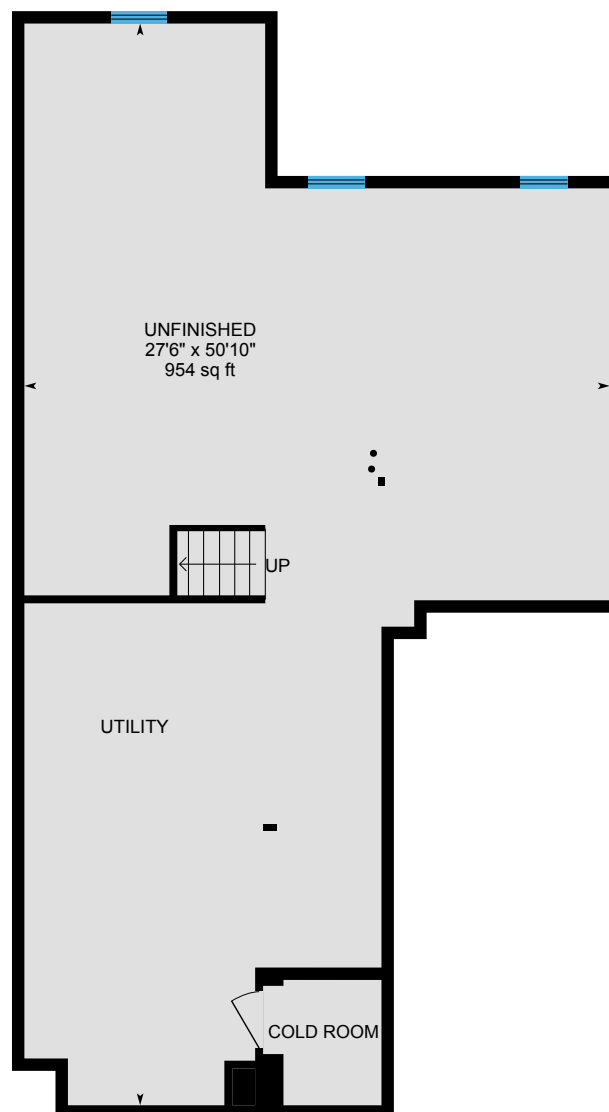
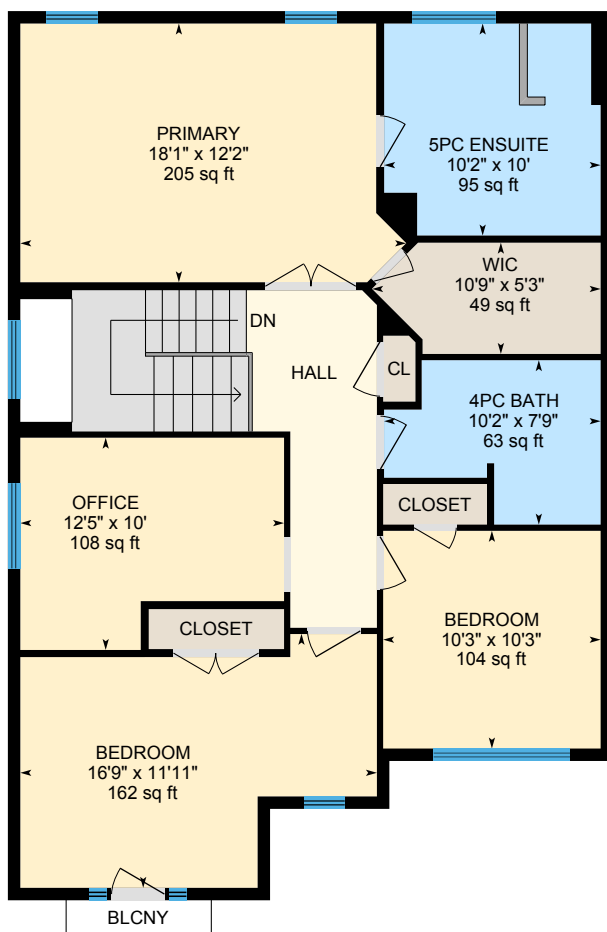
- **TAXES:** \$6,294.00/2023
- **INCLUSIONS:** Built-in dishwasher, fridge, stove, washer, dryer, all electrical light fixtures, all window coverings, central air, garage door opener.
- **LOT SIZE:** 40.72 X 90.38 FT





FLOOR PLANS







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