

RINA DIRISIO
REAL ESTATE, BUT BETTER



2259 YATES COURT

OAKVILLE



TAKE A DRIVE TO SUNSET DRIVE AND TURN ONTO YATES COURT AND IMMEDIATELY FEEL THE PEACE OF THIS PRIVATE ENCLAVE OF HOMES!

Secluded from the hustle and bustle but close enough to everything a family needs for daily life in trendy Bronte. At the top of the court, you'll find a beautiful traditional two-storey home set back from the street with a double attached garage and an extra-long double driveway with parking for six cars. The enormous pie-shaped lot approximately 208 ft deep (irregular shape) is punctuated with towering mature trees and offers an exceptionally private rear yard that will take care of summer fun. Access gate to Donovan Bailey Park!

Treat friends and family to a day of fun in the sun. Enjoy the soothing sounds of lapping water on a warm evening or the squeals of delight as the kids explore and perfect their aquatic skills in the heat of the day. Grill your signature entrée on the barbeque, dine alfresco or simply relax the day away on your massive deck with built-in bench seating or lounge on the poolside patio. The kids can run off steam on the vast green space, and abundant trees provide a connection with nature and ultimate privacy for all your outdoor activities.

Inside is everything you need for a comfortable family life, including private formal spaces for entertaining. The spacious foyer features an impressive oak staircase to the upper floor. French doors open to the generous formal living room with elegant crown mouldings, upgraded hardwood flooring and large windows overlooking the front gardens. The separate dining room has upgraded hardwood flooring and crown mouldings and is enclosed with French doors, creating a formal, elegant ambiance. A practical white kitchen offers plenty of white cabinetry facilitating your storage needs, corian counters, and stainless steel appliances, and the family can enjoy daily meals in the breakfast room with a walkout to the deck and pool. Light up the wood-burning fireplace and enjoy movie night or catch up with loved ones on the day's events in the generous family room. You'll love the updated 2-piece bathroom and the bright laundry room with white cabinetry, a large window, and access to a pantry/storage area complete this level.

Upstairs, you will find 5 spacious bedrooms, including the primary suite offering upgraded hardwood flooring, three large windows, a gorgeous 3-piece ensuite bathroom with deluxe cabinetry, a quartz counter, and an oversized luxurious shower with glass doors. The four additional bedrooms on this level feature hardwood flooring and share the updated 5-piece main bathroom with ample white cabinetry and marble counter, oversized floor tiles and a tub/shower combination with sliding glass doors. Bathrooms were renovated in approximately 2016/2017.

The lower level delivers additional space for casual entertaining or for the kids to hang out with friends. A spacious games room has built-in cabinetry with upper display shelves and wine bottle storage – perfect for a bar/servory area. You can relax, watch a movie, or visit with friends in the sizeable recreation room, plus pool table which has ping pong table conversion.

You'll appreciate how immaculate and well-maintained this family home is, along with the leaded glass French doors, the hardwood floors on two levels, the updated luxurious bathrooms, the crown mouldings and the newer windows (approximately 2016) on the main and second floors.

You'll cherish your superb location in Bronte on this quiet, highly-desired court close to Lake Ontario! It's only a 7-minute bike ride to Fisherman's Wharf, Bronte Heritage Waterfront Park, Bronte Harbour and trendy Bronte Village with unique restaurants and shops. Commuters will value only being 3 kilometres to the Bronte GO Train Station and the QEW/403 highway.



FOYER

- Upgraded single entry door with leaded glass sidelights
- Upgraded hardwood floor
- Dark-stained solid oak staircase





INVITING & SPACIOUS





LIVING ROOM (17'6" X 13'1")

- French doors
- Upgraded hardwood floor
- Crown mouldings
- Large windows with custom blinds to the front gardens





DINING ROOM (13'1" X 11'10")

- French doors to the kitchen and to the living room
- Extra-large window
- Crown mouldings
- Upgraded hardwood floor

KITCHEN



KITCHEN (17'2" X 11'9")

- Updated white cabinetry
- Extended-height upper cabinets
- Built-in desk with drawers
- Pantry
- Corian counters and complementing ceramic tile backsplash
- Deep crown mouldings
- Large window with custom blinds
- Stone-look floor tiles
- Stainless steel appliances including a French door fridge with a water/ice dispenser and bottom-mount freezer, built-in dishwasher, built-in oven and electric cooktop
- Walkout from the breakfast area to the deck, yard, and pool







FAMILY ROOM (17'7" X 11' 7")

- French door
- Rustic beamed ceiling and complementing wall mouldings
- Upgraded hardwood floor
- Reclaimed brick wood-burning fireplace accented with a directional pot light
- Sliding glass doors to the oversized deck, pool and backyard with mature trees and ultimate privacy



LAUNDRY ROOM

- Plenty of white cabinetry
- Base cabinet with an upgraded deep stainless steel sink with a pulldown spray faucet
- Large window with wide-slat blinds
- Bi-fold closet
- Stone-look floor tiles
- High-efficiency washer and dryer on pedestal bases
- Access to a pantry area
- Exterior door with a glass insert to the rear yard
- Fridge included

BATHROOM (2-PIECE)

- Upgraded furniture-style cabinetry
- Granite counter with an under-mount sink and upgraded wide-spread faucet
- Window with privacy glass
- Stone-look floor tiles

UPPER LEVEL



PRIMARY BEDROOM (17'5" X 13'0")

- Three extra-large windows
- Upgraded hardwood floor
- Walk-in closet

ENSUITE BATHROOM (3-PIECE)

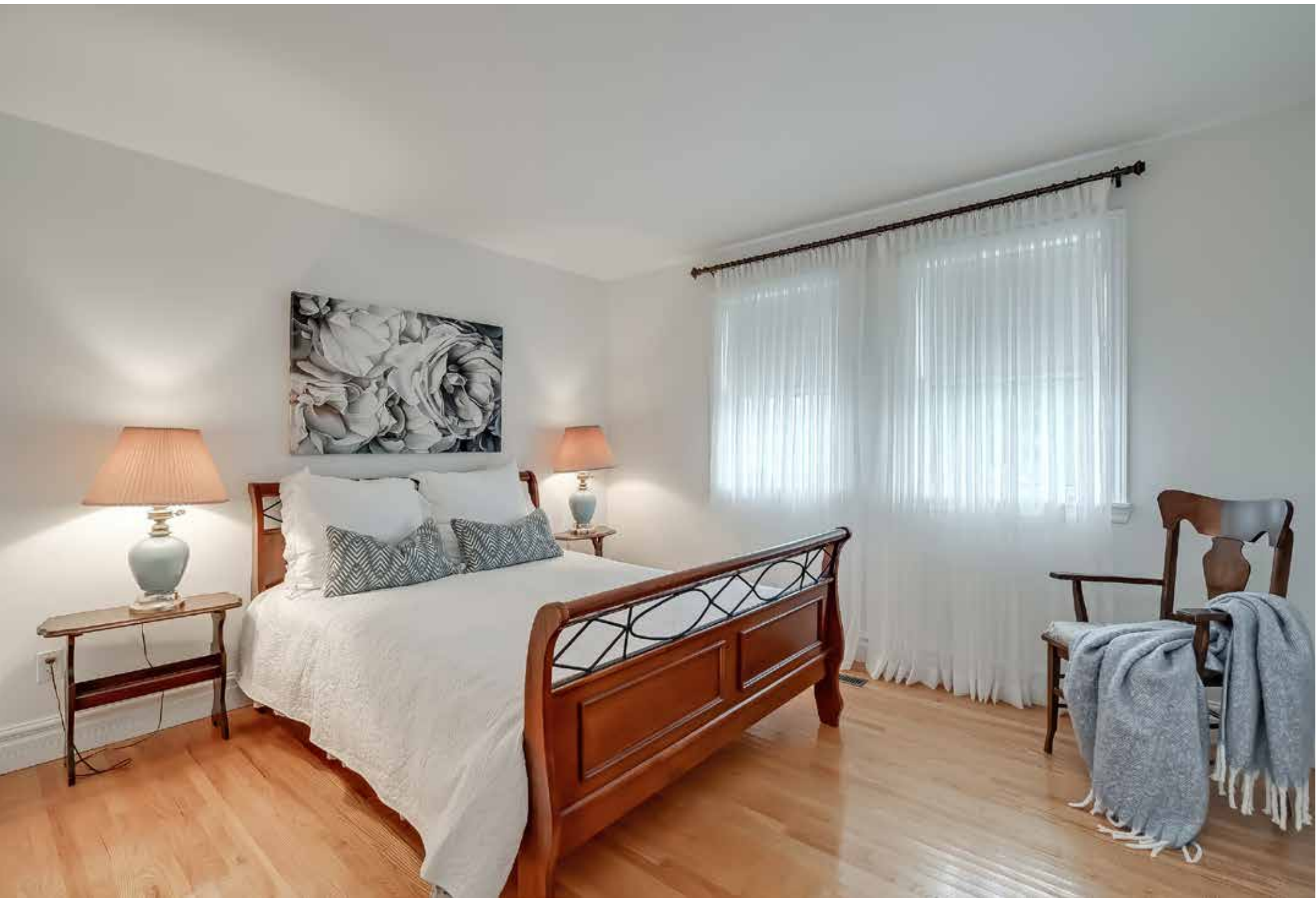
- Upgraded furniture-style cabinetry
- Quartz counter with a large rectangular under-mount sink and wide-spread faucet
- Upgraded neutral floor tiles
- Oversized shower with neutral tile surround with a subtle elongated mosaic tile inlay, upgraded shower system with a rain-style showerhead, additional sliding diverter and rolling glass doors
- Updated approximately 2016-2017





BEDROOM 2 (12'2" X 11'3")
BEDROOM 3 (12'9" X 10'5")
BEDROOM 4 (12'2" X 9'11")
BEDROOM 5 (12'3" X 10'9")

The four additional large bedrooms on the second floor offer hardwood floors, large windows and ample closet space.



BATHROOM (5-PIECE)

Updated 5-piece main bathroom (approximately 2016-2017) with plenty of white cabinetry, marble counter with under-mount sinks, upgraded oversize floor tiles, and a tub/shower combination with sliding glass doors.

LOWER LEVEL



RECREATION ROOM (13'6" X 11'0")

- Wood wall mouldings
- Neutral broadloom
- Track lighting

GAMES ROOM (24'4" X 12'5")

- Rustic ceiling beam
- Built-in cabinetry with upper display shelves and built-in wine storage
- Neutral broadloom
- Track lighting
- Pool table with ping pong table conversion





SCHOOLS

Regular Track:

PK - Grade 6: Gladys Speers PS

PK - Grade 8: Eastview PS

Grade 2 - 8: Pine Grove PS

Grade 9 - 12: Thomas A Blakelock HS

Catholic School:

PK - Grade 8: St Dominic Catholic ES

Grade 9 - 12: St Thomas Aquinas CSS

French Immersion:

Grade 2 - 8: Pine Grove PS

Grade 9 - 12: Thomas A Blakelock HS

Grade 9 - 12: St Thomas Aquinas CSS





ULTIMATE BACKYARD

Taxes: \$7,244/2023

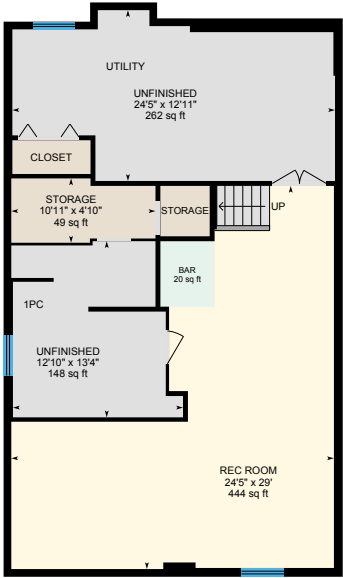
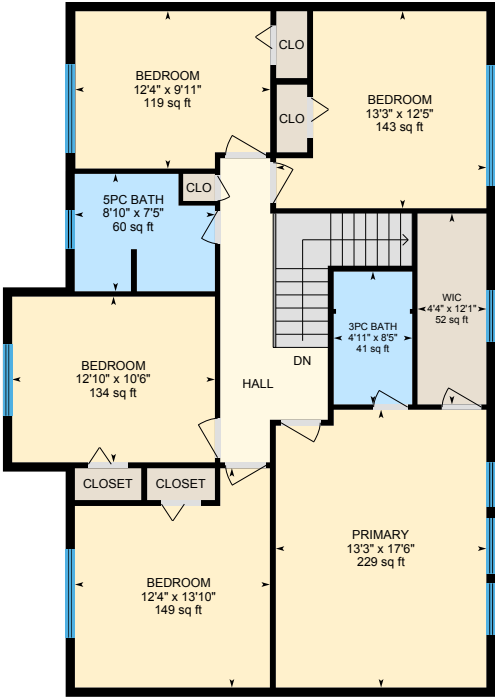
Lot Size: 42.07 ft X 208.04 ft X 241.90 X 100.26 ft (Irregular)

Inclusions: Built-in dishwasher, fridge, stove, washer, dryer, all electrical light fixtures, all window coverings, garage door opener, central vacuum, pool table, fridge in laundry room.





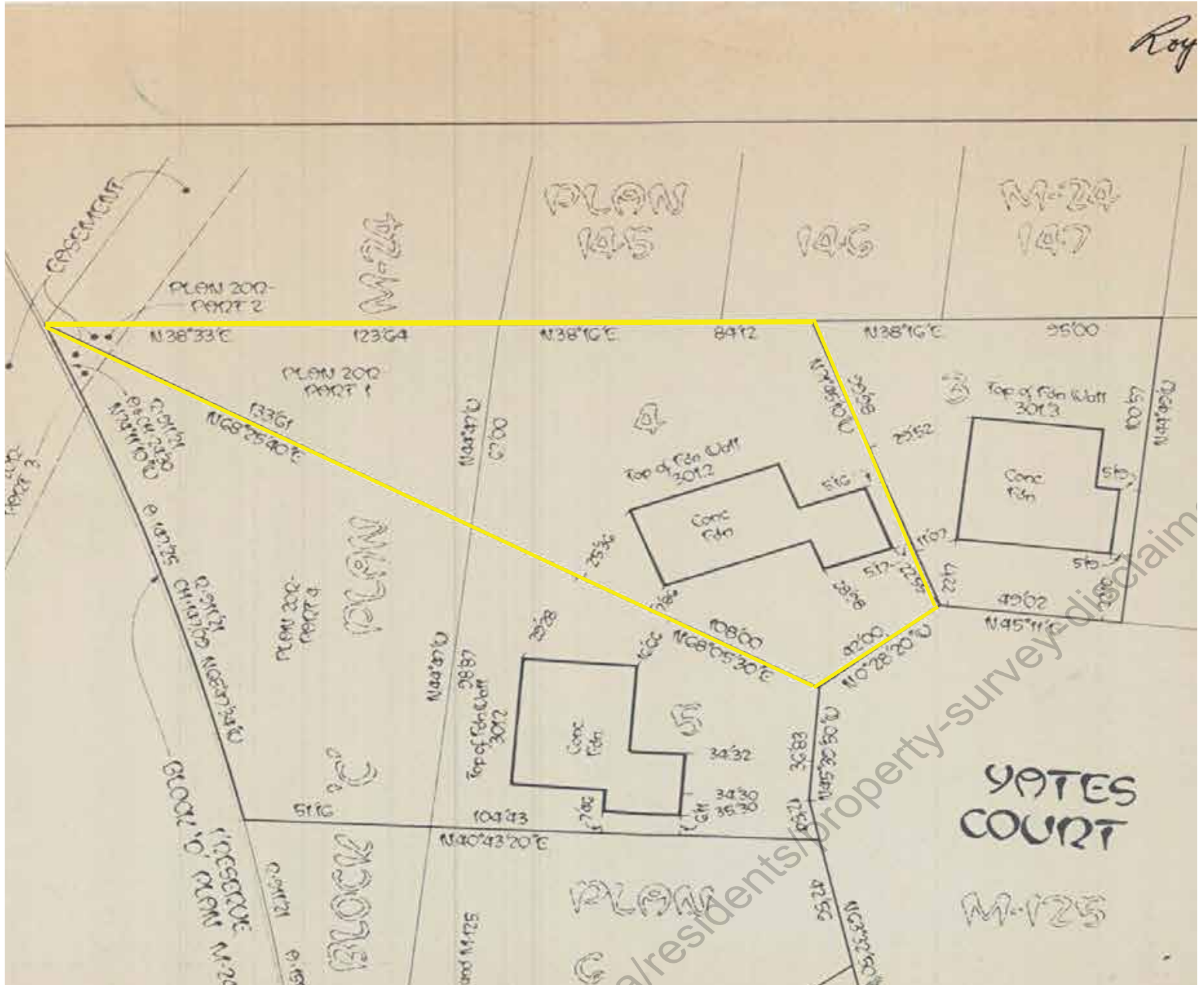
FLOOR PLANS

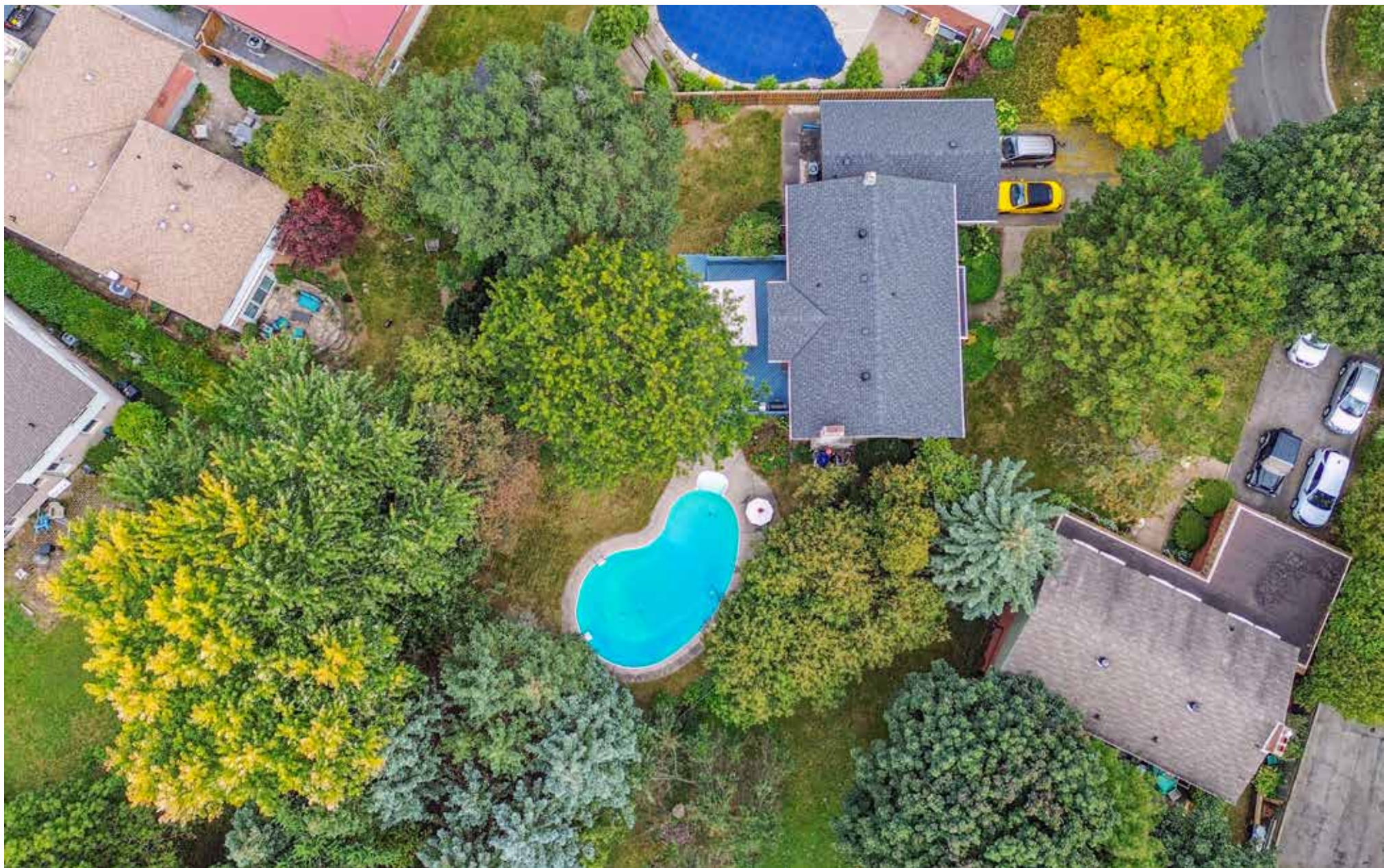


All room dimensions and floor areas must be considered approximate and are subject to independent verification.



SURVEY







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