

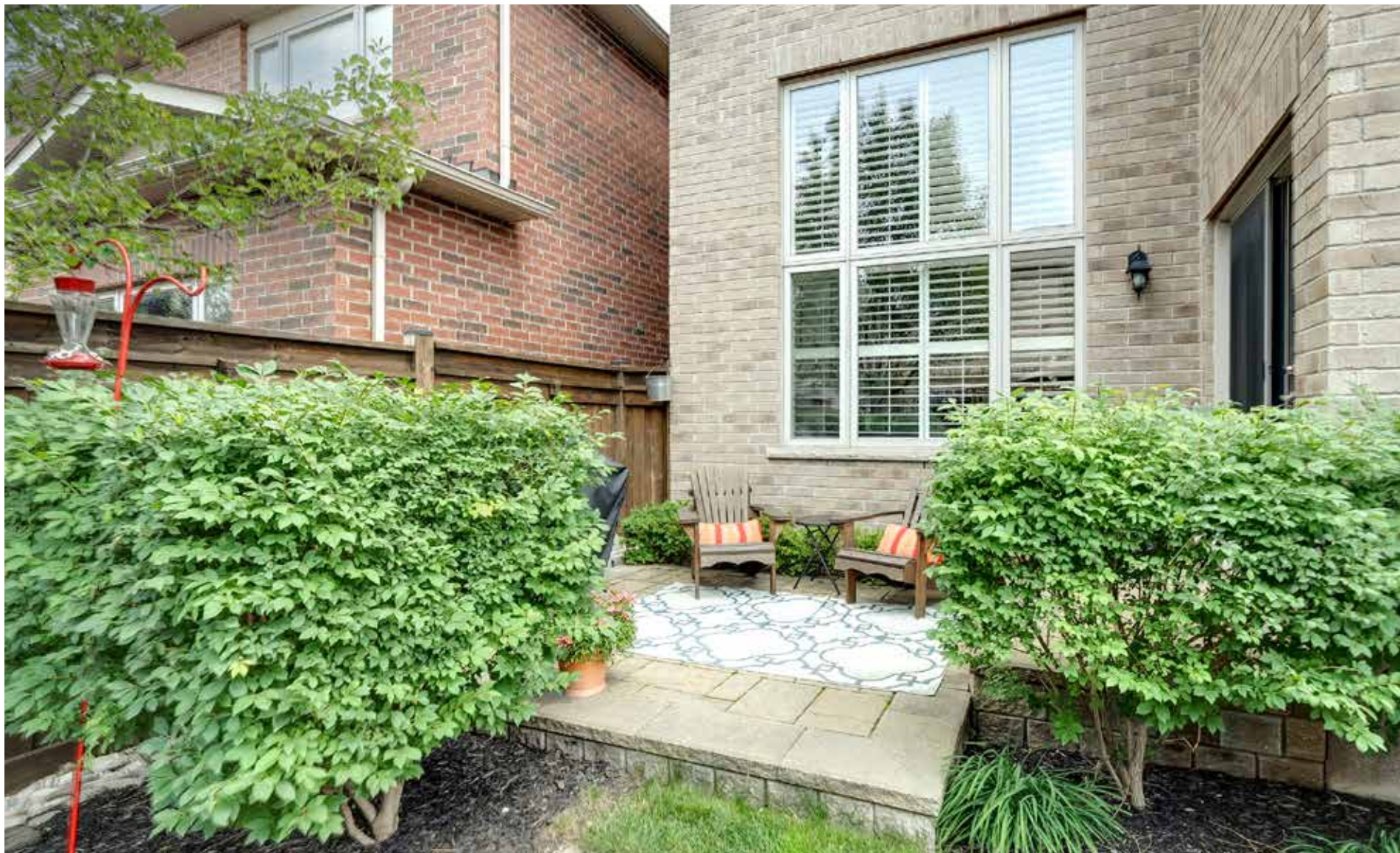
**RINA DIRISIO**  
REAL ESTATE, BUT BETTER



**3241 LIPTAY AVENUE**

OAKVILLE, ON









## PICTURE PERFECT IN BRONTE CREEK!

This Branthaven beauty exudes a charming yet sophisticated luxury and will command your attention right at the curb. The professional landscaping and the architectural details make a lasting impression. Once inside, the character and the quality of carefully crafted elements are apparent at every turn. A functional, well-thought-out floor plan accommodates your every need, whether entertaining or just savouring everyday family life.

The extensive upgrades evoke a sense of pride and satisfaction. Dark hardwood flooring underfoot, soaring nine-foot and 2-storey ceilings on the main floor, pot lights, custom built-in cabinetry, California shutters, and the prominent oak staircase will all be a source of contentment for years to come. Now, it will be hard to imagine not living here!

Greet your guests in the spacious, bright sunken foyer with upgraded entry doors displaying full-panel glass, iron inserts, and a Palladian transom. Head down the hall to the breathtaking great room with a two-storey ceiling, a massive window with California shutters and custom built-in cabinetry with a fireplace and media niche. Host a dinner party in the formal dining room and take advantage of the adjoining servery with dark cabinetry and a quartz counter. Your creative juices will begin to flow when you catch a glimpse of the stunning eat-in kitchen. Expansive dark-stained cabinetry, under-cabinet lighting, numerous drawers, two pantries, quartz counters, an island with a breakfast bar and beautiful stainless steel appliances assist you with inspiration and organization. And you can walk out from the generous breakfast room to the fabulous backyard.

Upstairs you will find four sizeable bedrooms and two full bathrooms, and you can overlook the great room from the upper hallway. The private primary bedroom overlooks the backyard and offers abundant closet space and a gorgeous 5-piece ensuite bath featuring an oversize soaker tub and separate glass shower. All the bedrooms have large windows with California shutters and ample closet space.

You'll appreciate the extra space in the professionally finished basement with numerous pot lights and quality wood laminate flooring. Being open-concept allows you to configure the entire area to suit your ever-changing life. There is plenty of room for a theatre area, a gym, and a games room.

You're going to love living in the sought-after community of Bronte Creek. Here your family can explore miles of wooded trails, preserved forestlands and integrated parks while being minutes from the Oakville hospital, shopping and restaurants and recreation centres. Quick and easy access to major highways and the Bronte GO Train Station will keep the commuters in the family happy.



## SUNKEN FOYER

- Upgraded double entry doors with full-panel glass and iron inserts and a Palladian-style transom
- Large window with California shutters to the side yard
- Beautiful dark hardwood floor in the hall area
- Impressive dark-stained solid oak staircase







INVITING & SPACIOUS

## GREAT ROOM (13'0" X 21'6")

- Two-storey ceiling with a large ceiling fan
- Oversize windows with California shutters
- Custom built-in cabinetry with media niche, component storage cabinets, drawers, upper display shelves and crown mouldings
- Gas fireplace with marble surround
- Beautiful dark hardwood floor



## BRIGHT KITCHEN



### KITCHEN (18'6" X 14'9")

- Extensive dark-finished cabinetry
- Extended height upper cabinets with valance lighting
- Two double door pantries
- Several drawers
- Centre island with breakfast bar
- Quartz counters and complementing subway tile backsplash
- Stainless steel under-mount sinks and pullout spray faucet
- Pot lights and stylish modern chandelier over the island
- Neutral stone-look floor tiles
- Stainless steel appliances including a French door fridge with a bottom-mount freezer, electric range, built-in microwave, and built-in dishwasher







## BREAKFAST ROOM (14'6" X 11'0")

- Two large windows with California shutters
- Neutral stone-look floor tiles
- Double garden door walkout to the fully-fenced rear yard with two upgraded stone patios areas



## BATHROOM (2-PIECE)

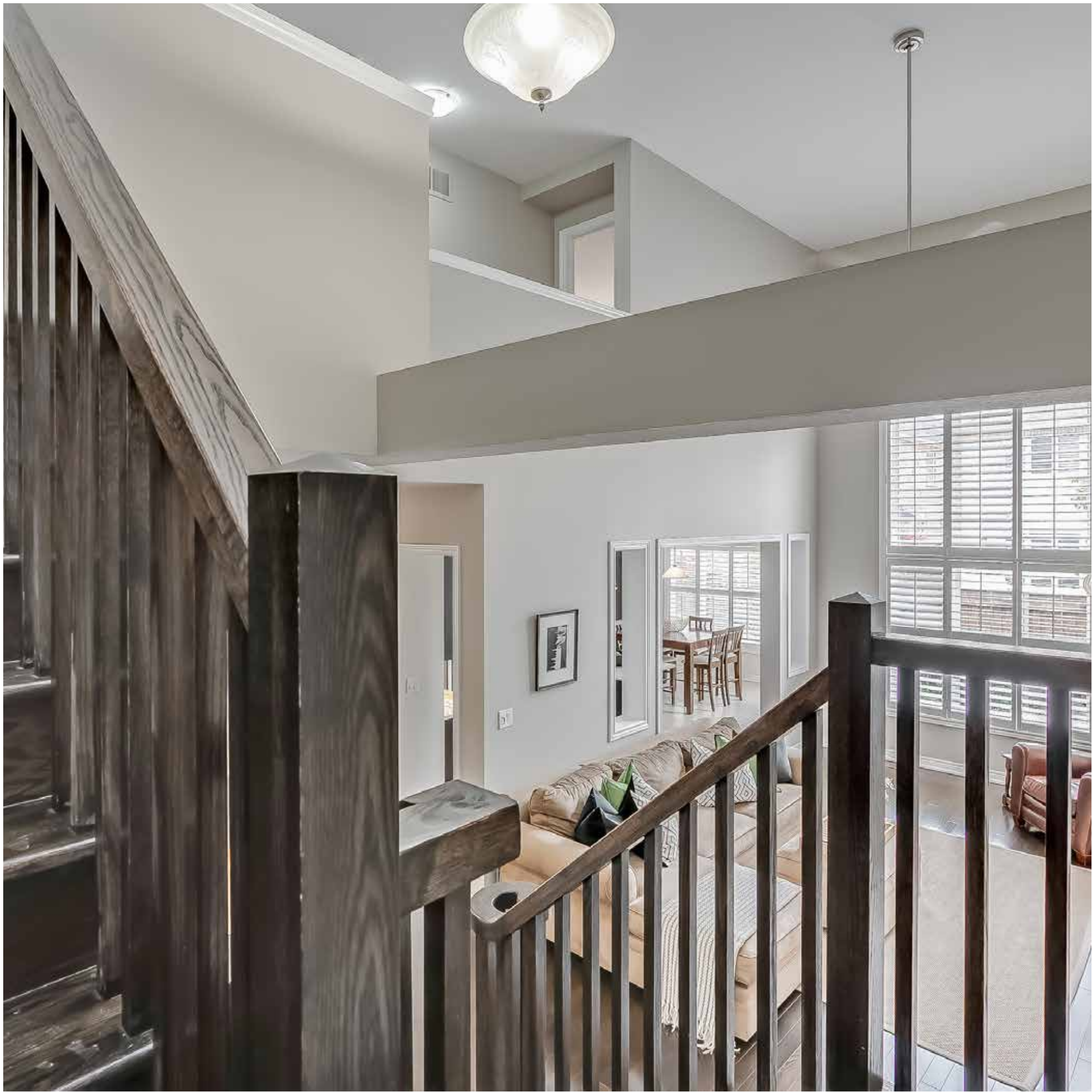
- White plumbing fixtures including a pedestal sink
- Neutral stone-look floor tiles
- Window with California shutters

## SUNKEN LAUNDRY ROOM

- White plumbing fixtures including a pedestal sink
- Neutral stone-look floor tiles
- Window with California shutters









## PRIMARY RETREAT



### PRIMARY BEDROOM (14'6" X 16'0"(17'4))

- Extra-large window with California shutters overlooking the backyard
- Neutral broadloom
- Walk-in closet with deluxe organizer and additional double closet with mirrored sliding doors

### ENSUITE BATHROOM (5-PIECE)

- Extensive dark cabinetry with double sinks
- Neutral stone-look floor tiles
- Large window with California shutters
- Oversize soaker tub with stone-look tile surround
- Separate frameless glass shower with a pot light overhead
- Built-in speakers







**BEDROOM 2  
(11'0" X 11'0")**  
**BEDROOM 3  
(14'8" X 9'6" (13'6"))**  
**BEDROOM 4  
(11'0" X 12'0")**

Three additional second-floor bedrooms offer neutral broadloom, large windows with California shutters, ceiling lights and ample closet space. Bedroom 2 features semi-ensuite bath privileges.





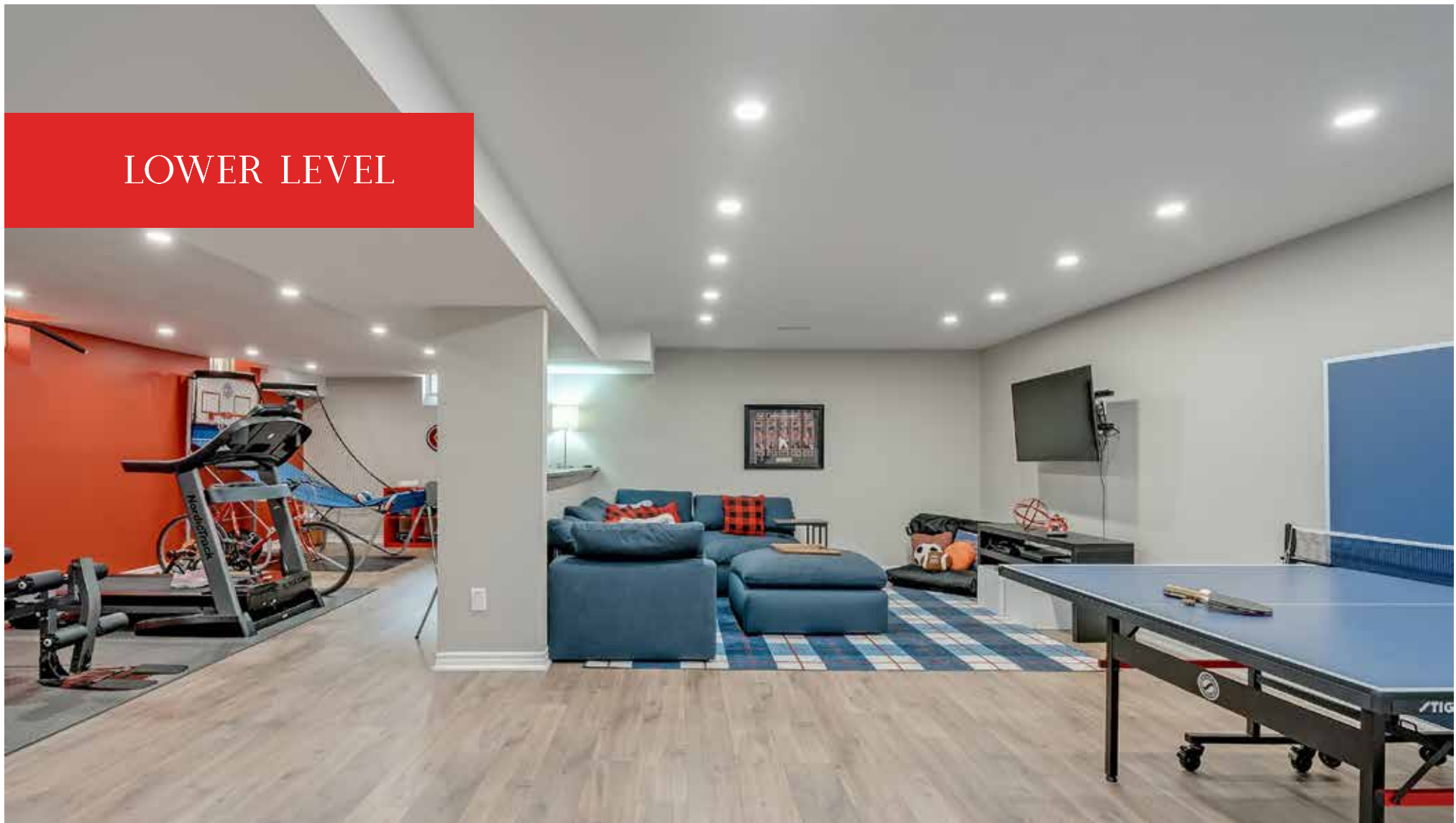


## BATHROOM (4-PIECE)

The extra-large 4-piece main bathroom offers plenty of dark cabinetry with drawers, neutral stone-look floor tiles, and a tub/shower combination with neutral tile surround.



## LOWER LEVEL



## RECREATION/GAMES ROOM (27'8" X 12'7")

- Wide-plank wood laminate flooring
- Numerous pot lights
- Half-wall with seating counter
- Decorative column





## GYM/LONG HALL (25'0" X 13'7")

- Wide-plank wood laminate flooring
- Several pot lights
- Three windows



# SCHOOLS

## Regular Track:

PK - Grade 8: Palermo Public School

Grade 9 - 12: Garth Webb Secondary School

## Catholic School:

PK - Grade 8: St Mary Catholic Elementary School

Grade 9 - 12: St Ignatius of Loyola Catholic Secondary School

## French Immersion:

PK - Grade 8: St Mary Catholic Elementary School

PK - Grade 8: Palermo Public School

Grade 9 - 12: Garth Webb Secondary School

Grade 9 - 12: St Ignatius of Loyola Catholic







## PRIVATE BACKYARD

### FABULOUS BACKYARD

You are going to love the gorgeous fully-fenced backyard. With two large stone patios, you can lounge, grill, and dine where it suits your mood. The kids still have plenty of green space to run off steam in a safe environment, and with low-maintenance gardens, there's more time to relax.

Taxes: \$7,578

**Lot Size:** 3609ft X 100.07ft

**Inclusions:** Built-in dishwasher, fridge, stove, built-in microwave, washer, dryer, all electrical light fixtures, all window coverings, central vacuum, garage door, alarm, video doorbell.

**Exclusions:** TV's

**Under Contract:** Hot Water Tank











# FLOOR PLAN

GROUND FLOOR 'A'



SECOND FLOOR 'A'



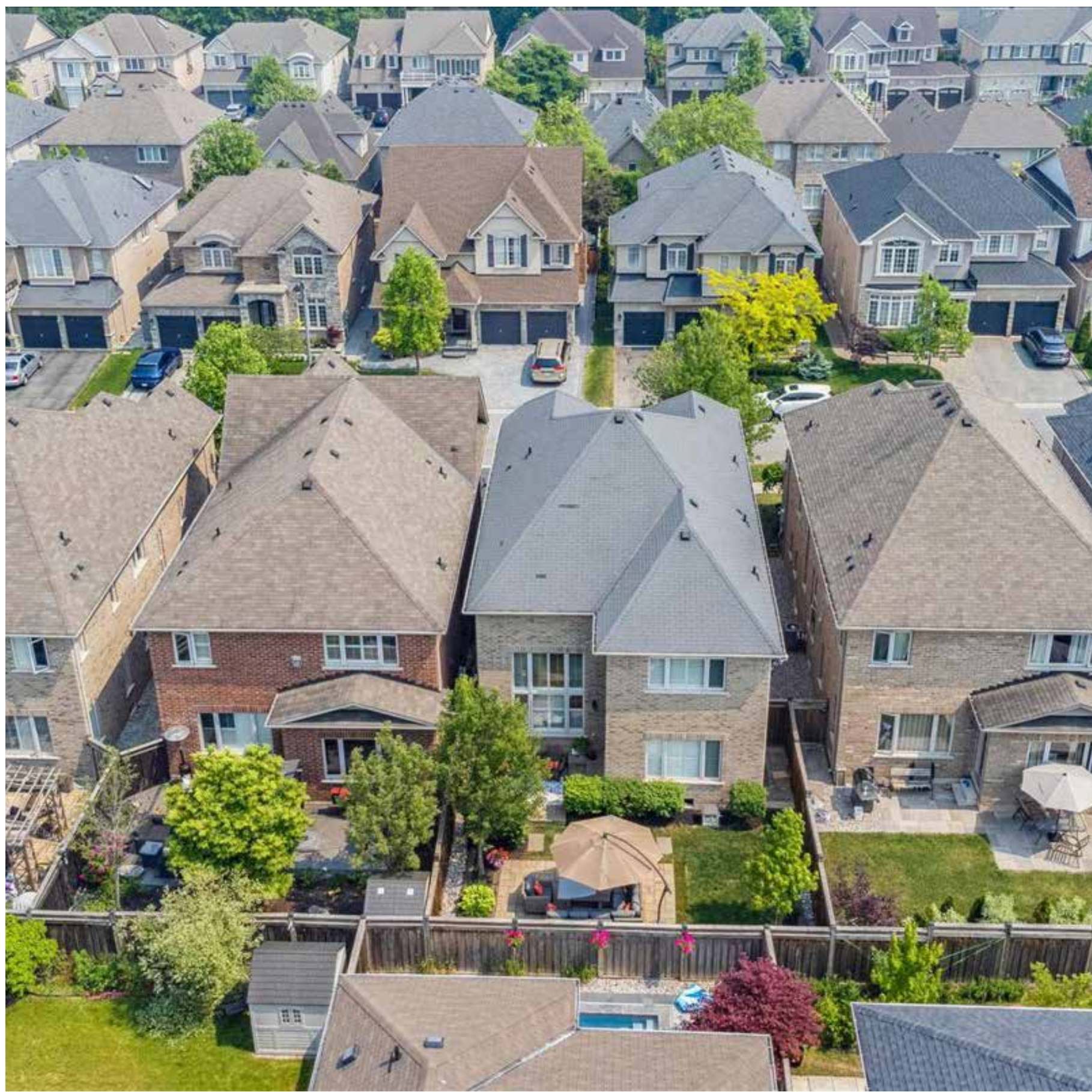
OPT. SECOND FLOOR 'A'  
5 BEDROOMS



BASEMENT 'A'











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# RINA.CA

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