

RINA DIRISIO  
REAL ESTATE, BUT BETTER



48 CUDMORE ROAD

OAKVILLE, ON



## LUXURY LIVING MEETS AN EXCEPTIONAL LAKESIDE LIFESTYLE IN SOUGHT-AFTER BRONTE. ONE OF OAKVILLE'S MOST DESIRABLE, WALKABLE COMMUNITIES.

Ideally located steps to the lake and waterfront trail and just a minute stroll to the scenic waterfront trails of Sheldon Creek Park leading to Shelburne Park on Lake Ontario, and a short walk to Shell Park with soccer fields, dog park, playground, and South Shell Park Beach. Enjoy a 15-minute walk to picturesque Bronte Harbour and vibrant Bronte Village, offering boutique shopping, cafés, restaurants, and everyday conveniences. Commuters will appreciate quick access to the QEW, Bronte GO Station, and nearby shopping, dining, and entertainment hubs.

Set on an impressive 63.98 x 129.33 ft. lot with an irrigation system front and back, this beautifully landscaped property features mature trees, lush gardens, an interlocking stone walkway, a deep double driveway with parking for 6 cars, and an attached double garage with inside entry and separate lower-level access. The private, fully-fenced backyard is a true resort-style retreat, showcasing an expansive two-tier stone patio, deck, a gas line for the BBQ, and a custom in-ground pool with a stone surround, framed by towering cedars for ultimate privacy—perfect for summer entertaining.

This beautifully maintained 4+1-bedroom, 3.5-bathroom home offers a finished lower level and elegant updates throughout, including hardwood flooring on the main and upper levels, laminate flooring in the basement, pot lights, California shutters, crown mouldings, French doors with leaded-glass inserts, and a stunning curved oak staircase. The formal living and dining rooms feature large bow windows with views of the garden and pool, while the inviting family room offers a wood-burning fireplace and a walkout to the backyard oasis. The updated kitchen boasts quality cabinetry, upper china cabinets, granite countertops, under-cabinet lighting, and a spacious, bright breakfast area with a walkout. Upstairs, four spacious bedrooms include a serene primary retreat with a renovated ensuite featuring an oversized glass shower. The finished basement adds a recreation room, fifth bedroom, and full bath—ideal for guests or extended family.

Thoughtfully updated with a host of recent improvements, including smooth ceilings and a freshly painted upper level (2026), as well as professionally enhanced landscaping and a redesigned deck (2023). The primary ensuite was beautifully renovated in 2021, while the pool has been well cared for with a new filter and liner (2016), heater (2017), and pump (2019). Additional upgrades include a fully refinished basement (2017), roof shingles, furnace, and air conditioner (2014). Completing the package is wired smoke alarms, an upgraded, monitored Chubb alarm system featuring smart security integration, a panic button and direct police access, and four exterior cameras for added peace of mind.



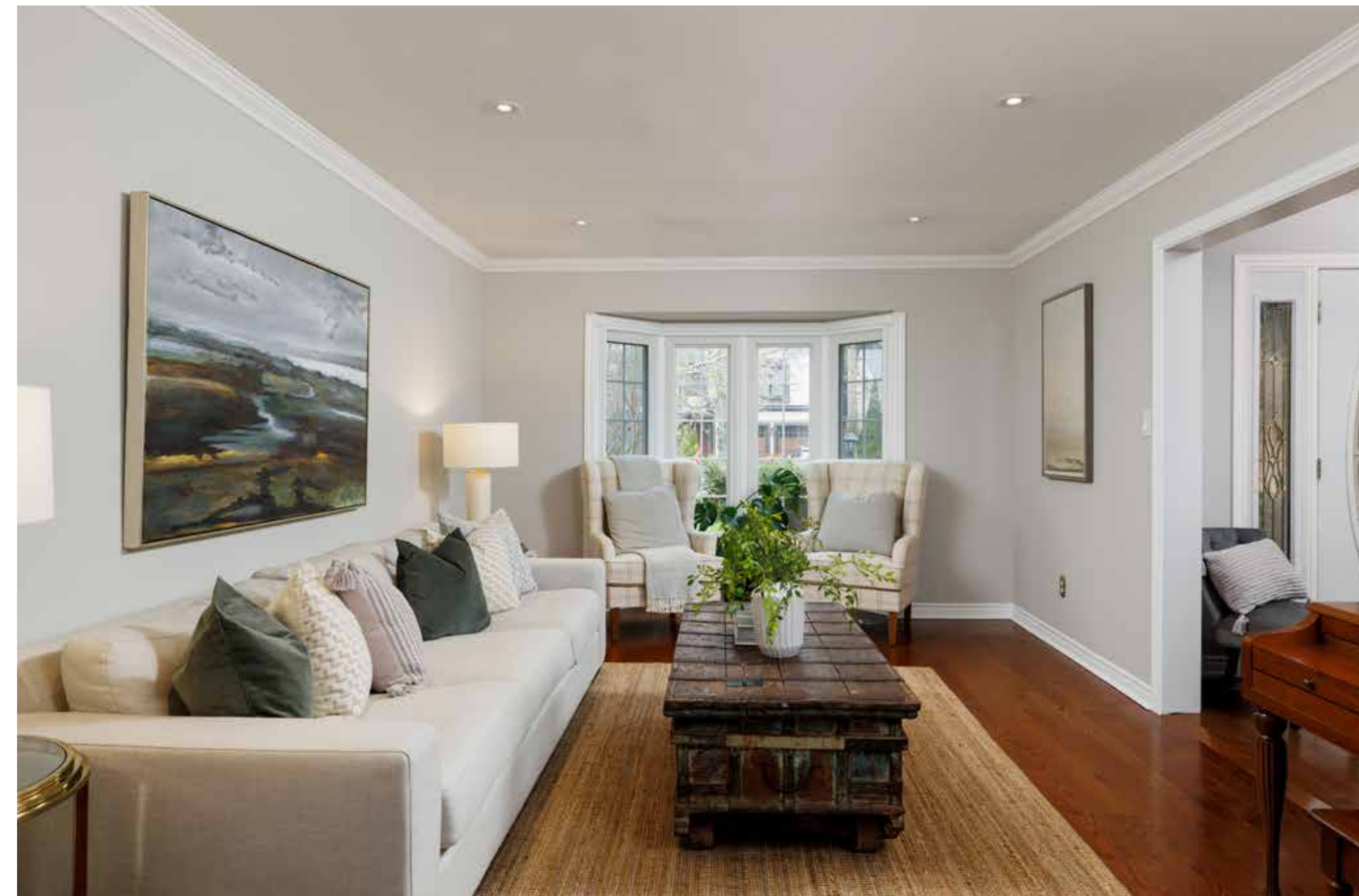
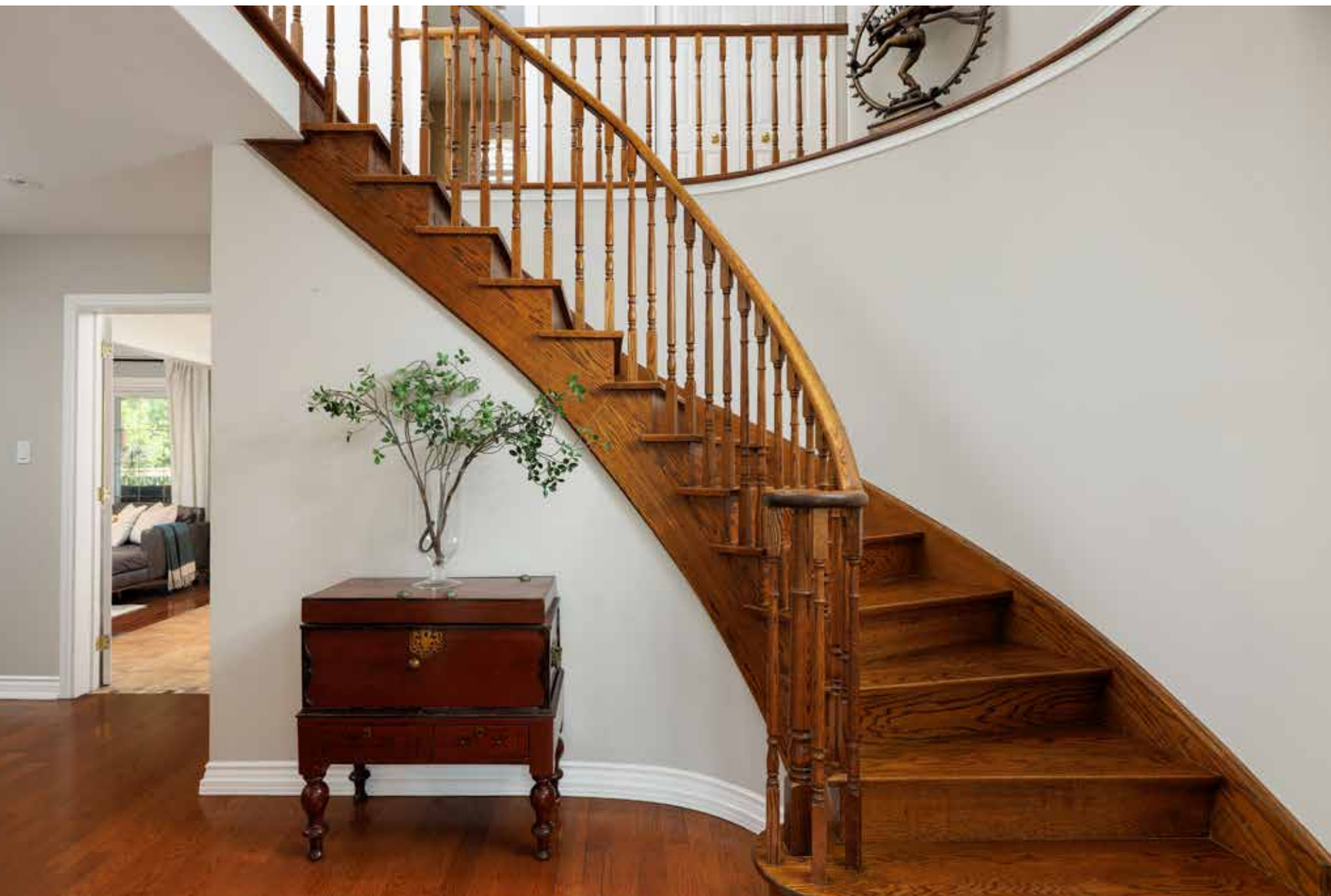
## FOYER

- Single entry door with an oval, leaded glass insert and matching sidelights
- Beautiful, curved oak staircase to the upper level
- Pot lights
- Lustrous hardwood floor
- Closet with a bi-fold door



## LIVING ROOM (11'11" X 19'6")

- Elegant crown mouldings
- Medium-stained hardwood floor
- Pot lights
- Large bay window to the front gardens





## DINING ROOM (11'7" X 13'8")

- Elegant crown mouldings and a complementary ceiling medallion
- Medium-stained hardwood floor
- Candle-style chandelier
- Large bay window with pool and treetop views
- Butler's door with a leaded glass insert to the kitchen



## KITCHEN (13'6" X 10'0")

- Plenty of white cabinetry
- Upper cabinets with under-cabinet valance lighting
- Corner china cabinet
- Double-door pantry
- Several drawers, including pot drawers
- Pullout organizer next to the range
- Built-in microwave shelf
- Peninsula/island with decorative corbels, 2-sided cabinets, and an open display shelf with a wine storage rack above
- Granite counters and a matching backsplash
- Garburator
- Neutral stone-look floor tiles
- Pot lights
- Gas countertop range, built-in wall oven, a French door fridge with water/ice dispenser and bottom freezer drawer, and a built-in dishwasher
- Butler's door with a leaded glass insert to the dining room

## BREAKFAST ROOM (9'2" X 7'4")

- Pot lights
- Neutral stone-look floor tiles
- Large windows and sliding glass doors with California shutters to the enormous stone tile patio overlooking the pool

## FAMILY ROOM (11'8" X 18'0")

- Elegant crown mouldings
- Natural finished hardwood floor
- Wood-burning fireplace with a floor-to-ceiling stone façade and a one-piece stone mantel
- Pot lights
- Sliding glass doors to the patio and pool



## BATHROOM (2-PIECE)

- Ample wood cabinetry with rattan accents
- One-piece composite stone counter with an integrated sink
- Neutral stone look floor tiles

## LAUNDRY ROOM (11'9" X 7'7")

- Entrance door with a leaded glass insert
- Ample white cabinetry and open shelving
- Neutral stone look floor tiles
- Large double closet
- Washer and dryer with a stainless steel finish
- Exterior door with an upper Palladian window insert to the side yard, and another to the attached double garage



## PRIMARY BEDROOM (12'1" X 18'6")

- Beautiful medium-stained hardwood floor
- Large window with California shutters
- Large ceiling fan
- Walk-in closet

## ENSUITE BATHROOM (3-PIECE)

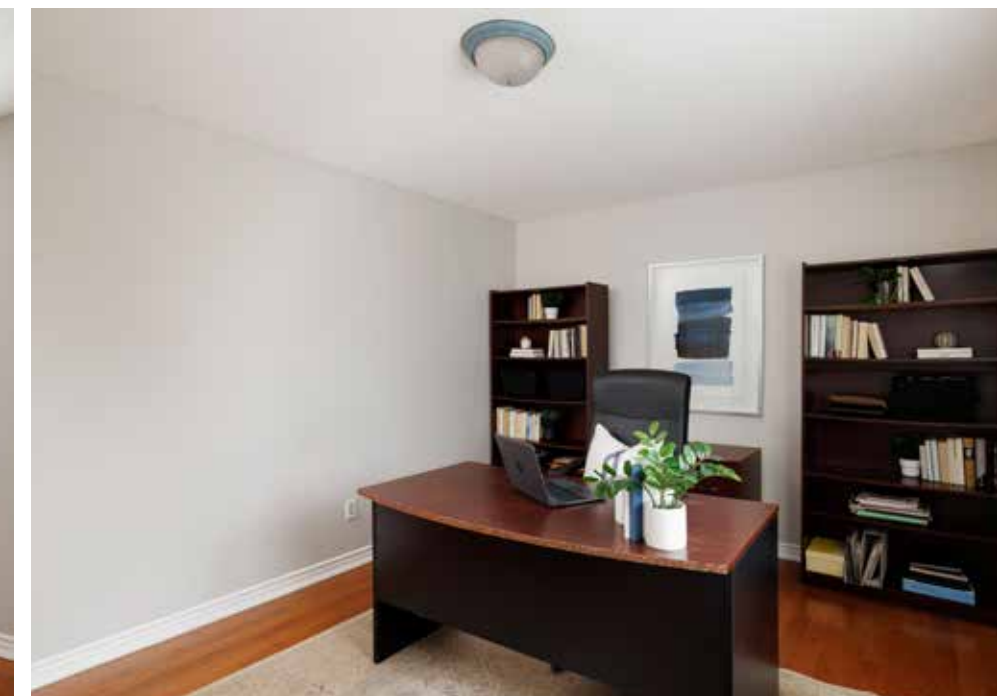
- Stylish furniture-style cabinetry with two banks of drawers and upgraded hardware
- Stone counter with an under-mount sink and upgraded wide-spread faucet
- Oversized floor tiles
- Pot lights
- Large window with California shutters
- Enormous shower with oversized tile surround, a ceiling-mounted rain shower head and a frameless glass shower





**BEDROOM 2 (14'0" X 12'8")**  
**BEDROOM 3 (14'0" X 12'11")**  
**BEDROOM 4 (13'6" X 10'11")**

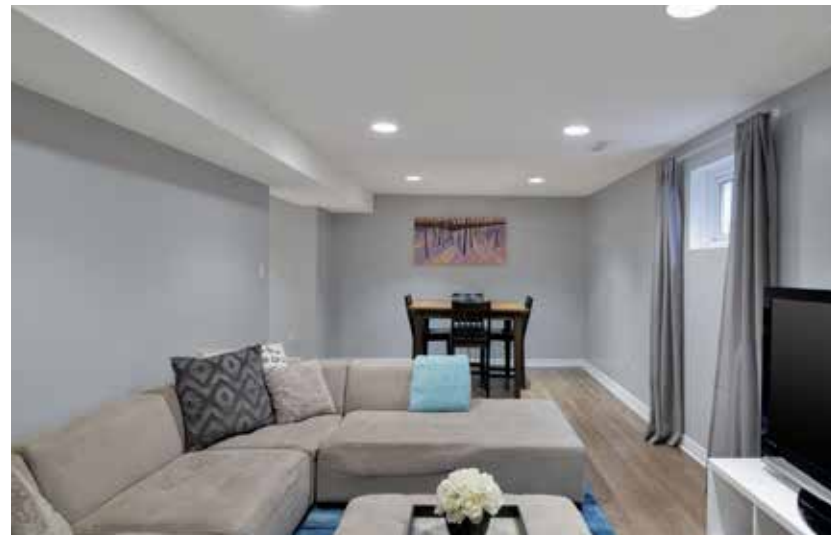
- Three additional bedrooms on the second floor feature medium-stained hardwood floors, large windows with California shutters, ceiling light fixtures or a fan and ample closet space. One of the bedrooms has an electric fireplace.





## RECREATION ROOM (11'4" X 25'5")

- Wide-plank laminate flooring
- Electric fireplace with a classic white mantel
- Pot lights
- Two larger windows with designer draperies



## BEDROOM 5 (11'9" X 18'0")

- Wide-plank laminate flooring
- Two ceiling light fixtures
- Larger window with California shutters





### BATHROOM (3-PIECE)

- Extensive white cabinetry with drawers and a deep storage pantry
- Neutral floor tiles
- Pot lights
- Larger window with wide-slat blinds
- Shower with neutral tile surround and a tempered glass door

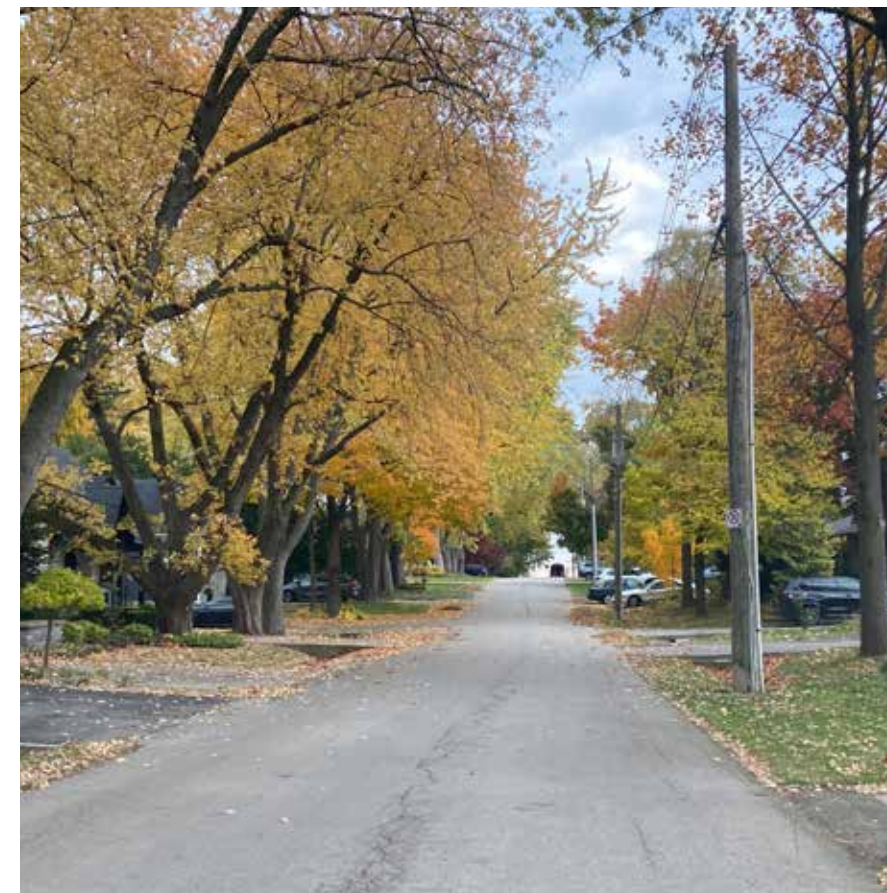
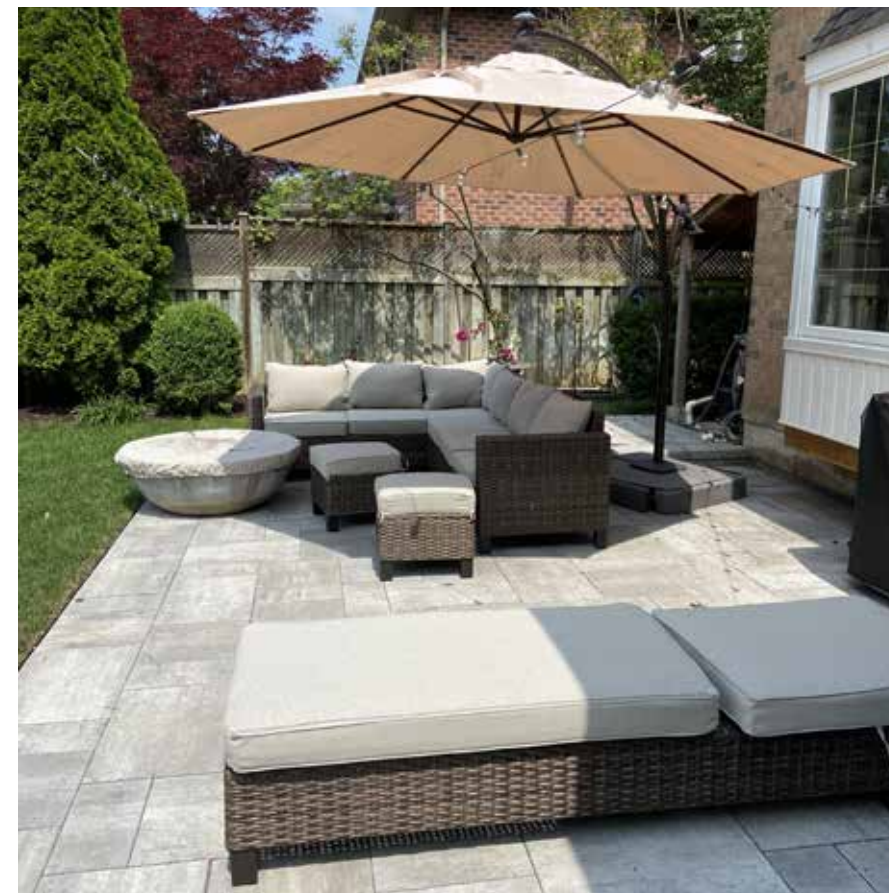


### GYM (11'8" X 11'7")

- Rubberized flooring
- Ceiling light fixture

Also, on this level are a utility room (12'1" x 12'2") with extra storage space, a cold cellar with a window and added shelving, an extra storage area beneath the staircase and a concrete staircase directly to the garage/separate side entrance.





## SCHOOLS

### Elementary

Eastview – English Track – JK – GR08

Pine Grove – FI – GR02 - 08

St. Dominic CES – Regular Track – JK – GR08

St. Mary CES – FI – GR01 - 08

St. Nicholas CES – ExF – GR05 - 08

### Secondary

Thomas A. Blakelock – English Track/FI – GR09 - 12

Thomas Aquinas CSS – Regular Track/ExF – GR09 - 12

St. Ignatius of Loyola – FI – GR09 - 12



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**Taxes:** \$9,564 /2025

**Lot Size:** 63.98 x 129.33 Feet

**Inclusions:** Built-in dishwasher, refrigerator, gas cooktop, countertop range, built in oven, washer, dryer, all electrical light fixtures, all window coverings, central vacuum, all pool equipment, garage door opener, alarm, in ground sprinkler

**Exclusions:** TV

**Rental Items:** Hot water heater

# 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.