

RINA DIRISIO  
REAL ESTATE, BUT BETTER



1392 PINECLIFF ROAD

OAKVILLE



**WELCOME TO WEST OAK TRAILS. A HIGHLY COVETED, FAMILY-FRIENDLY ENCLAVE IN OAKVILLE. WHERE THE BEAUTY OF NATURE AND EVERYDAY CONVENIENCE INTERTWINE.**

Celebrated for its scenic ravine trails, tranquil ponds, lush parks, and exciting recreation centres, this community is perfect for family adventures and outdoor enthusiasts alike. This exceptional neighbourhood places you within a 4-minute drive to Oakville Trafalgar Memorial Hospital and a mere 7-minute stroll to Pinecliff Park, Oakville Soccer Club, shopping, and Starbucks, and is situated within minutes of excellent schools. Commuters will appreciate the effortless access to major routes — just 8 minutes to the 407 ETR and GO Train Station and a quick 6-minute drive to the QEW/403.

Travel up your picturesque tree-lined street to this beautifully landscaped property that welcomes you with perennial gardens, an elegant interlocking stone walkway, and a charming covered front porch shaded by a mature tree — all maintained to perfection with an irrigation system. Summers will be nothing short of spectacular in the private, lowmaintenance backyard oasis featuring a heated onground pool framed by a generous interlocking stone patio. Ambient garden lighting and a stylish pergola with a sliding sunscreen create an inviting atmosphere for alfresco dining and relaxation.

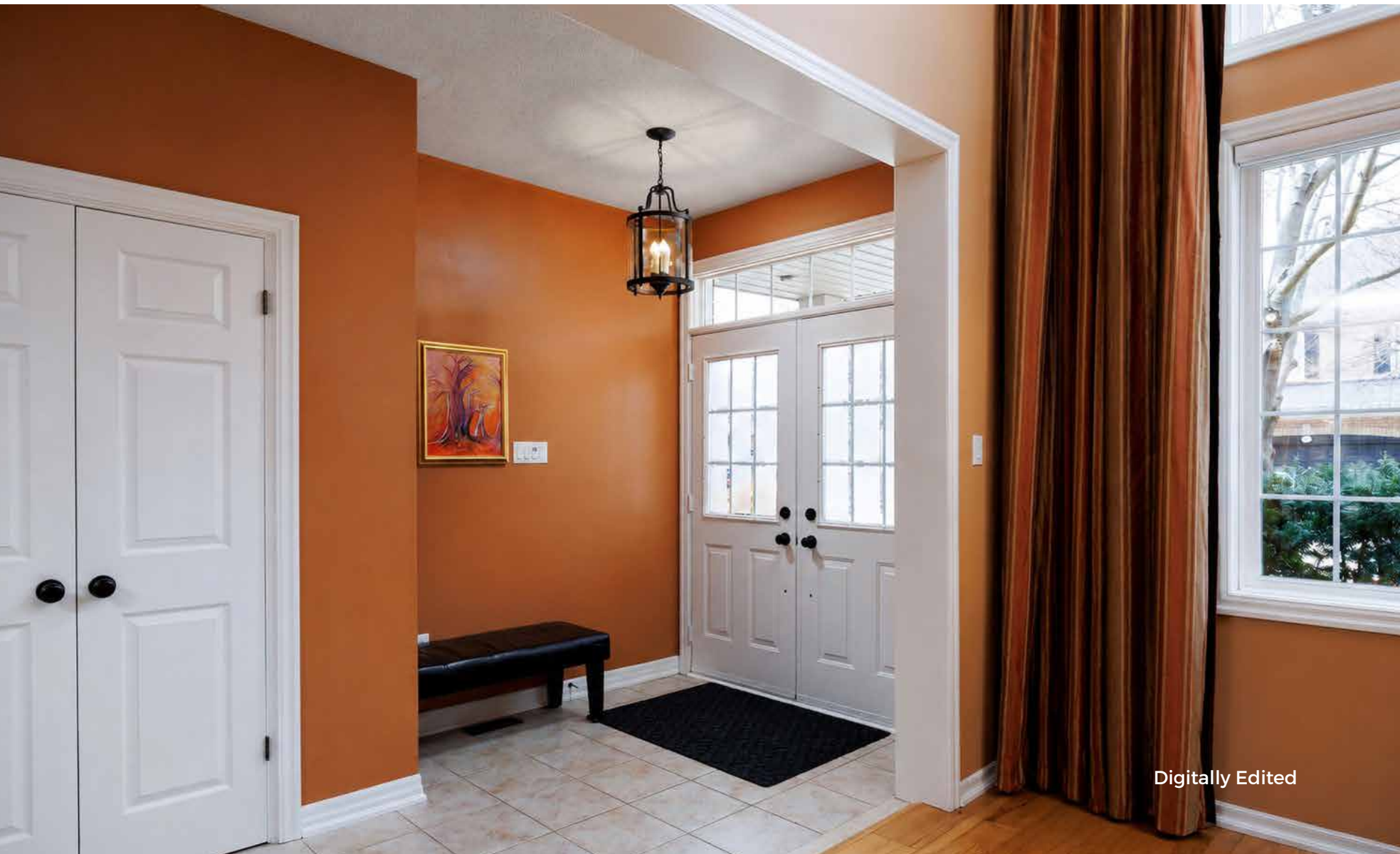
This impressive 4+1 bedroom, 3.5 bathroom residence The Mattamy “St. Andrews” model offers approximately 2,550 sq. ft. of thoughtfully designed living space, plus the professionally finished walk-up basement with a fully equipped, legal in-law suite. Natural finished, 7” wide-plank, hand-scraped hickory hardwood flooring flows throughout the main floor, enhanced by soaring nine-foot ceilings, and expansive windows. A breathtaking two-storey ceiling in the living room, crowned by a grand Palladian-style window, flows into the adjoining dining room with an arched entrance to the family room, offering a gas fireplace set in a striking stone surround, custom built-in cabinetry and serene views of the backyard pool, allowing an effortless room-to-room access while entertaining. The kitchen is both stylish and functional, offering abundant quality wood cabinetry, granite countertops, stainless steel appliances including a gas stove, and a sunlit breakfast room with oversized sliding doors leading to your outdoor retreat. The main floor also offers a lovely powder room and a laundry room with convenient inside entry to the attached double garage. Upstairs, you’ll find four spacious bedrooms, two full bathrooms, and a versatile, open-concept loft overlooking the living room below. Enjoy sparkling pool views from the serene primary suite featuring a walk-in closet with a deluxe organizer, and a 4-piece ensuite bath with a corner soaker tub, and a separate shower with a frameless glass door. The professionally finished walk-up lower level offers incredible flexibility with its legal in-law suite, complete with a generous living room, open-concept office space, a large kitchen, a stylish 3-piece bathroom, a spacious bedroom, and ample finished storage areas.

Significant recent improvements include a new air conditioner, washer, dryer, dishwasher, and large-capacity rental hot water tank (2023), a new pool liner (2022), and roof shingles (2015). Additional upgrades elevate comfort and convenience, including comfort-height toilets, upgraded lighting throughout, a Ring video doorbell, and Wi-Fi-connected smoke detectors — making this home the perfect blend of luxury, functionality, and modern living in the heart of West Oak Trails.



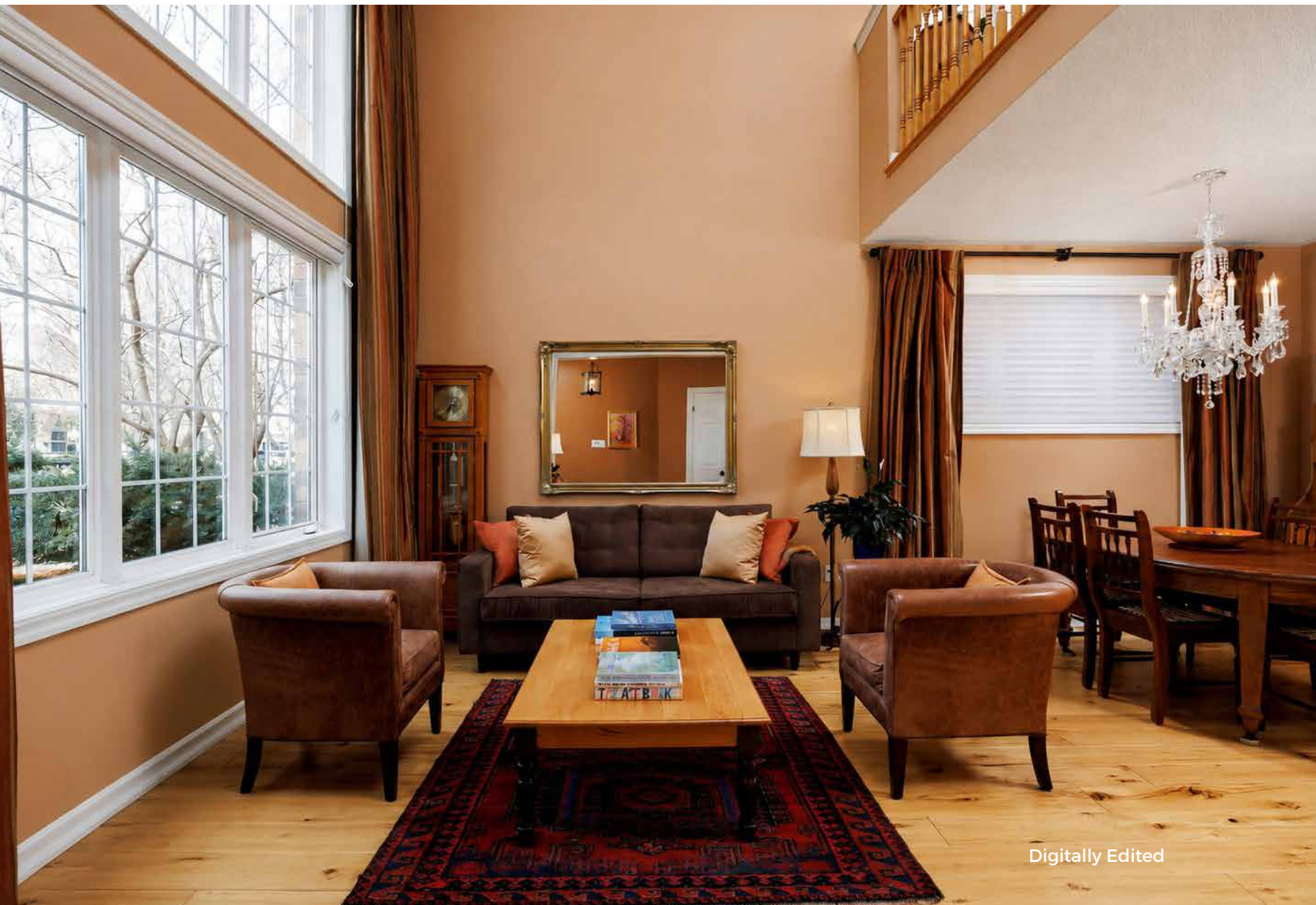
## FOYER

- Double entry doors with glass inserts and transom
- Neutral stone-look floor tiles
- Oak staircase with recessed display niches in the staircase wall
- Double door closet
- Nine-foot main floor ceilings

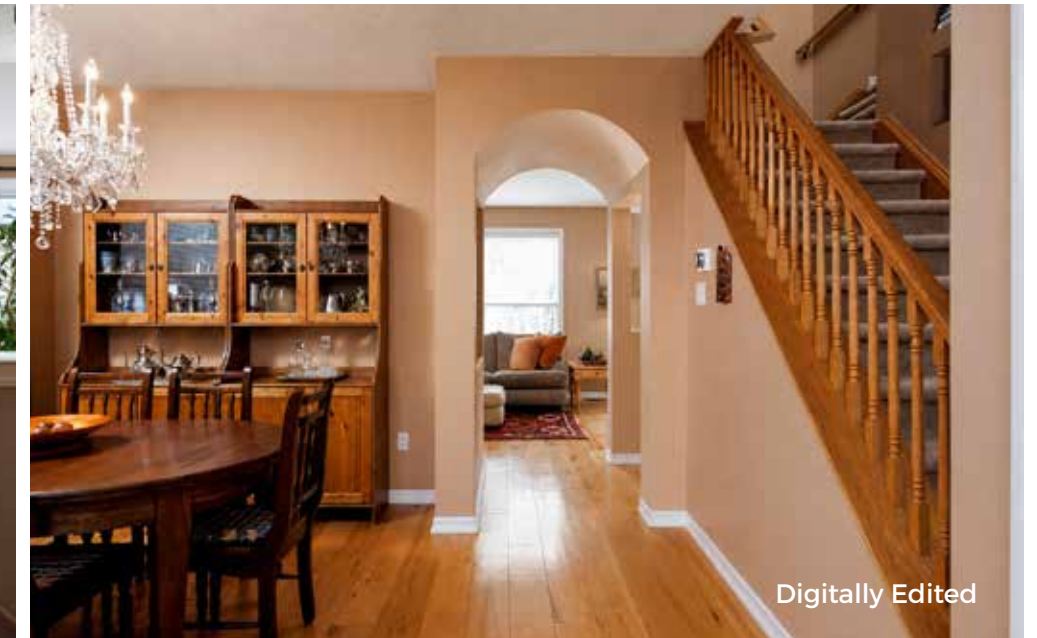


## LIVING ROOM/DINING ROOM (13'6" X 21'6")

- Two-storey ceiling open to the second level
- Upgraded 7" wide-plank, hand scraped hickory hardwood floor
- Oversized Palladian-style window with Hunter Douglas blinds overlooking the front gardens
- Large window with custom blind to the side yard
- Barrel-vault arched entry to the family room



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### KITCHEN (10'0" X 10'11")

- Plenty of upgraded wood cabinetry
- Extended-height upper cabinets with under cabinet valances
- Granite counters and complementing tile backsplash
- Neutral stone-look floor tiles
- Upgraded chandelier
- Stainless steel appliances including a built-in dishwasher (2023), a duel fuel range, a built-in microwave, and a side-by-side fridge/freezer with ice dispenser (water dispenser as is)



### BREAKFAST ROOM (10'0" X 10'0")

- Neutral stone-look floor tiles
- Upgraded chandelier
- Oversized sliding glass doors to the barbeque deck with iron railings and steps down to the patio and pool



## FAMILY ROOM (17'6" X 12'0")

- Upgraded 7" wide-plank, hand scraped hickory hardwood floor
- Gas fireplace with flagstone surround and hearth and deluxe wood mantel
- Custom built-in cabinetry next to the fireplace
- Upgraded track-style lighting
- Large window with wide-slat blinds overlooking the pool

## LAUNDRY ROOM

- Ample white upper cabinetry
- Neutral stone-look floor tiles
- Upgraded ceiling light
- New washer and dryer with a stainless steel finish (2023)
- Second Level



## BATHROOM (2-PIECE)

- Neutral stone-look floor tiles
- White plumbing fixtures including a pedestal sink and upgraded comfort-height toilet





### LOFT (12'0" X 13'7")

- Large window
- Open railings overlooking the living room
- Neutral broadloom

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## PRIMARY BEDROOM (12'2" X 14'11")

- Double entrance doors
- Upgraded ceiling fan
- Large window with pool views
- Walk-in closet with deluxe organizer with double wardrobe hanging space and lots of shelving



## ENSUITE BATHROOM (4-PIECE)

- Quartz Countertop
- Ample wood cabinetry with drawers and Murano glass door handles
- Neutral stone-look floor tiles
- Corner soaker tub with neutral tile surround
- Large window overlooking the backyard
- Separate shower with neutral tile surround, built-in bench seat, and frameless glass door
- Upgraded comfort-height toilet



BEDROOM 2 (10'0" X 11'3")  
BEDROOM 3 (10'9" X 12'4")  
BEDROOM 4 (10'0" X 11'6")

- Three additional bedrooms on this floor offer neutral broadloom, large windows, upgraded ceiling lights/ fans and ample closet space.



BATHROOM  
(4-PIECE)

- The main bath features ample wood cabinetry with drawers and murano glass handles, upgraded comfort-height toilet and a tub/shower combination with dramatic tile surround.
- Quartz Countertop



## RECREATION ROOM (17' X 15'1")

- Neutral broadloom
- Pot lights
- Recessed niche for TV/media
- Open-concept office
- French door to the bedroom
- Two finished storage rooms and storage beneath the staircase located off the hall



## KITCHEN (10'3" X 11'2")

- Plenty of wood, shaker-style cabinetry
- Upper cabinets with under cabinet valance lighting
- Large pot drawers
- Open display shelf
- Pot lights
- Neutral stone-look floor tiles
- White built-in dishwasher (as is) and fridge with a bottom-mount freezer
- Garden door to the walk-up to the fabulous outdoor living space and pool





### BEDROOM 5 (9'8" X 8'6")

- Two double sliding door closets
- Window
- Neutral broadloom

### BATHROOM (3-PIECE)

- Ample wood cabinetry
- Sconce lighting
- Neutral floor tiles
- Upgraded shower with a built-in bench seat, neutral tile surround, pot light and frameless glass enclosure
- Upgraded comfort-height toilet





## SCHOOLS

### Elementary

West Oak - English - JK - GR08

Forest Trail - French Immersion - GR02 - 08

St. Teresa Of Calcutta CES - English - JK - GR08

St. Mary CES - French Immersion - GR01 - 08

St. Bernadette CES - ExF - GR05 - 08

### Secondary

Garth Webb - English - GR09 - 12

Thomas A. Blakelock - French Immersion - GR09 - 12

St. Ignatius of Loyola CSS - English/French Immersion/ExF



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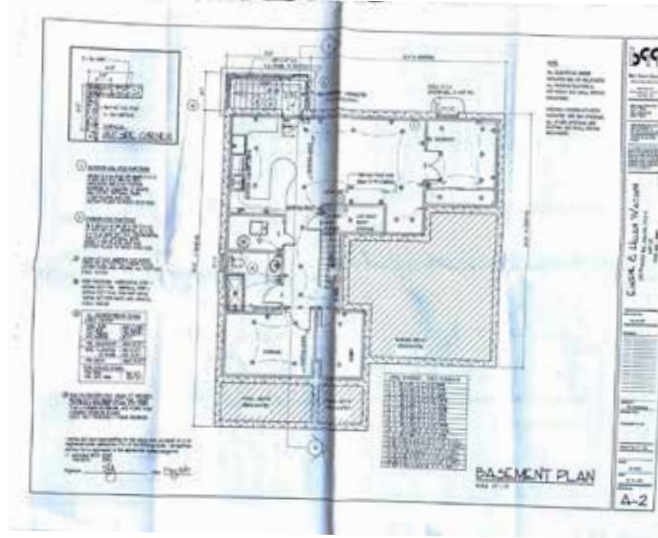
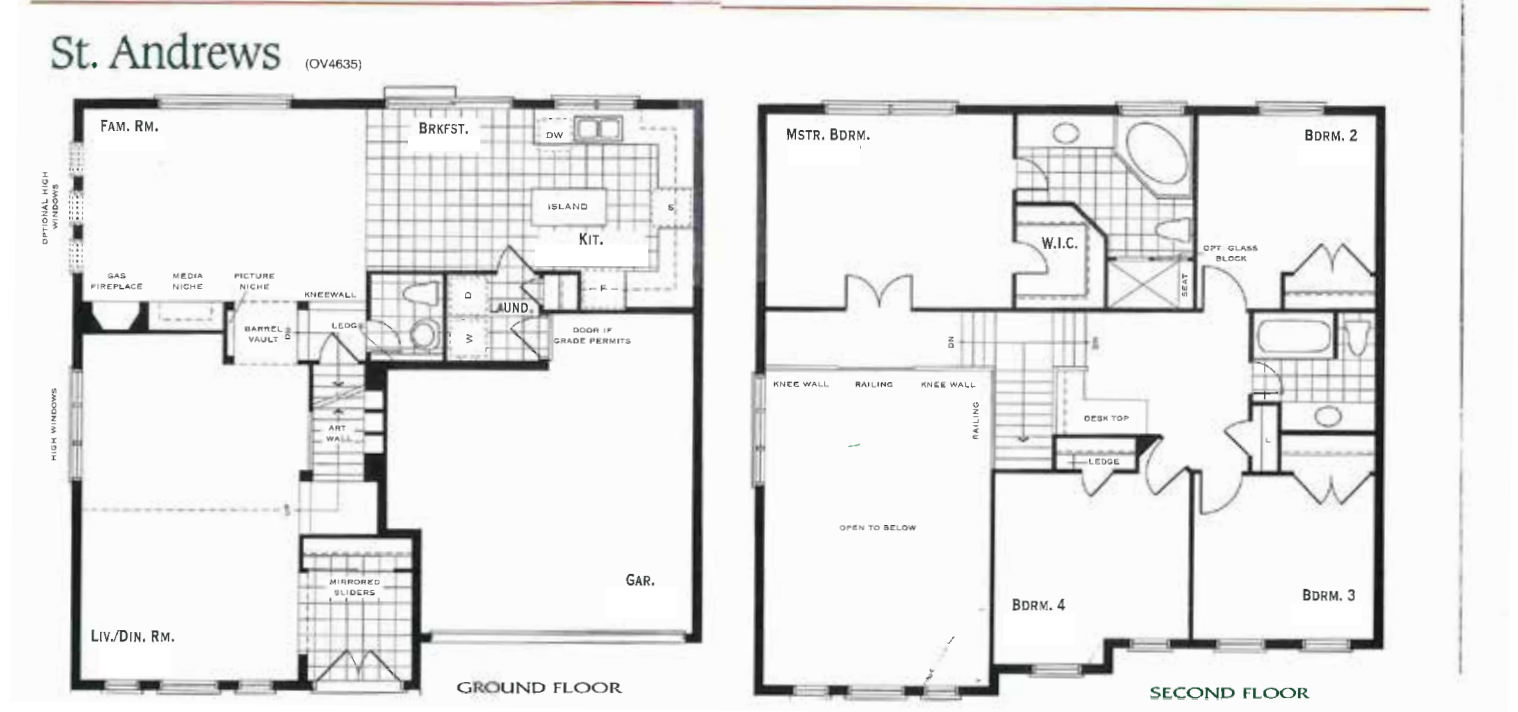
**Taxes:** \$6,191/2024

**Lot Size:** 45.93 x 80.38 Ft

**Inclusions:** Built-in dishwasher, kitchen fridge (water dispenser, as is), dual fuel stove, washer, dryer, all electrical light fixtures, in-ground sprinkler, blinds, basement fridge + built-in dishwasher (as is), garage door opener, central vacuum, and all pool equipment

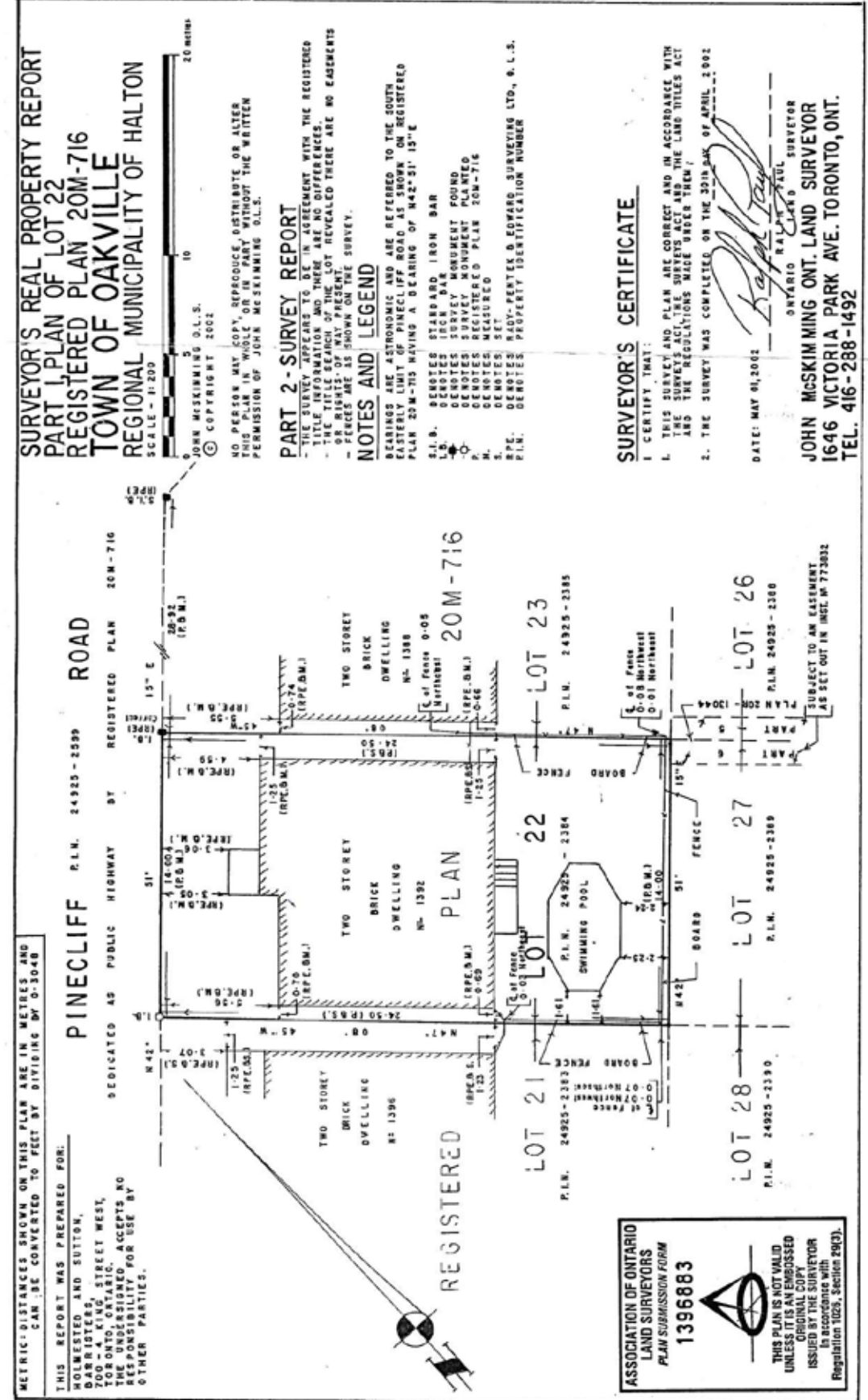
**Exclusion:** All drapes, Tvs + mounts, decorative ox yoke in bedroom, girls bedroom unit + lighting, bike rack, kitchen bell, dining chandelier, front door hooks, rose bushes in backyard

FLOOR PLANS



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

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