

RINA DIRISIO
REAL ESTATE, BUT BETTER



23 GLENMANOR DRIVE

OAKVILLE

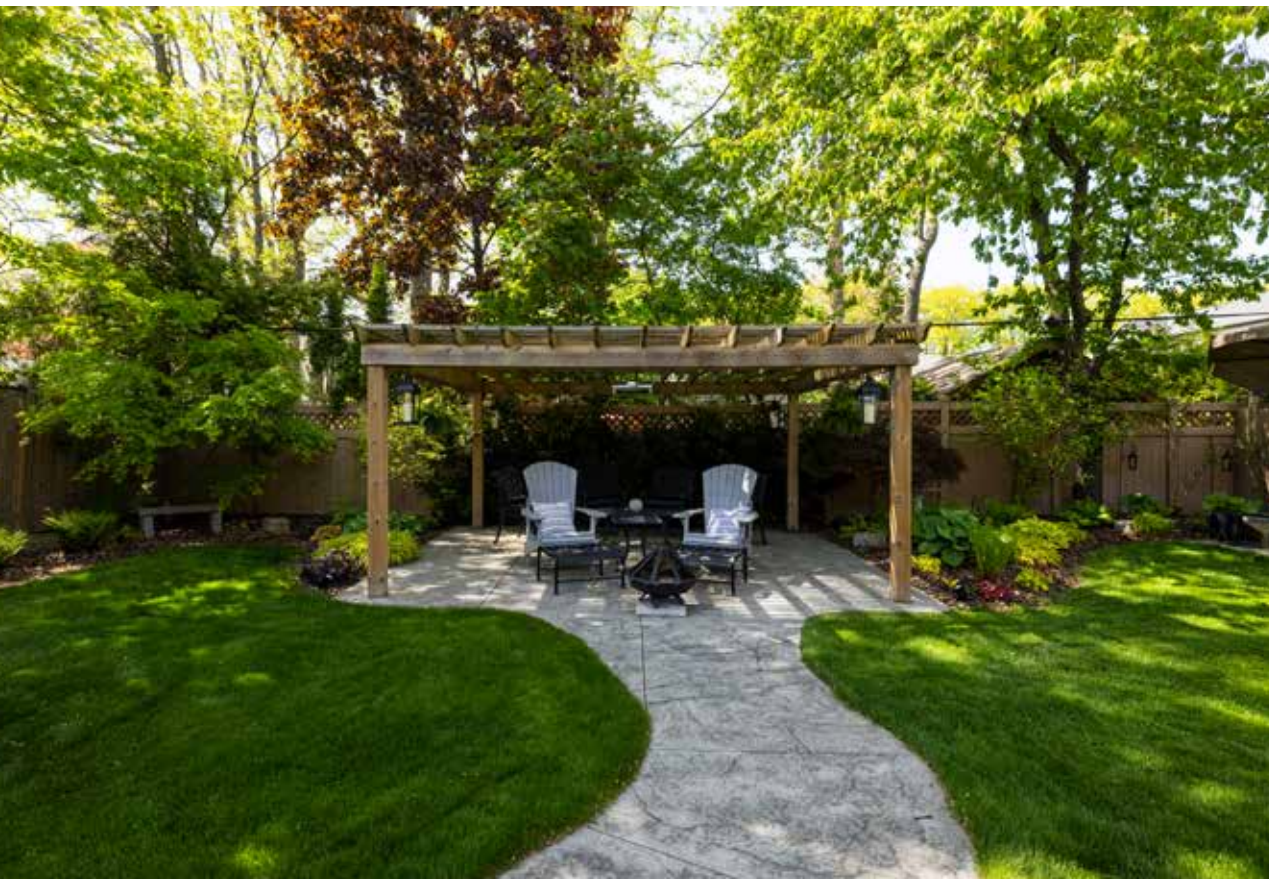


WELCOME TO YOUR PRIVATE RETREAT IN SOUGHT-AFTER OLD OAKVILLE'S, WEST RIVER NEIGHBOURHOOD, BORDERING SIXTEEN MILE CREEK AND KERR VILLAGE. A VIBRANT, WALKABLE COMMUNITY WHERE SMALL-TOWN CHARM MEETS URBAN ENERGY.

Enjoy effortless access to shops, restaurants, and daily conveniences, including Fortino's, Trafalgar Park and Community Centre, while Waterworks Park and Tannery Park offer scenic escapes along Lake Ontario. Oakville Harbour and downtown Oakville, with the renowned Oakville Centre for the Performing Arts, are all within a 20-minute walk, while the GO Train and QEW are just minutes away for seamless commuting.

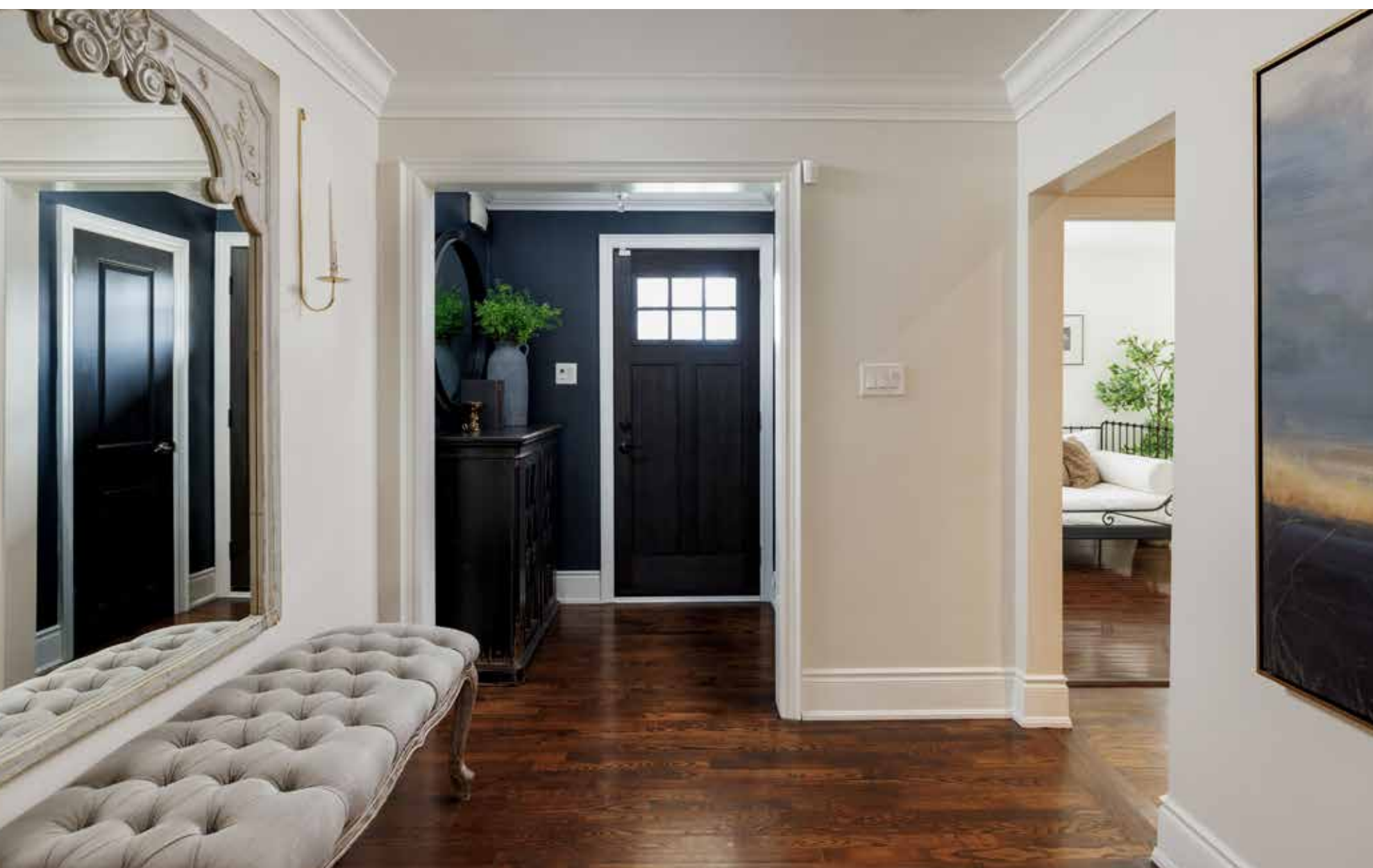
Set on an impressive 60' x 149' mature lot, this fully reimagined bungalow showcases striking curb appeal with a stucco façade, stone accents, custom mouldings, beautiful gardens, new concrete work, and ambient soffit lighting. An extended driveway accommodates up to 8 vehicles and leads to a rare tandem double garage with inside entry and dual access doors to both front and backyard. The fully fenced, park-like backyard is a private sanctuary, featuring textured concrete entertaining areas, winding pathways, a hot tub, and a custom pergola beneath a canopy of mature trees.

This exceptional 3+1-bedroom, 3.5-bathroom home offers a professionally finished basement with a separate side entrance, ideal for extended family or entertaining. Elegance and luxury abound throughout with deep baseboards, crown mouldings, hardwood flooring, stone tiles and counters, extensive pot lighting, built-in audio speakers, luxurious bathrooms, custom window coverings and built-ins, and three fireplaces. A stunning addition with 10-foot ceilings elevates the open-concept design, showcasing a grand great room with a gas fireplace, an elegant dining area with herringbone hardwood and walkout, and a showstopping chef's kitchen with Calacatta marble countertops, oversized island with built-in dinette, valance lighting, and premium stainless steel appliances. The main level also features three bright bedrooms and 2.5 luxurious baths, including a lavish primary retreat with an electric fireplace, custom closet and a spa-inspired 5-piece ensuite with a clawfoot tub and glass shower. The lower level offers expansive recreation spaces, a gym/fourth bedroom, a laundry room, and a full bath. Extensive upgrades and recent improvements, including new concrete, enhanced security with window sensors, select Hunter Douglas window coverings and a 2025 A/C, complete this turnkey residence.



FOYER

- Single entrance door with a glass insert and transom
- Expansive centre vestibules with medium-stained hardwood floors
- Upgraded deep baseboards and wide casings
- Crown mouldings
- Pot lights





GREAT ROOM (13'5" X 19'6")

- Ten-foot ceiling
- Medium-stained hardwood floor
- Gas fireplace with a custom, floor-to-ceiling mantel with deluxe mouldings
- Prewired for a flat-panel TV above the fireplace (TV is included)
- Crown mouldings
- Large window with new custom Hunter Douglas blinds
- Several pot lights
- Built-in audio speakers with surround sound included



DINING ROOM (11'7" X 19'6")

- Ten-foot ceiling
- Medium-stained hardwood floor arranged in a custom herringbone pattern
- Crown mouldings
- Modern orbit-style chandelier
- Built-in audio speakers
- Double garden door walkout with custom Hunter Douglas blinds





KITCHEN (15'3 X 12'0)

- Ten-foot ceiling
- Custom floor-to-ceiling cabinetry
- Extended-height upper cabinets with glass doors, crown mouldings, and valance lighting
- Custom range hood fan canopy
- Several drawers, including large pot drawers
- Built-in wine rack
- Centre island with an extended honed, matte-finish Calacatta marble counter/built-in table
- Honed, matte-finish Calacatta marble counters and a complementary mosaic tile backsplash
- Pot lights and a sleek rectangular cage-style chandelier over the island
- Medium-stained hardwood floor
- Window with new custom Hunter Douglas blinds
- Stainless steel appliances, including a newer Bosch French door fridge with a water/ice dispenser, a newer KitchenAid 30", 5-burner gas stove, brand new, built-in microwave, and a Miele built-in (integrated) dishwasher



BATHROOM (2-PIECE)

- Upgraded dark-stained furniture-style vanity
- Stone counter with an under-mount sink and an upgraded wide-spread faucet
- Stylish vanity light
- Oversized travertine floor tiles
- Deep crown mouldings

MUDROOM (11'6" X 3'10")

- Ten-foot ceiling
- Oversized travertine floor tiles
- Crown mouldings
- Pot lights
- Installed coat hooks
- Inside access to the attached double garage (tandem) with a new garage door opener (belt-driven, whisper quiet with smart technology - Wi-Fi and Bluetooth for smartphone control)





PRIMARY BEDROOM (14'5" X 13'5")

- Beautiful, medium-stained hardwood floor
- Sleek electric fireplace with a dark-stained live-edge wood mantel (2026)
- Elegant crown mouldings
- Bay window with a box seat
- Pot lights
- Walk-in closet with a deluxe organizer with drawers, shelves and double wardrobe hanging space

ENSUITE BATHROOM (5-PIECE)

- Large skylight
- White furniture-style cabinetry with drawers
- Marble counter with two under-mount sinks and upgraded wide-spread faucets
- Crystal pendant lights over the vanity and a crystal chandelier over the tub
- Pot lights
- Medium-stained hardwood flooring
- Elegant freestanding clawfoot tub with a floor-mounted tub filler with a spray wand
- Oversized shower with upgraded marble tile surround, mosaic floor tiles, a recessed shampoo niche, a ceiling-mounted rain shower head and a frameless glass enclosure







BEDROOM 2 (13'1" X 10'11")
BEDROOM 3 (13'2" X 9'11")

- Two additional bedrooms feature hardwood floors, pot lights, and large windows. One of the bedrooms offers custom, Hunter Douglas blinds and a custom, built-in wardrobe with drawers and mirrored doors.



BATHROOM (5-PIECE)

- The main bathroom features a jetted tub/shower combination, newer oversized polished floor tiles, and a dark-stained vanity with drawers and a limestone countertop with two under-mount sinks.



RECREATION ROOM (26'6" X 18'8")

- Neutral Berber broadloom
- Pot lights
- Decorative column with deluxe mouldings



FAMILY ROOM 2 (22'2" X 12'7")

- Laminate flooring
- Custom, built-in cabinetry with pullouts and upper display cabinets with glass doors
- Corner gas fireplace with a stacked stone floor-to-ceiling mantel
- Pot lights
- Large window





**GYM/BEDROOM 4
(12'10" X 12'7")**

- Laminate flooring
- Fluorescent lighting

**LAUNDRY ROOM
(7'1" X 8'2")**

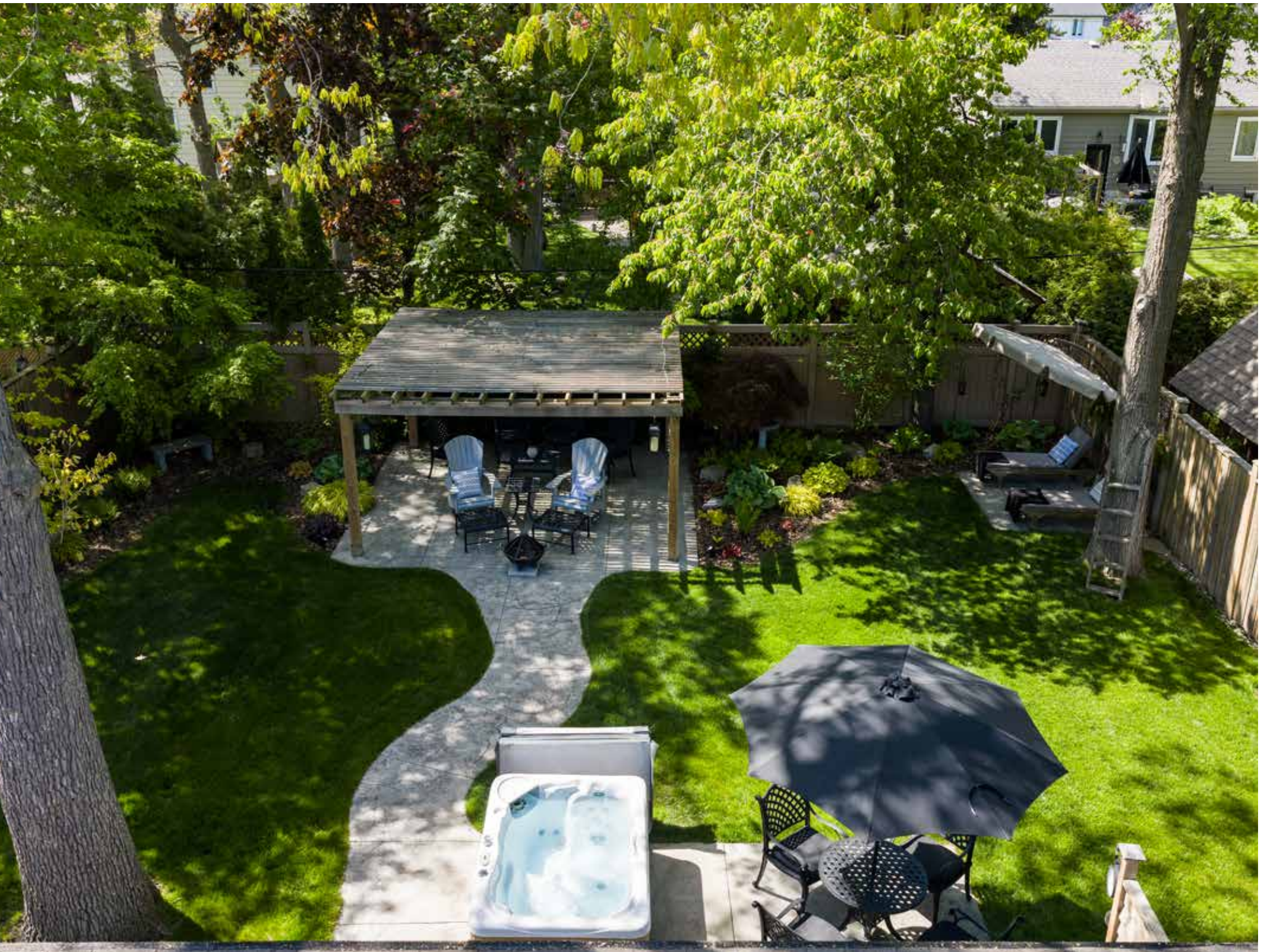
- Neutral floor tiles
- Base cabinet with a large washtub and added shelving above
- Fluorescent lighting
- LG washer and a Maytag dryer
- Storage closets



BATHROOM (3-PIECE)

- Ample white cabinetry with bottom drawers
- Marble counter with an under-mount sink
- Sconce lighting
- Recessed built-in shelving
- Neutral ceramic floor
- Oversized shower (as is) with neutral tile surround and sliding glass doors







SCHOOLS

Elementary

Oakwood - English Track - JK - GR05

W.H. Morden - English Track - GR06 - 08

Pine Grove - FI - GR02 - 08

St. Nicholas CES - Regular Track - JK - GR08 - ExF - GR05 - 08

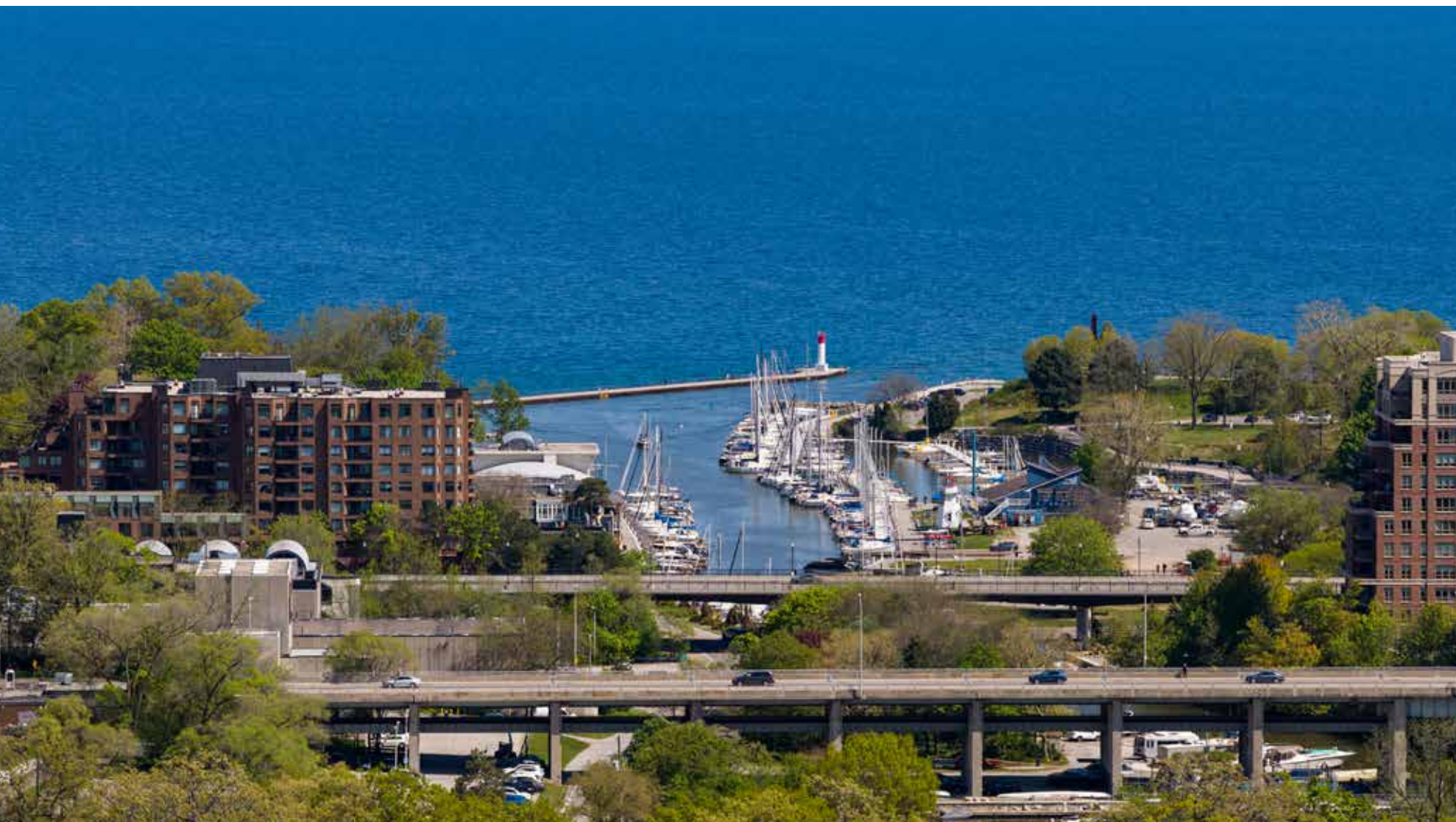
St. Mary CES - FI - GR01 - 08

Secondary

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

St. Thomas Aquinas CSS - Regular Track/ExF - GR09 - 12

St. Ignatius of Loyola CSS - FI - GR09 - 12



Taxes: \$8,530.00 / 2025

Lot Size: 60 x 149.92 Feet

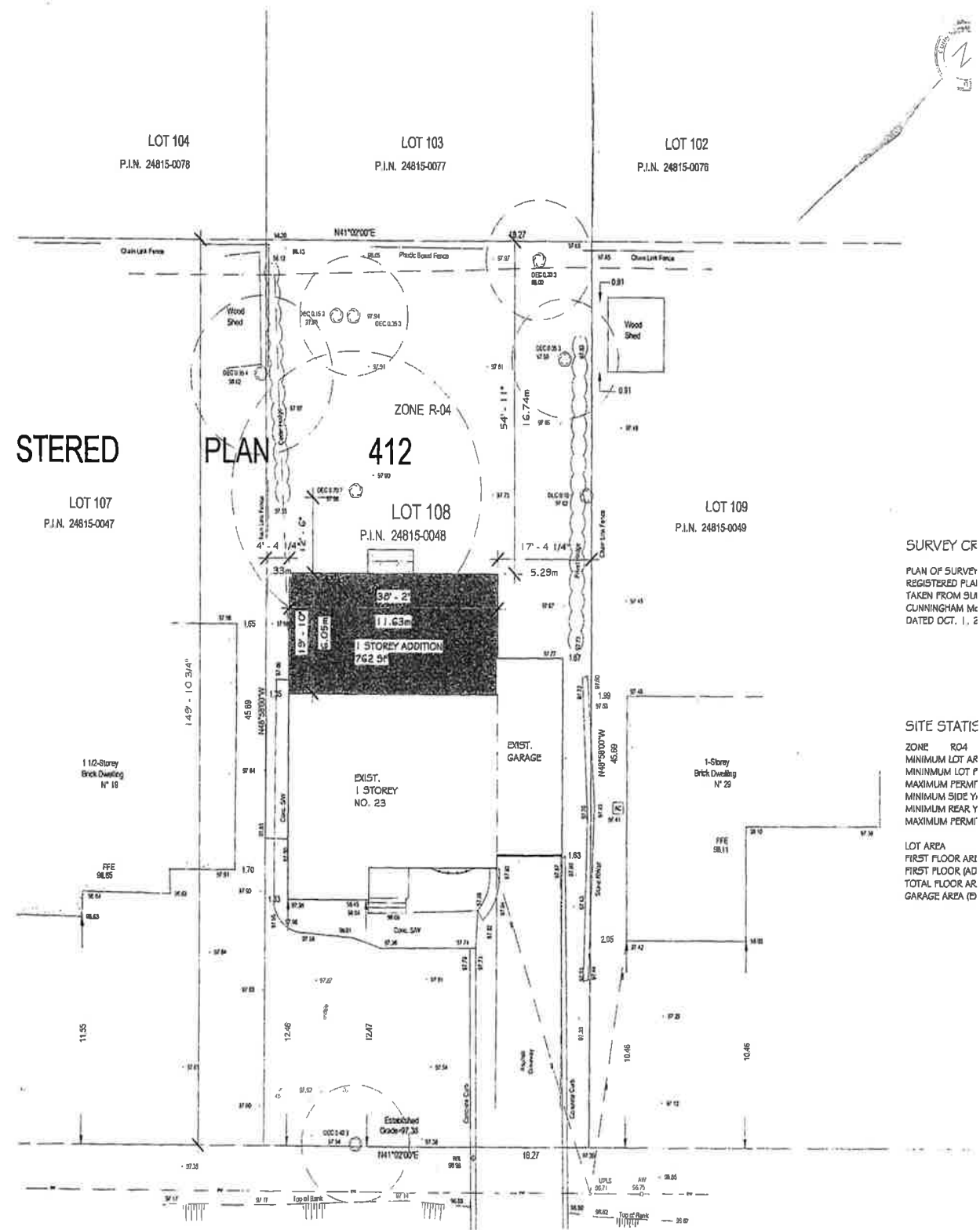
Inclusions: Fridge, gas stove, convection oven, built-in microwave, built-in dishwasher, washer, dryer, all electric light fixtures, all window coverings, TV and Yamaha receiver in main floor great room, built-in speakers, central vacuum (as is), and attachments (as is - never used), hot tub, pergola, security system, electric garage door opener

Exclusions: All other TV's, security system monitoring, hot water tank (rental)

FLOOR PLANS



Survey



SURVEY CR
 PLAN OF SURVEY
 REGISTERED PLAN
 TAKEN FROM SIA
 CUNNINGHAM MC
 DATED OCT. 1, 2

SITE STATIS
 ZONE R-04
 MINIMUM LOT AR
 MINIMUM LOT P
 MAXIMUM PERMIT
 MINIMUM SIDE Y
 MINIMUM REAR Y
 MAXIMUM PERMIT

LOT AREA
 FIRST FLOOR AR
 FIRST FLOOR AD
 TOTAL FLOOR AR
 GARAGE AREA (D)





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