

RINA DIRISIO  
REAL ESTATE, BUT BETTER



1061 SUMMIT RIDGE DRIVE

OAKVILLE, ON



## WELCOME TO WEST OAK TRAILS - WHERE REFINED LIVING MEETS NATURAL BEAUTY

Positioned in one of Oakville's most coveted enclaves, this prestigious pocket of West Oak Trails offers the perfect balance of serenity and city convenience. Adjacent to the renowned Glen Abbey Golf Club and embraced by the lush woodlands of the 16 Mile Creek ravine, this location is a haven for nature lovers and families alike. Meandering trails weave through mature forest, inviting year-round adventure just steps from your front door. Residents enjoy proximity to top-ranked schools, premier amenities, and swift access to Oakville Trafalgar Memorial Hospital, the QEW, and Highway 403 – all within a 6-minute drive.

### Curb Appeal and Outdoor Living at Its Finest

This beautifully updated residence charms from the curb with its stone façade and complementing interlocking stone triple driveway leading to the rarely offered attached 3-car garage. Framed by towering mature trees, professional landscaping, and an irrigation system, the property provides exceptional privacy and an idyllic natural setting. The expansive rear yard was transformed in 2024 with the addition of a showstopping stone patio, complete with a custom fire pit – an entertainer's dream and an ideal retreat for alfresco dining, relaxing, or hosting unforgettable gatherings. This home is move-in ready and built to endure for years to come.

### Sophisticated Interior Space Tailored for Family and Entertaining

Step inside to discover a residence that blends timeless elegance with modern luxury. This home offers 4+2 bedrooms, 4.5 bathrooms, and approximately 3,034 square feet of thoughtfully designed living space – plus a fully finished lower level – this home exceeds expectations. Rich wide-plank hardwood floors run throughout the main level and upper hallway, complemented by soaring 9-foot main floor ceilings and a stunning Scarlet O'Hara staircase that makes a bold first impression. The formal living room boasts a dramatic cathedral ceiling and an oversized Palladian window that floods the space with natural light, and the adjacent dining room, enhanced by classic crown mouldings, is perfect for hosting intimate dinners or festive celebrations. The heart of the home is the chef-inspired kitchen, completely reimaged in 2022 with sleek, floor-to-ceiling cabinetry, a statement-making quartz waterfall island, premium stainless steel appliances, and expansive windows and walkout offering views and direct access to the sun-kissed backyard and new patio. Unwind in the inviting family room, work in peace from the private main-floor office and appreciate the everyday convenience of the lovely powder room and laundry room with direct access to the oversized triple garage.

### A Private Retreat for Every Family Member

The upper level features four sunlit bedrooms and three luxuriously updated bathrooms, including an opulent primary suite. This private sanctuary boasts a spa-worthy 5-piece ensuite with a freestanding soaker tub, a glass-enclosed rain shower with invigorating body jets, double sinks, and refined finishes throughout.

### Endless Possibilities in the Finished Lower Level

The professionally finished basement extends the living space with a vast open-concept recreation area – perfect for a home theatre, games area, or multigenerational living. It includes an inviting gas fireplace, a fifth bedroom, an oversized 3-piece bathroom, a dedicated gym or a sixth bedroom if desired. Whether for relaxed evenings with family or effortless entertaining, this lower level offers flexibility to suit your evolving lifestyle.



## TWO-STOREY FOYER

- Upgraded entry door with sidelights and a Palladian-style transom
- Upgraded iron chandeliers and pot lights
- Large Palladian second floor window
- Wood-slat feature wall
- Nine-foot main floor ceilings
- Scarlet O'Hara staircase with white pickets and dark-stained handrails and newel posts
- Upgraded stone-look floor tiles and hardwood throughout the main hallways
- Half-wall open to the living room
- Double-door closet



## MAIN LEVEL





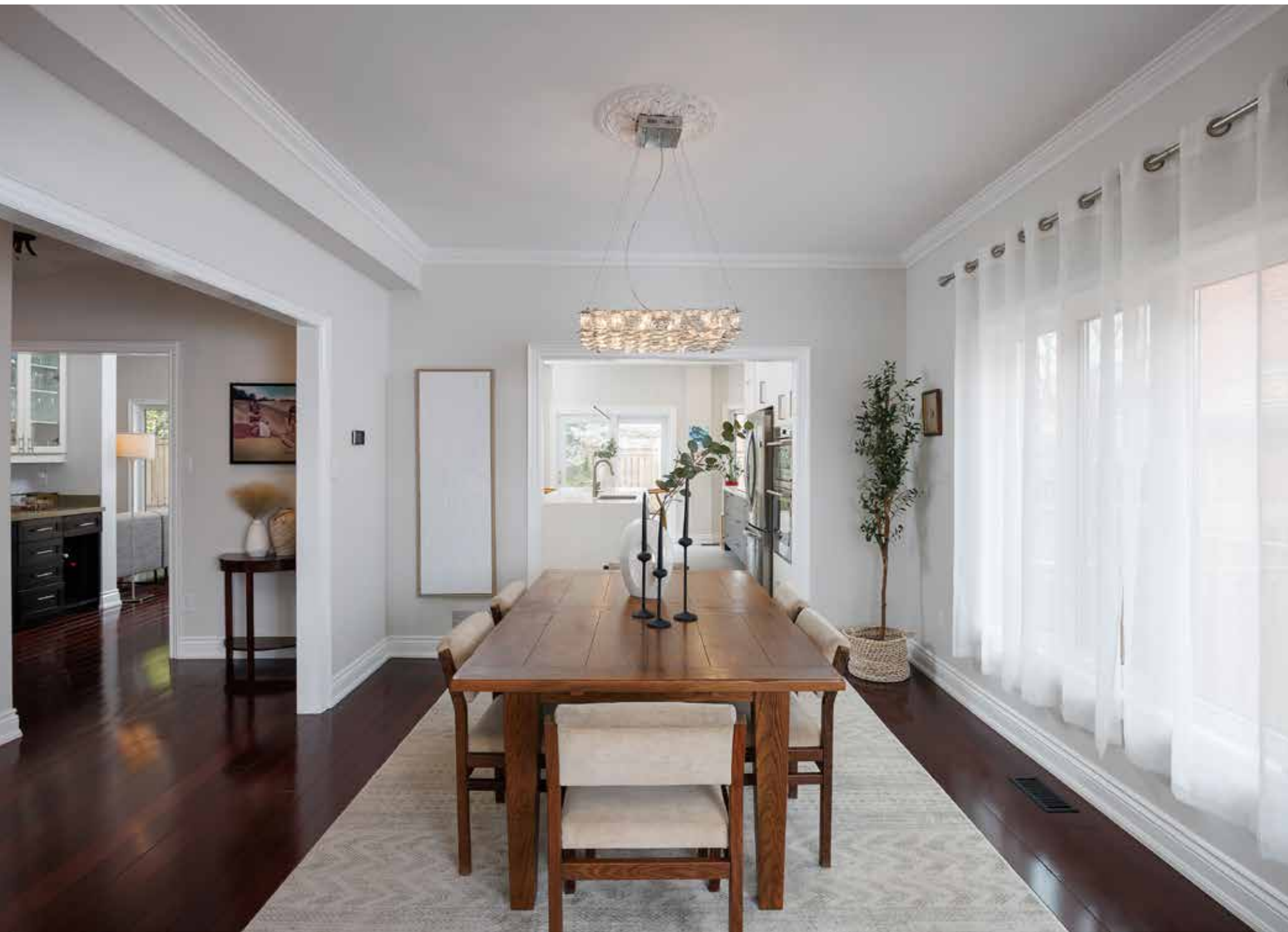
## LIVING ROOM (18'4" X 11'8")

- Arched entry
- Cathedral ceiling accommodating an oversized Palladian window
- Upgraded dark-stained hardwood floor
- Half-wall open to the foyer



## DINING ROOM (12'6" X 11'8")

- Elegant crown mouldings
- Upgraded dark-stained hardwood floor
- Sleek modern crystal chandelier
- Large window to the side yard



## BRIGHT KITCHEN



### KITCHEN (18'10" X 15'10")

- Extensive floor-to-ceiling cabinetry
- Extended-height upper cabinets with under-cabinet lighting
- Pantry
- Pot drawers
- Deluxe wood display shelves with under lighting
- Contrasting island with added storage and book/display shelves and waterfall quartz counter
- Quartz counters and complementing subway tile backsplash
- Oversized stone-look floor tiles
- Pot lights and chic linear island lighting
- Upgraded stainless steel appliances including a French door fridge with water/ice dispenser, built-in micro-convection oven + built-in oven, electric cooktop, built-in dishwasher and upgraded downdraft range hood fan
- Large windows and sliding glass doors to the private rear yard with an enormous stone patio with a fire pit area





### FAMILY ROOM (19'10" X 11'9")

- Upgraded dark-stained hardwood floor
- Wood-slat feature wall
- Pot lights
- Extra-large window overlooking the backyard



## OFFICE (11'9" X 10')

- French door
- Upgraded dark-stained hardwood floor
- Large window to the side yard

## LAUNDRY ROOM (11'9" X 8'1")

- Floor tiles
- Service staircase to the lower level
- Exterior door to the side yard
- Inside entry to the attached triple garage
- Washer and dryer



## SERVERY/WET BAR AREA

- Upgraded two-tone cabinetry
- Upper display cabinets with glass doors and valance lighting
- Upgraded dark-stained hardwood floor



## BATHROOM (2-PIECE)

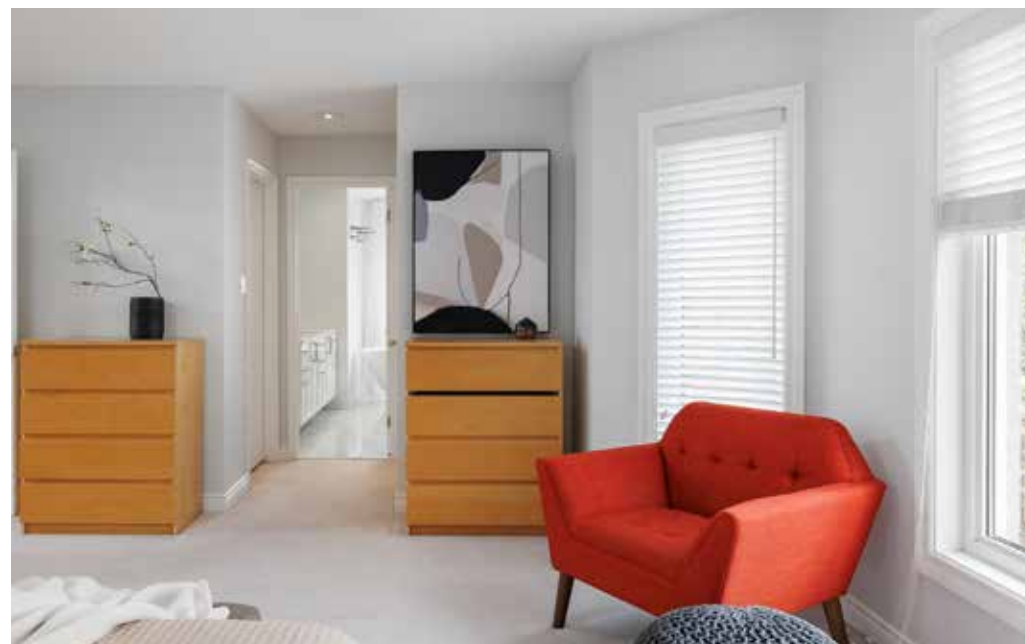
- Dark cabinetry with a bottom drawer and open display shelf
- Stone counter with a glass vessel sink and upgraded single-lever faucet
- Upgraded floor tiles installed on the diagonal

## SECOND LEVEL



### PRIMARY BEDROOM (17'4" X 15'3")

- Double doors
- Large bay-style window grouping with wide-slat blinds
- Neutral broadloom
- Upgraded chandelier
- Two walk-in closets



### ENSUITE BATHROOM (5-PIECE)

- Upgraded white cabinetry with two banks of drawers
- Quartz counter with two under-mount sinks and single-lever faucets
- Upgraded oversized marble-look floor tiles
- One-piece freestanding oval soaker tub with a floor-mounted faucet with a spray wand
- Two glass block corner windows
- Separate large shower with upgraded marble-look tile surround, built-in shampoo niche, linear floor drain, upgraded shower system with a rain shower head, handheld diverter and body jets, and a frameless glass enclosure





## BEDROOM 2 (12'7" X 11'9")

- Three additional elegantly appointed second floor bedrooms feature wide-plank insulated laminate flooring, crown mouldings, custom built-in cabinetry with base cabinets, drawers and upper display shelves and large windows with California shutters.



## ENSUITE BATHROOM (3-PIECE)

- Dark woodgrain floating cabinetry
- Quartz counter with an under-mount sink and single-lever faucet
- Neutral floor tiles
- Large shower with neutral tile surround with an inlay, rain shower head and frameless glass enclosure



## BEDROOM 3/OFFICE (11'9" X 10") BEDROOM 4 (11'9" X 10")

- Two additional bedrooms with neutral broadloom, large windows, upgraded light fixtures and ample closet space. One of these bedrooms has direct access to the 4-piece bathroom.



## BATHROOM (4-PIECE)

- The beautifully updated main bath offers upgraded dark cabinetry with a one-piece moulded vanity with integrated sink, upgraded stone-look floor tiles, and a soaker tub/shower combination with neutral tile surround and a sliding glass door enclosure.

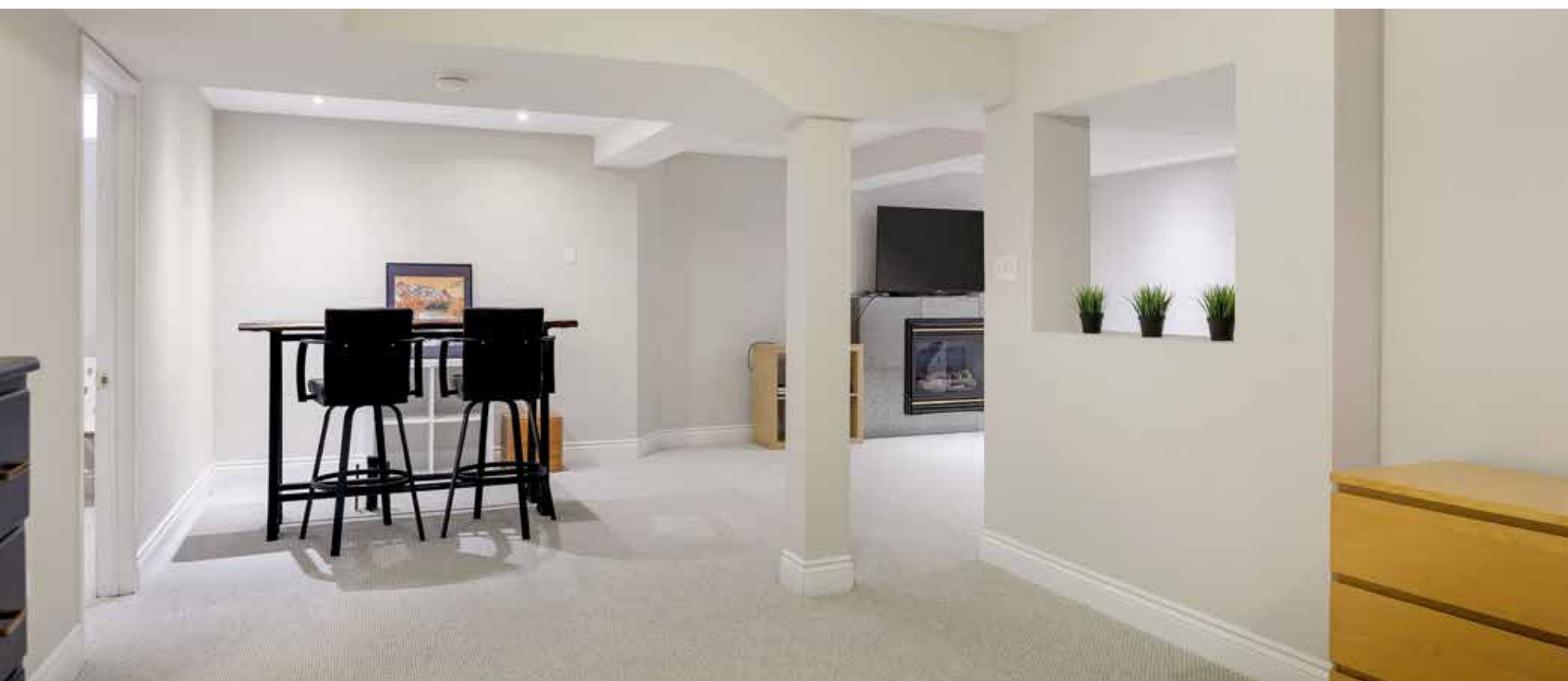


## LOWER LEVEL



## RECREATION ROOM (41'2" X 35'1")

- Pot lights
- Gas fireplace with upgraded tile surround
- Neutral broadloom
- Window
- The open-concept area surrounding the main staircase allows use flexibility and has a niche area (7'10" x 7'1") that would be ideal for an office.





### BEDROOM 5 (11'1" X 11'2")

- Window
- Neutral broadloom
- Open-concept closet
- Direct access to the adjoining 3-piece bathroom



### GYM/BEDROOM 6 (18'6" X 11'4")

- Pot lights
- Neutral broadloom
- Window
- Closet

### BATHROOM (3-PIECE)

- White plumbing fixtures including a pedestal sink
- Neutral floor tiles
- Corner shower



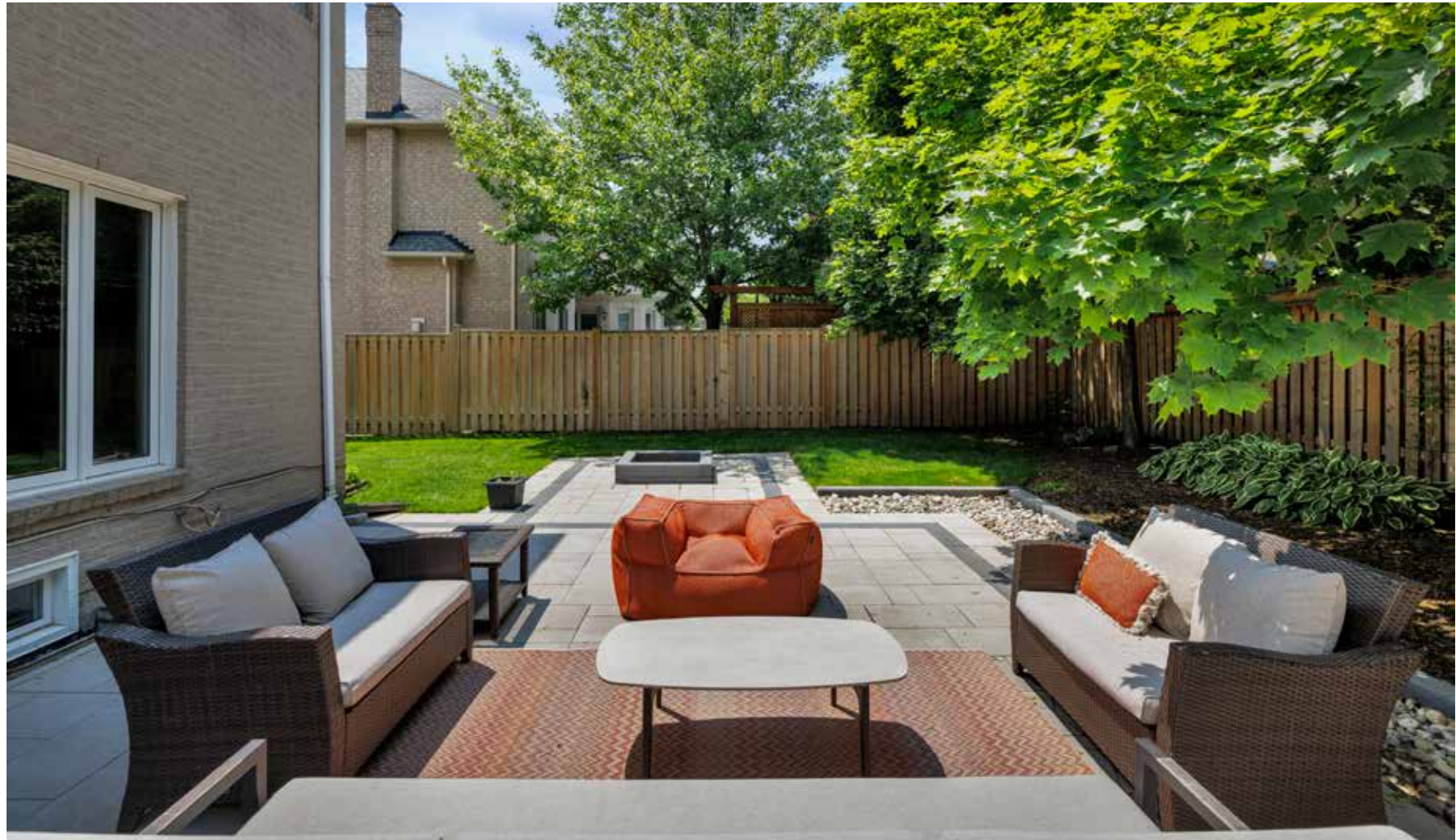
SCHOOLS

Elementary

- West Oak – English Track – JK – GR08
- Forest Trail – FI – GR02 – 08
- St. Teresa of Calcutta CES – Regular Track – JK – Gr08
- St. Mary CES – FI – GR01 – 08
- St. Bernadette CES – ExF – GR05 - 08

Secondary

- Garth Webb – English Track – GR09 – 12
- Thomas A. Blakelock – FI – GR09 – 12
- St. Ignatius of Loyola CSS – Regular Track, FI, ExF – GR09 - 12



Taxes: \$10,298/2024  
Lot Size: 64.99 x 118.11 Ft.

Inclusions: Fridge, built-in micro-convection & built-in oven, cooktop, built-in dishwasher, washer, dryer, all electric light fixtures, all window coverings, electric garage door opener(s), central vacuum, inground sprinkler

Rental Equipment: Furnace, hot water, air conditioner, water softener. Buyer to assume \$265/month

Exclusions: TV's & mounts



FLOOR PLANS



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



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School boundaries may change for upcoming school year.