

RINA DIRISIO
REAL ESTATE, BUT BETTER



1193 BOWMAN DRIVE

OAKVILLE



STUNNINGLY UPDATED AND IMPECCABLY MAINTAINED. THIS LUXURIOUS 5+1-BEDROOM, 5-BATHROOM EXECUTIVE RESIDENCE IS SET ON A PREMIUM RAVINE LOT BACKING ONTO THE DENSE WOODLANDS AND SCENIC TRAILS OF BRAY TRAIL IN OAKVILLE'S PRESTIGIOUS GLEN ABBEY COMMUNITY.

Located within the highly coveted Abbey Park High School catchment and walking distance to St. Bernadette CES, Heritage Glen Public School, Glen Abbey Community Centre, parks, trails, and Abbey Plaza, this exceptional home offers the perfect blend of natural beauty, family living, and urban convenience, just minutes to shopping, fine dining, the QEW/403, and Bronte GO Station.

Showcasing outstanding curb appeal, the property is framed by beautifully landscaped gardens with evergreen shrubs, armourstone accents, a stately shade tree, and a long driveway with curbing leading to the attached double garage with an inside entry. The resort-inspired backyard is a spectacular private retreat designed for unforgettable summer living and entertaining, featuring an inviting inground pool with Wi-Fi automation, a poolside hot tub, and three dramatic waterfall features, including a striking linear sheer descent waterfall. Expansive upgraded stone patio areas create multiple lounging, dining, and entertaining spaces, while the custom cabana with open bar service counter is perfectly positioned off to one side. An absolute dream back yard set against a serene backdrop of manicured gardens, mature cedars, and protected woodlands behind.

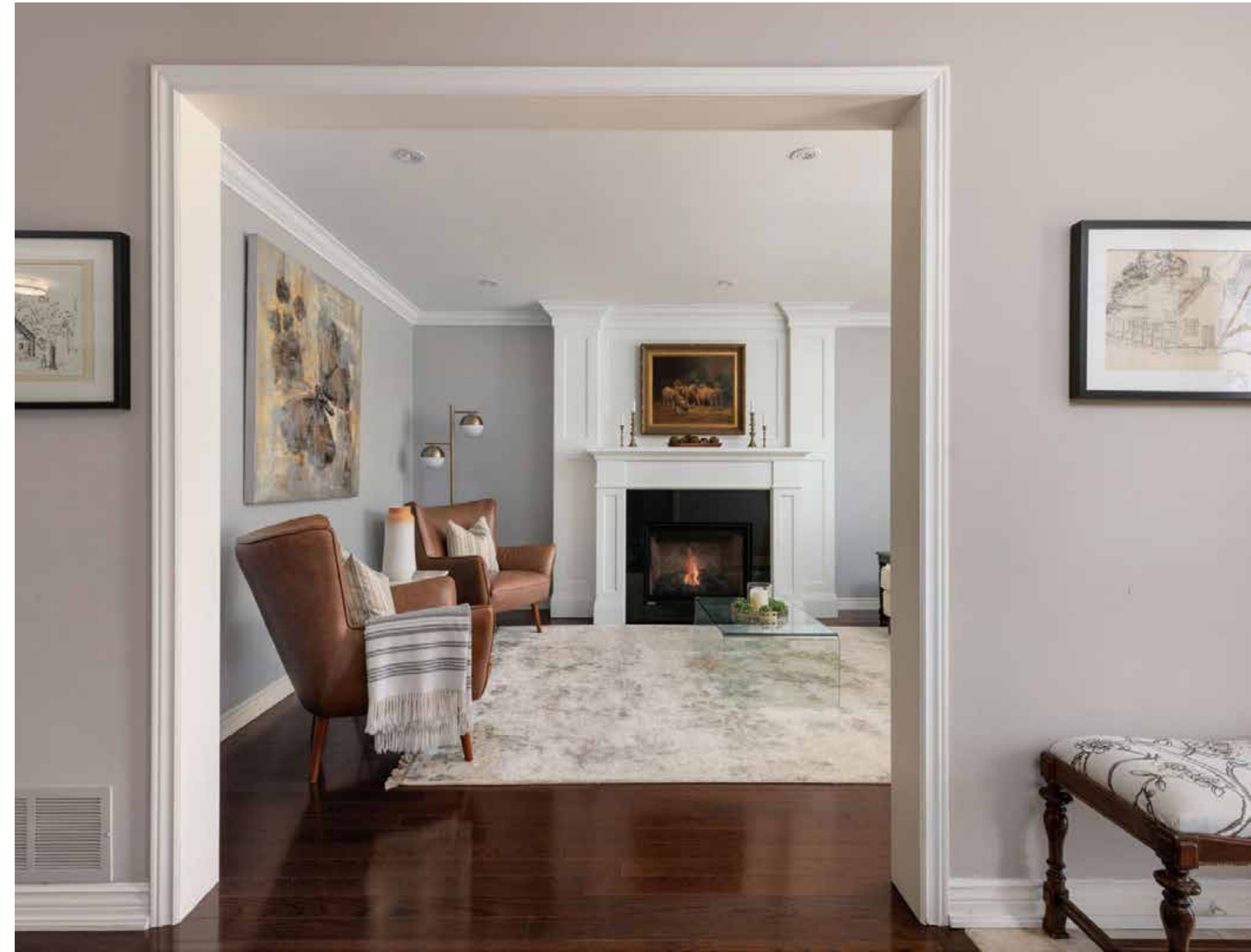
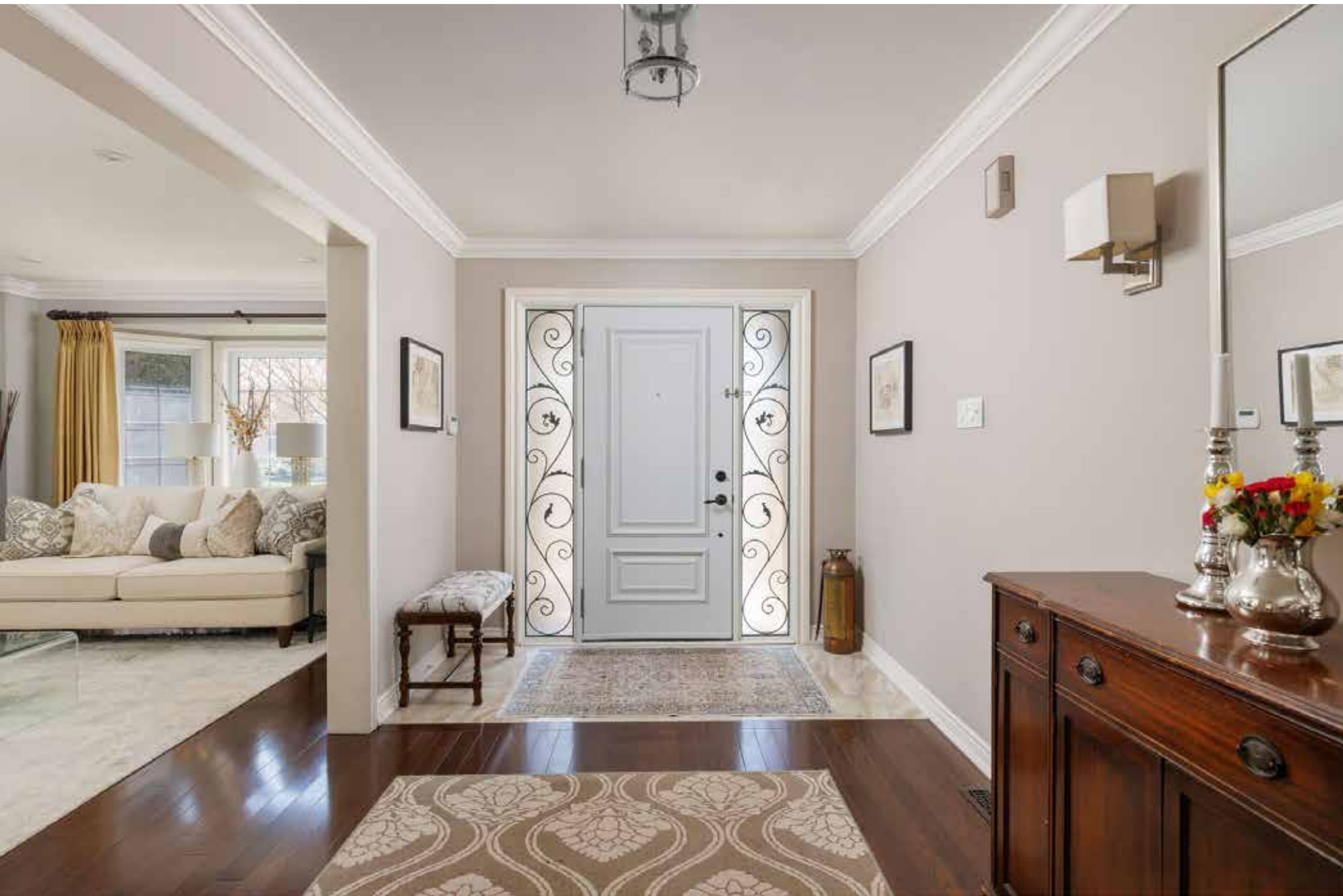
This Mattamy Oxford model, featuring oversized principal rooms and bedrooms, and a professionally finished basement, has been extensively upgraded inside and out by the current owners. New sod at the side of the house (2026), fence in the backyard, interlocking stone sanded and sealed front and back and a new pool filter and pump in 2025, new salt cell 2024, renovated kitchen (2021), insulation redone and new vapour barrier added (2018), two upper level bathrooms renovated (2017), professionally relandscaped, with an inground pool with Wi-Fi automation, a cabana, hot tub with three water features, and new garage doors (2016), roof shingles replaced (2015), all new windows and doors and main floor hardwood flooring (2011).

Inside, timeless elegance and sophisticated design are evident throughout, with crown mouldings on two levels, rich dark hardwood flooring, an updated staircase, extensive pot lighting, stylishly renovated bathrooms with furniture-style cabinetry, and two fireplaces. The expansive living and dining rooms are ideal for formal entertaining, while the inviting family room creates a warm space for everyday gatherings. Renovated in 2021, the showpiece kitchen features extensive custom cabinetry with upper display cabinets, valance lighting, stone countertops, a massive island with seating for five, premium stainless-steel appliances, including a gas stove, and a walkout to the backyard oasis. Completing the main level are a spacious home office, an elegant powder room, and a laundry room with garage access. Upstairs, five generous bedrooms and three updated bathrooms accommodate growing families with ease, highlighted by the luxurious primary retreat with a spa-inspired 5-piece ensuite featuring a whirlpool tub and separate shower. The professionally finished basement extends the living space with large above-grade windows, a massive recreation/games room, a gym area, a sixth bedroom, and a full 4-piece bath—ideal for guests, teens, or multi-generational living.



FOYER

- Single entry door with two sidelights, with scrolled iron and privacy glass inserts
- Neutral floor tiles and dark-stained hardwood extending through the main hallway
- Elegant crown mouldings
- Hurricane-style ceiling light and additional sconce lighting
- Impressive staircase with dark-stained treads, handrails and newel posts and contrasting white pickets
- Oversized hurricane-style chandelier over the staircase





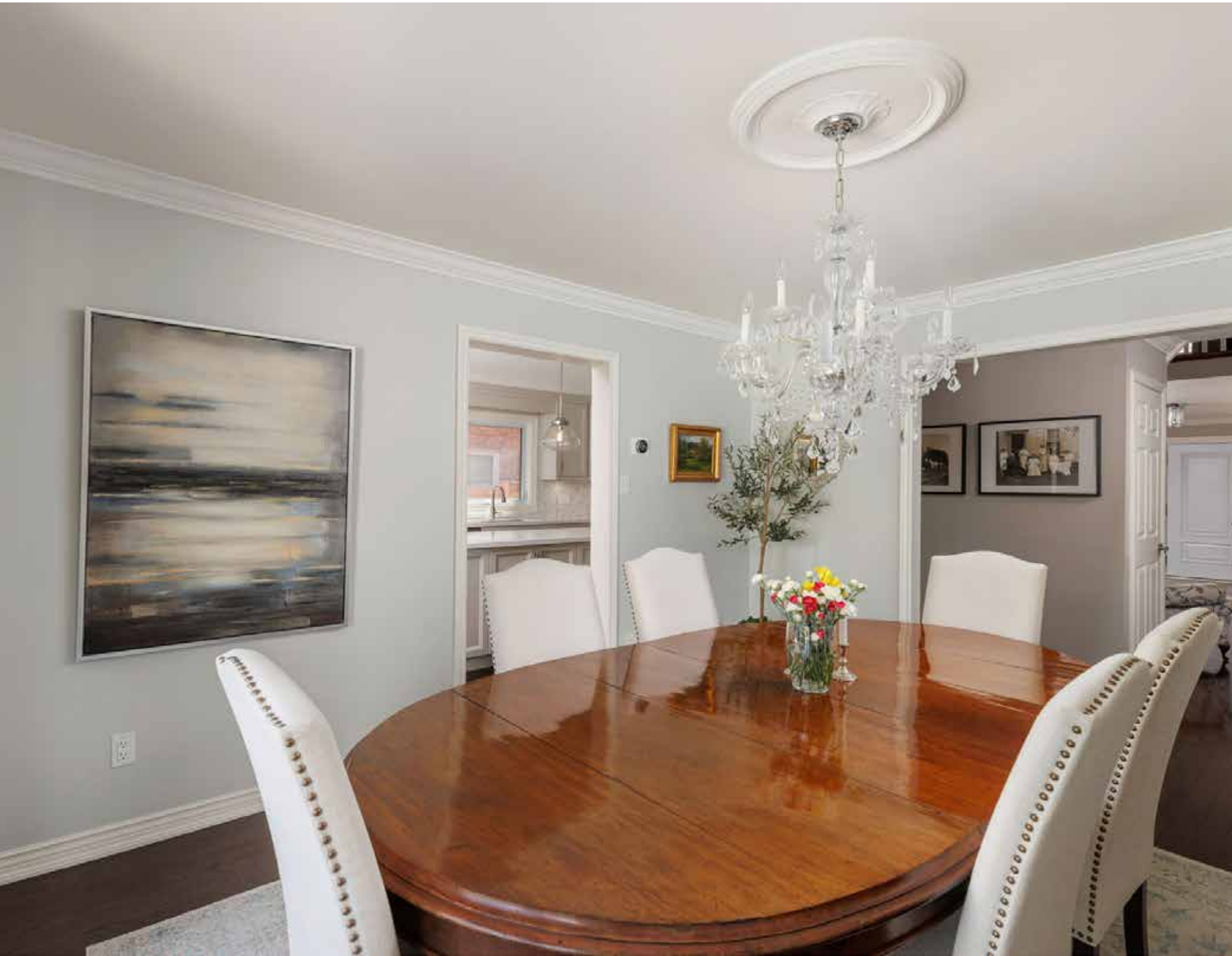
LIVING ROOM (11'11" X 18')

- Elegant crown mouldings
- Dark-stained hardwood flooring
- Six pot lights
- Inviting gas fireplace with an upgraded floor-to-ceiling white mantel with deluxe mouldings
- Large bay window to the front yard



DINING ROOM (12'7" X 15'5")

- Elegant crown mouldings and ceiling medallion
- Dark-stained hardwood flooring
- Large bay window overlooking pool and woodlands



KITCHEN (12' X 23'9")

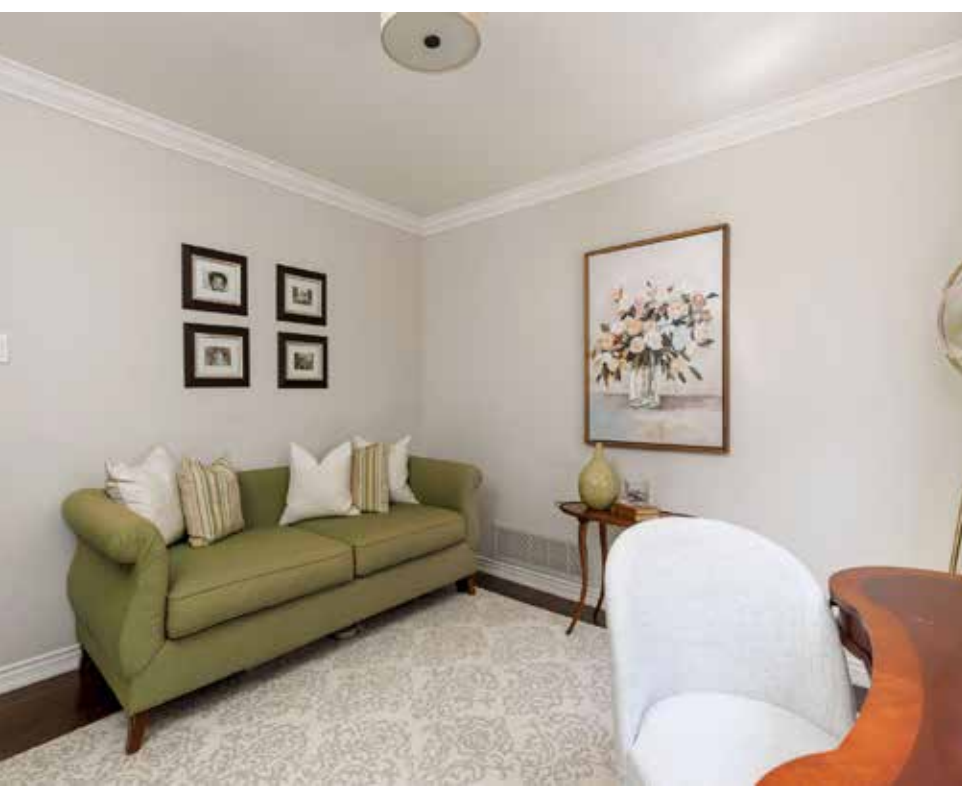
- Plenty of custom off-white cabinetry
- Extended- height upper cabinets with crown mouldings and valance lighting
- Illuminated upper china cabinets with upgraded glass doors
- Built-in wine storage rack
- Several pot drawers
- Custom range hood canopy
- Large island with a breakfast bar and seating for five
- Composite stone counters and mosaic stone tile backsplash
- Under-mount sink with a large canopy window above
- Dark-stained hardwood floor
- Pot lights and chic pendant island lighting
- Stainless steel appliances, including a French door fridge with a bottom-mount freezer, a gas range and a built-in dishwasher
- Two large windows, sliding glass doors and stone steps to the breathtaking outdoor oasis





FAMILY ROOM (13'3" X 20')

- Dark-stained hardwood flooring
- Elegant crown mouldings and complementing white wainscotting
- Wood-burning fireplace with an upgraded white wood mantel with graduated mouldings
- Extensive pot lighting
- Extra-large window to the rear yard



DEN/OFFICE (11'11" X 11'9")

- Dark-stained hardwood flooring
- Elegant crown mouldings
- Upgraded ceiling light
- Window to the side yard

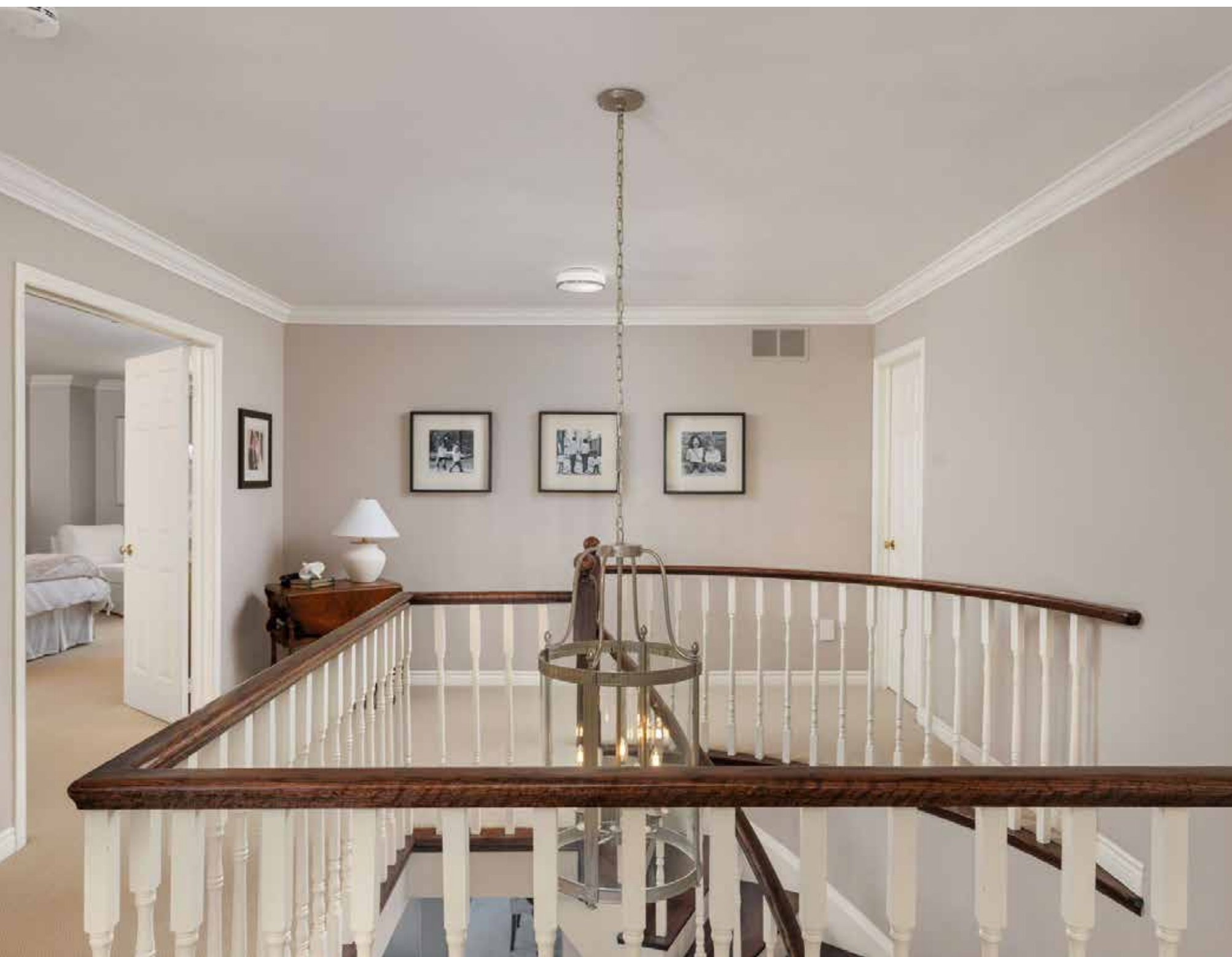
BATHROOM (2-PIECE)

- Elegant crown mouldings
- Designer wall coverings
- Upgraded furniture-style vanity with a one-piece moulded counter with an integrated sink
- Upgraded vanity light
- Dark-stained hardwood flooring

LAUNDRY ROOM (7'7" X 10')

- Ample upgraded white shaker-style cabinetry and tubular metal shelving
- Upgraded wood-grain style counter
- Circular stainless steel sink
- Upgraded semi-flush mount ceiling light
- Oversized stone-look floor tiles
- Closet with bi-fold doors
- Front-loading washer and dryer with a black stainless steel finish
- Exterior door with a functional window to the side yard
- Inside entry to the attached double garage





PRIMARY BEDROOM (13'4" X 26'1")

- Elegant crown mouldings
- Sitting area with an oversized window overlooking the pool and ravine
- Upgraded ceiling light fixture
- Berber-style broadloom
- Two walk-in closets

ENSUITE BATHROOM (5-PIECE)

- Double doors
- Elegant crown mouldings, additional ceiling mouldings and a ceiling medallion
- Two separate furniture-style vanities with two banks of drawers
- Stone counters with under-mount sinks
- Sconce lighting and perimeter pot lighting
- Neutral floor tiles
- Oval whirlpool tub with a neutral tile surround and deck
- Corner shower with neutral tile surround and glass enclosure
- Large bay window with wide-slat blinds





BEDROOM 2 (12'1" X 17'5")
BEDROOM 3 (12' X 15'11")
BEDROOM 4 (17'3" X 14'4")
BEDROOM 5 (12' X 12'2")

- Four additional bedrooms on the second floor feature elegant crown mouldings, upgraded light fixtures, ample closet space, neutral Berber-style broadloom and large windows. One of the bedrooms is being used as an office.



BATHROOM (5-PIECE)
BATHROOM (4-PIECE)

- Two additional updated bathrooms on this level, one is a dedicated ensuite bathroom, both feature elegant crown mouldings, sleek modern cabinetry, upgraded floor tiles, and tub/shower combinations.





RECREATION ROOM (38' X 32'9")

- Laminate flooring
- Numerous pot lights
- Two larger above-grade windows
- Large open-concept gym area

STORAGE/BEDROOM 6 (10'7" X 17'7")

- Laminate flooring
- Window
- Two ceiling light fixtures





BATHROOM (4-PIECE)

- Dark-stained furniture-style cabinetry
 - Quartz counter with two under-mount sinks
 - Crown mouldings
 - Ceiling light fixture and sconce lighting
 - Corner shower with glass enclosure
 - Neutral floor tiles
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- Also, on this level is a large, partially finished utility room (11'8" x 16'1") with neutral floor tiles, cabinetry and added shelving.



SCHOOLS

Elementary

Heritage Glen – English Track – JK – GR08 | FI Track – GR02 – 08

St. Bernadette CES – Regular Track – JK – GR08 | ExF Track – GR05 - 08

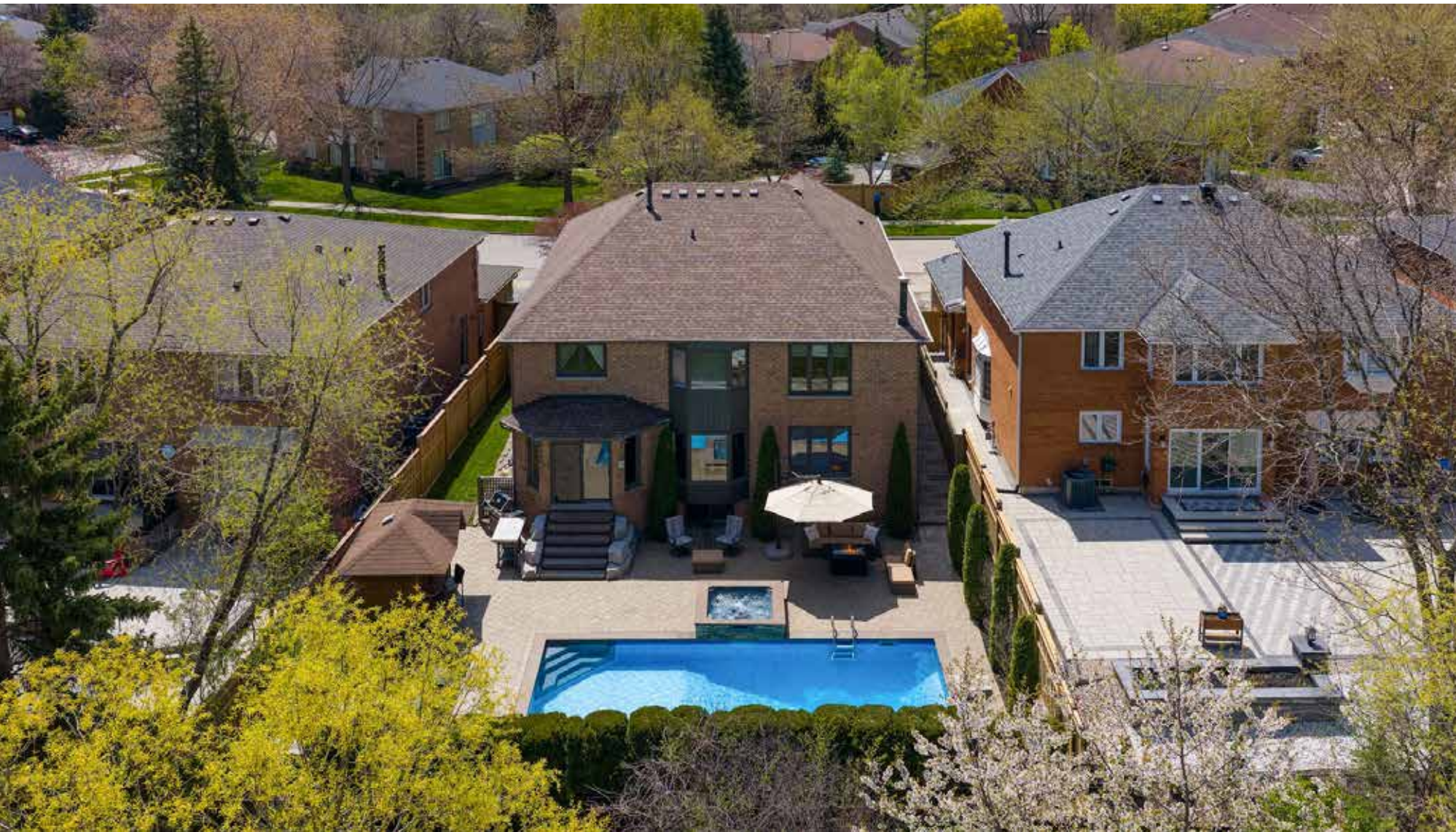
St. Mary CES – FI Track – GR01 – 08

Secondary

Abbey Park – English Track – GR09 – 12

Thomas A. Blakelock – FI Track – GR09 – 12

St. Ignatius of Loyola CSS – Regular, FI & ExF Tracks – GR09 - 12



Taxes: \$ 9,006 / 2025

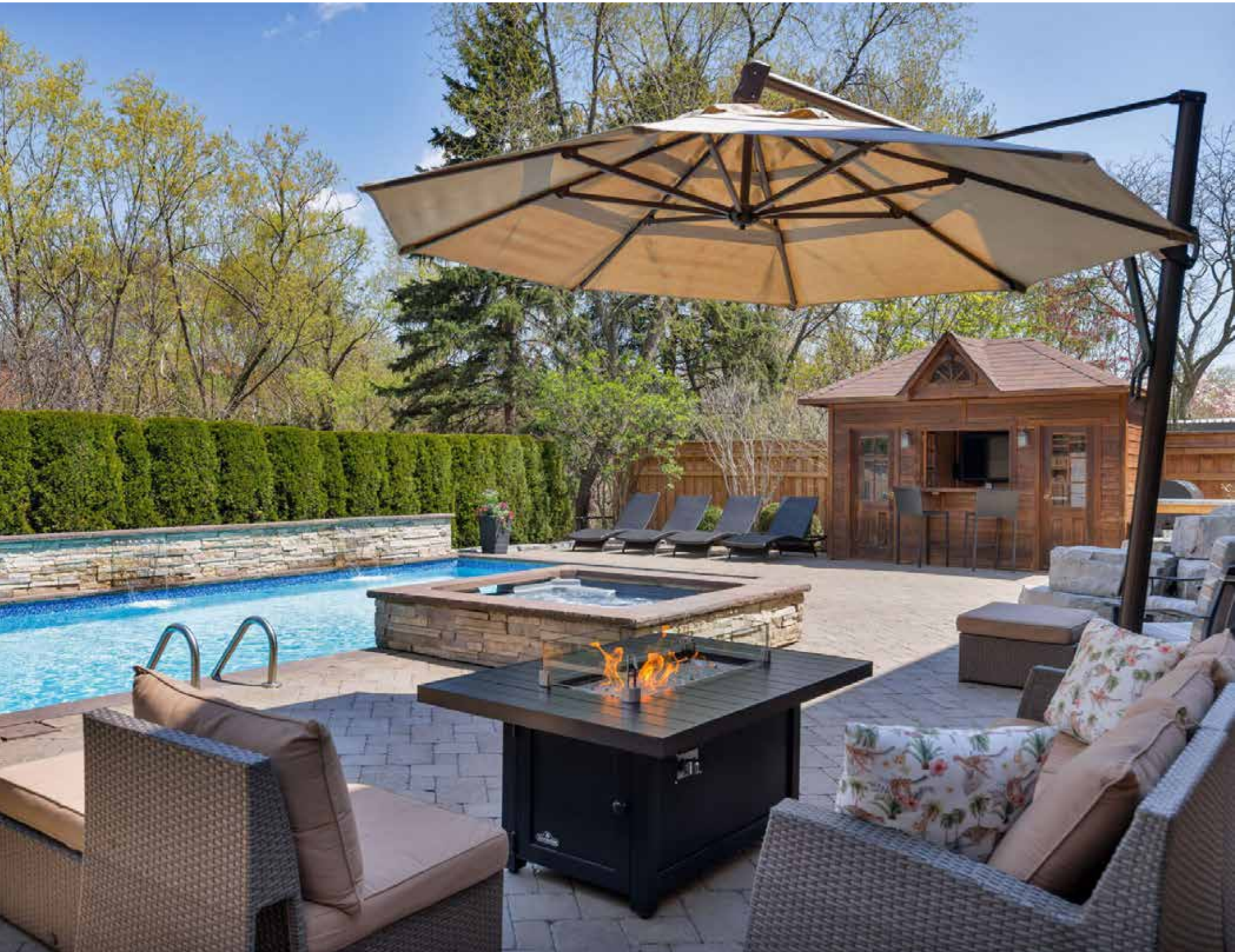
Lot Size: 47.5 x 118.11 Feet

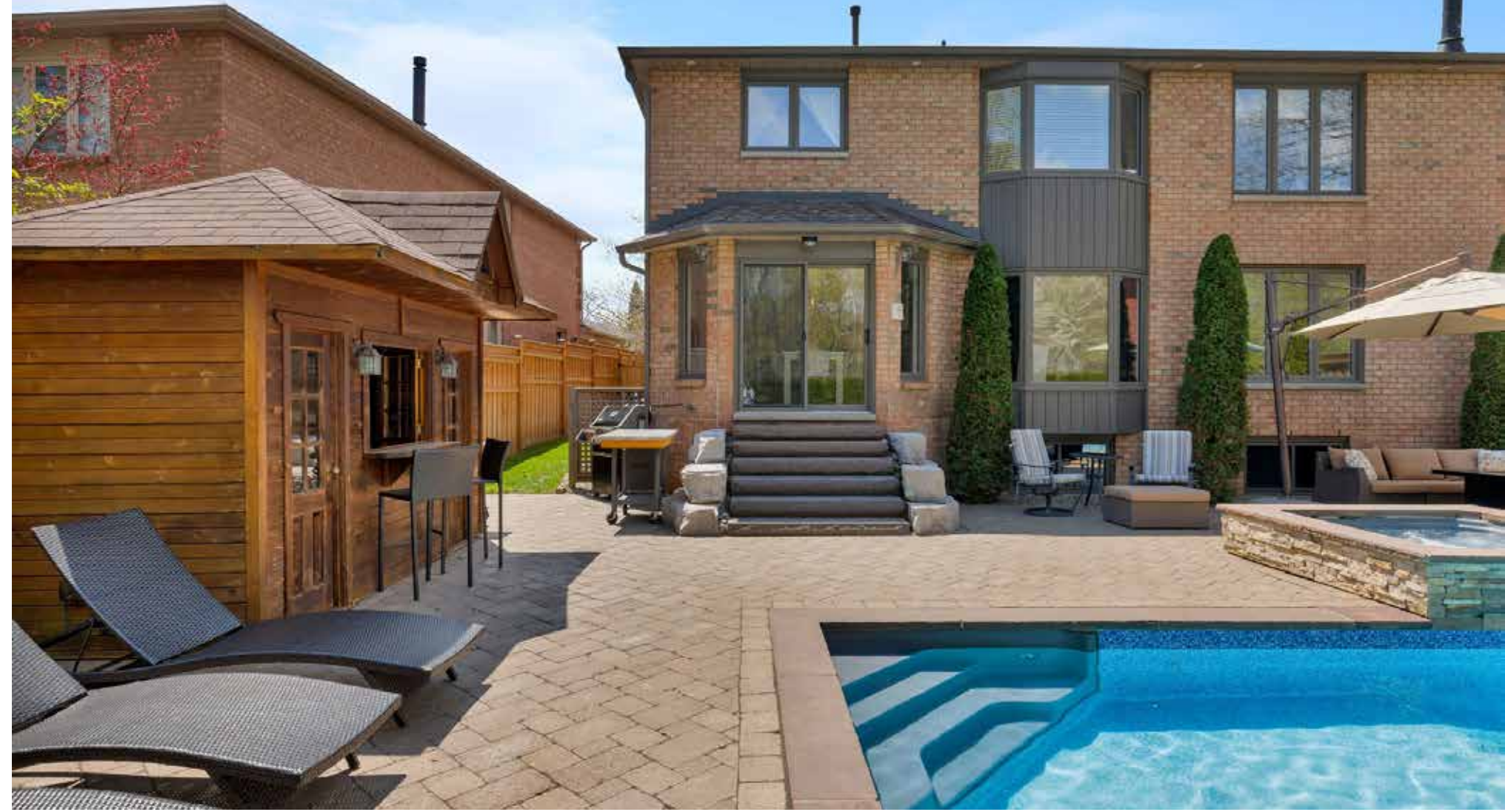
Inclusions: Fridge, gas range, stove, bar, fridge, built-in dishwasher, built-in microwave, washer, dryer, all light fixtures, all window coverings, central vacuum, garage door opener, all pool equipment

Exclusions: Dining room chandelier, and TVs and mounts

Leased Equipment: Air conditioner

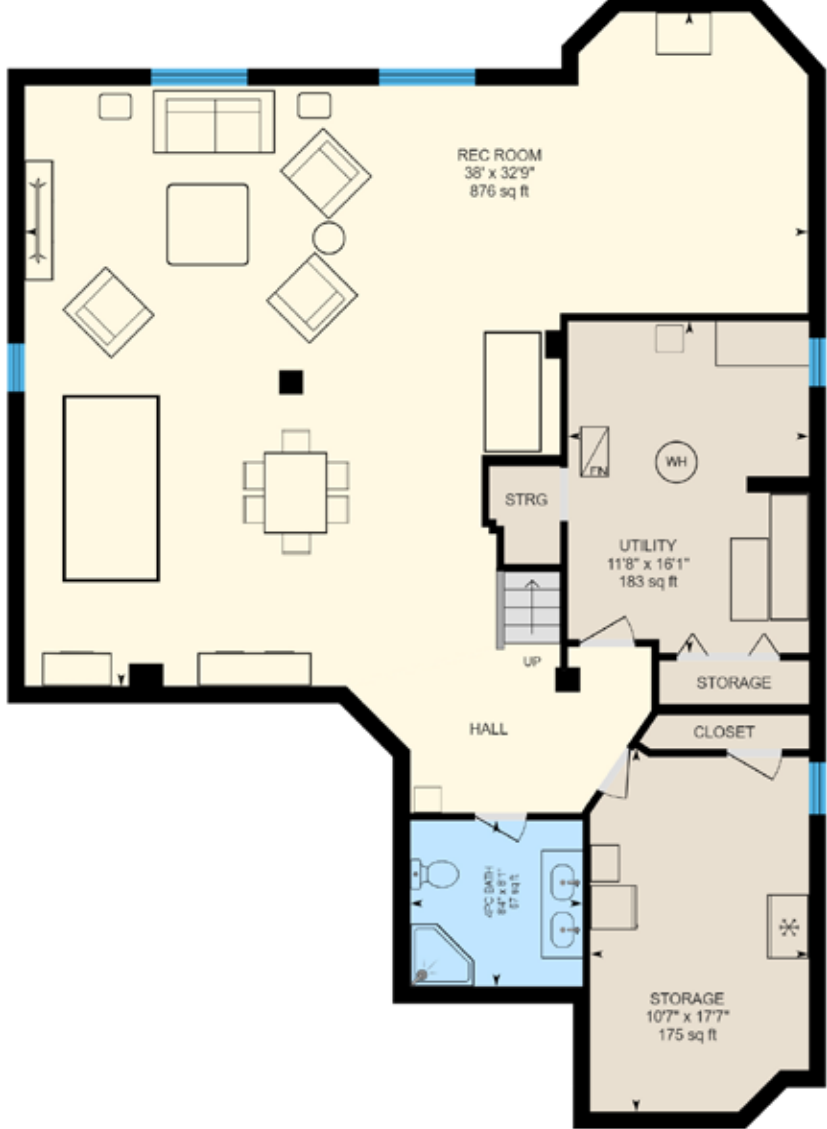
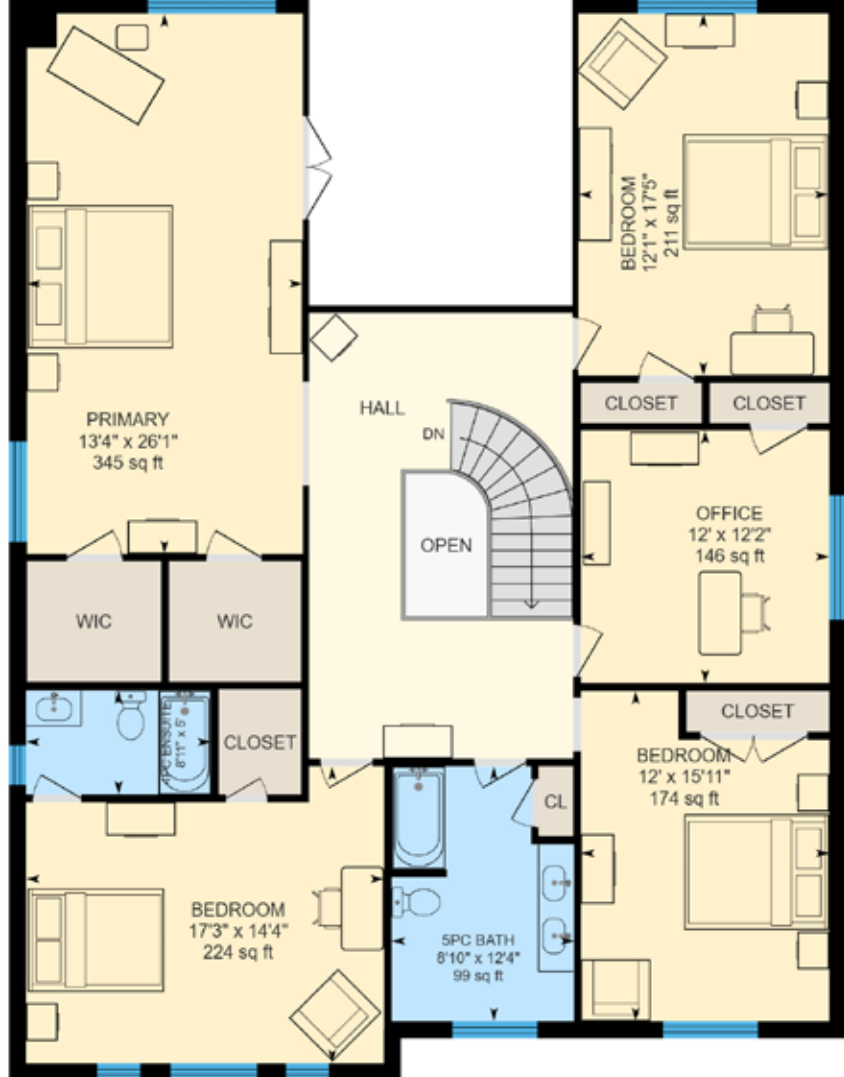
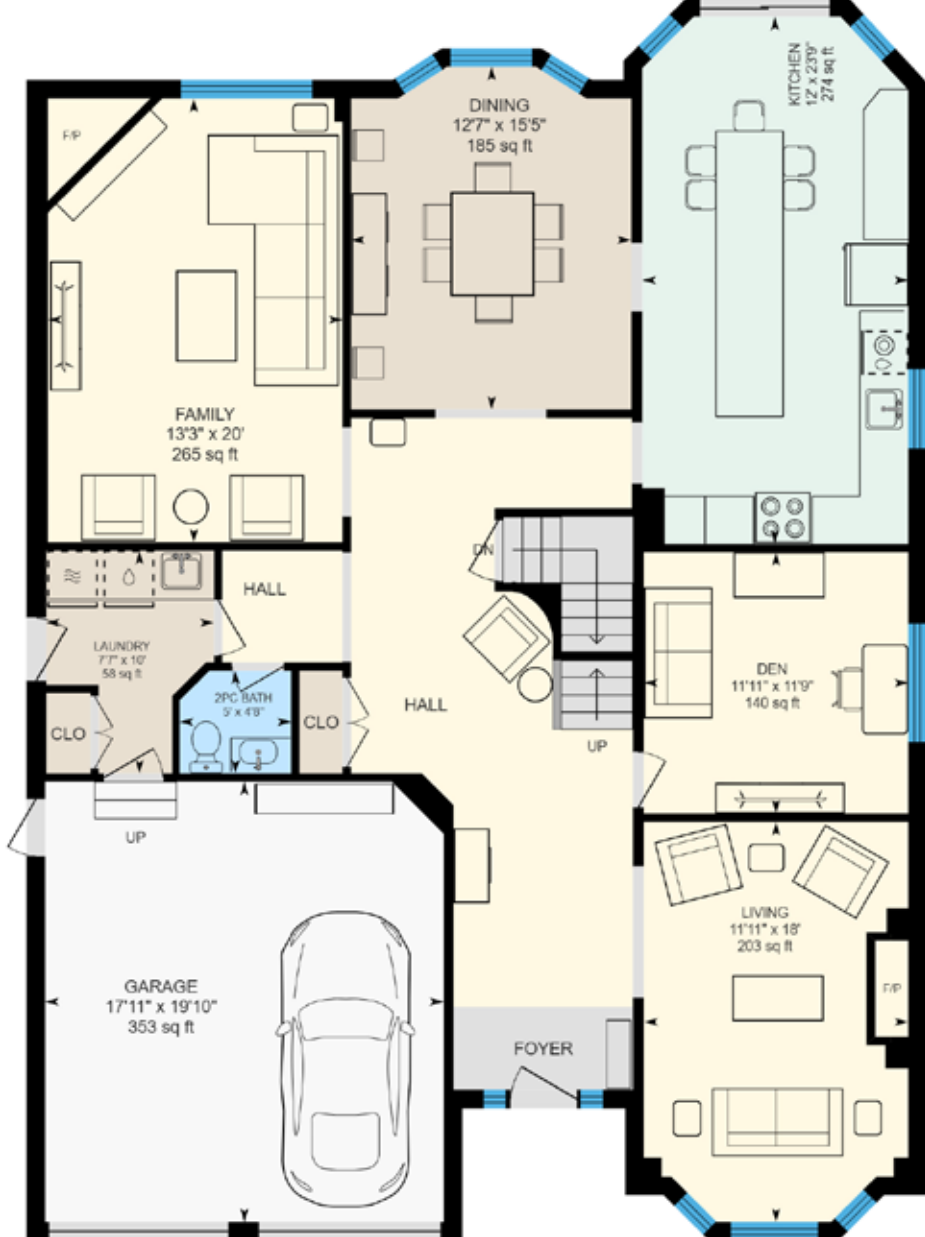
Rental Items: Hot water heater







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.