

RINA DIRISIO
REAL ESTATE, BUT BETTER



2313 CORONATION DRIVE

OAKVILLE, ON



NESTLED IN PRESTIGIOUS JOSHUA CREEK, THIS EXCEPTIONAL RESIDENCE OFFERS AN ENVIABLE LIFESTYLE. STEPS FROM THE IROQUOIS RIDGE COMMUNITY CENTRE, WHICH FEATURES INDOOR POOLS, FITNESS FACILITIES, A LIBRARY, AND DIVERSE PROGRAMMING.

Situated in the coveted Iroquois Ridge High School catchment—ranked 12th of 746 Ontario secondary schools (Fraser Institute 2023/24, 9.2/10)—the address is synonymous with academic distinction. Enjoy nearby Glenashton Park with sports fields, a cricket pitch, a skateboard park, trails, and a fenced leash-free dog run. Minutes to Upper Oakville Shopping Centre, the Shoppes on Dundas, and the Uptown Core—an ideal blend of luxury and location; top-tier schools, lush green space, and urban convenience.

Professionally landscaped grounds enhance curb appeal with a large flagstone trimmed driveway with parking for 5 cars, a flagstone front porch, while the pool-sized backyard offers cedar tongue-and-groove fencing, an expansive 20' x 15' deck, an included Vermont Castings 5-burner natural gas BBQ with a side burner and rotisserie, a gazebo, a 10' x 10' storage shed, and an eight-person hot tub. Fernbrook's sought-after Melbourne model presents 4+1 bedrooms, 4.5 bathrooms, and elegant above-grade living space, plus a professionally finished lower level with separate staircase access via the laundry room—ideal for a future suite. Highlights include nine-foot main-floor ceilings, a dramatic 18-foot family room ceiling, maple hardwood on two levels, laminate basement flooring, a solid oak staircase with iron pickets, and an additional oak service staircase from the laundry room to the basement, two gas fireplaces, and dual home theatre systems, a monitored security/alarm system, 200 amp electrical service and a level 2 (220V) car charging receptacle and car charger included (needs to be connected). Some recent improvements include roof shingles with a waterproof membrane, an on-demand hot water system, and a 4-ton air conditioner, all completed in 2018; a resealed driveway (2025); upgraded attic insulation and ventilation; and a backup Generac generator that can power most of the home during a power outage.



Designed for refined family living and effortless entertaining, the home showcases a formal living/dining room with architectural detailing and pot lights in doorway thresholds, and a soaring family room with Palladian windows, California shutters, a fireplace, and a second built-in home theatre system with built-in speakers and a subwoofer. The custom cherrywood kitchen by Paris Kitchens features illuminated upper cabinets, granite countertops, premium built-in stainless steel appliances, and a breakfast room with a walkout to the outdoor living space. Completing the main floor are a private office, an elegant powder room, and a sunken laundry room with a second staircase to the lower level and an inside entry to the attached double garage with 10-foot ceilings and set up for a car lift installation. Upstairs features four spacious bedrooms, a loft, three full baths, including a luxurious primary retreat with a spa-inspired five-piece ensuite. The professionally finished basement elevates leisure with a hidden home theatre featuring a 12-foot viewing screen, 4K projector, 125-watt-per-channel receiver, and a subwoofer. Along with the wet bar with a large granite island, a fifth bedroom, and a stylish three-piece bath with an oversized glass shower, this space is perfect for teens, in-laws, multi-generational living, or guests.

SUNKEN TWO-STOREY FOYER

- Double entry doors with a transom and full-height leaded glass inserts
- Open to the loft above
- Stone look floor tiles
- Nine-foot main floor ceilings
- Solid oak staircase with upgraded iron pickets opens to the lower level
- Hall closet





LIVING ROOM (12'8" X 12'0")

- Half walls with decorative tapered columns and doorway thresholds with LED pot lights
- Upgraded maple hardwood flooring
- Two windows to the side yard



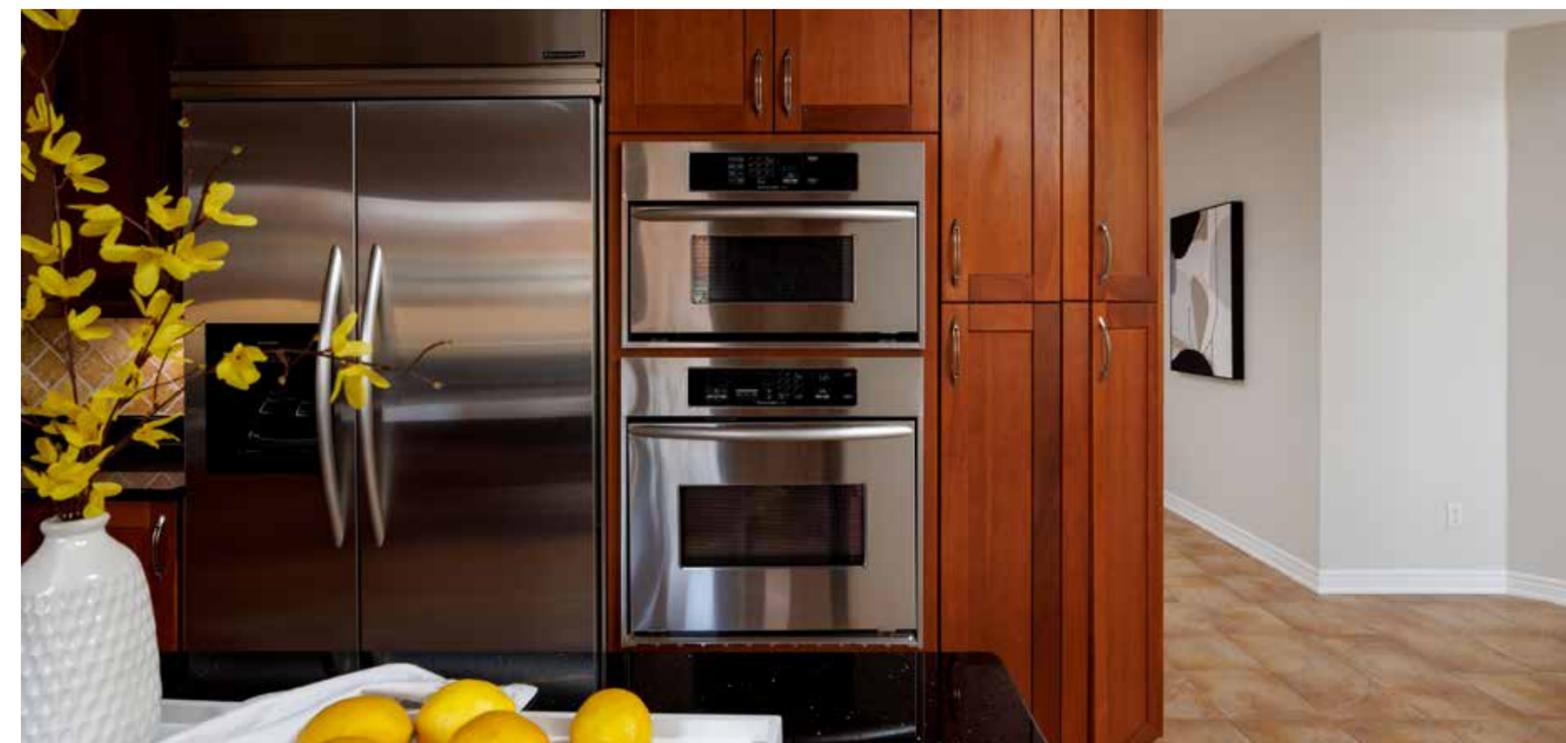
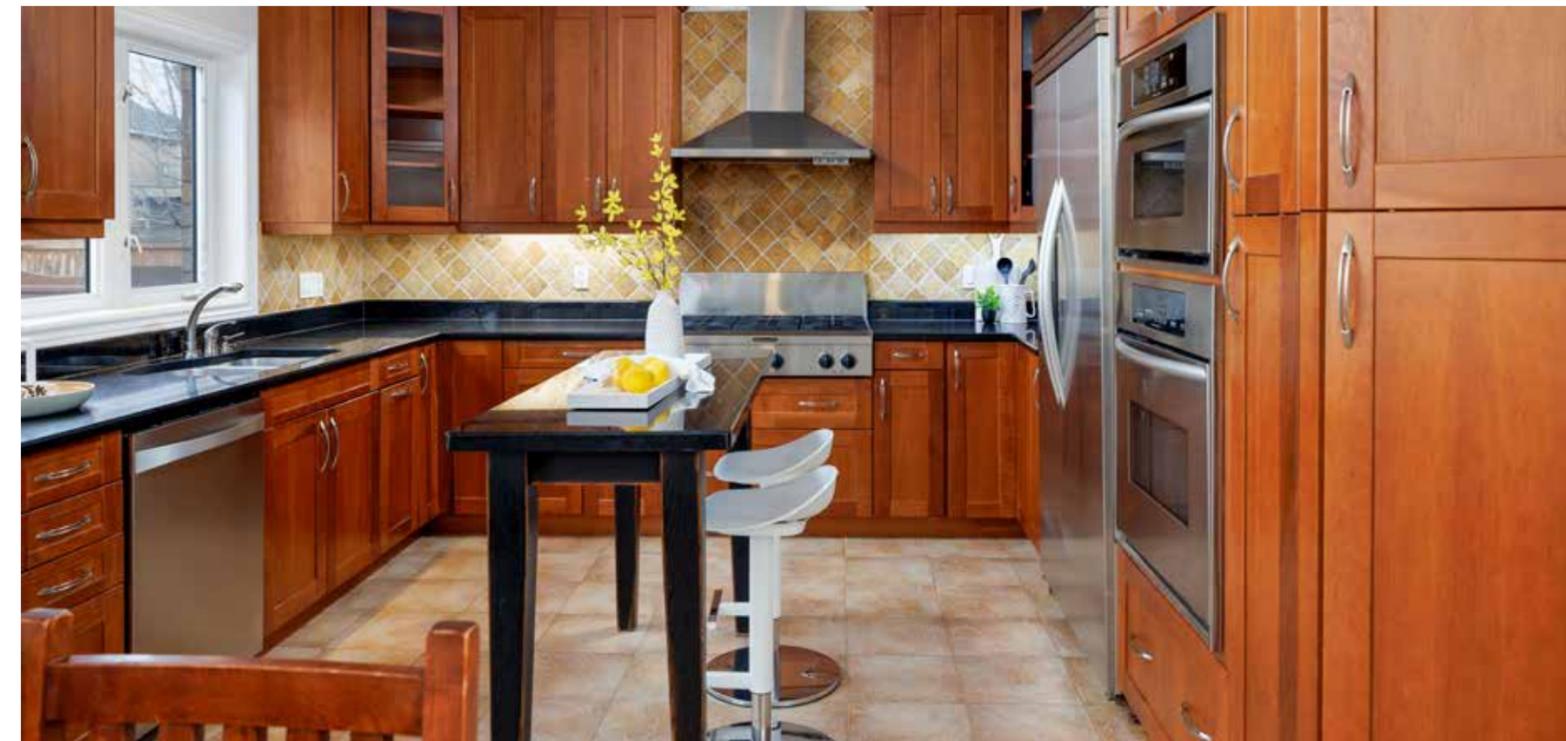
DINING ROOM (12'8" X 12'0")

- Half walls with decorative tapered columns and doorway thresholds with LED pot lights
- Upgraded maple hardwood flooring
- Iron-trimmed chandelier in the dining area
- Two windows to the side yard



KITCHEN (12'6" X 10'4")

- Custom Paris kitchen with solid cherry wood cabinetry
- Extended-height upper cabinets with crown mouldings and upper and under valance lighting
- Upper corner display cabinets with glass doors
- Deep pantry and additional corner pantry
- Pot drawers
- Granite counters and a complementary stone-look tile backsplash installed on the diagonal
- The furniture-style island with a granite counter is included
- Stone look floor tiles
- Pot lights
- Quality built-in stainless steel appliances, including a side-by-side fridge/freezer, microwave, oven, dishwasher, a 6-burner gas cooktop and a downdraft range hood fan





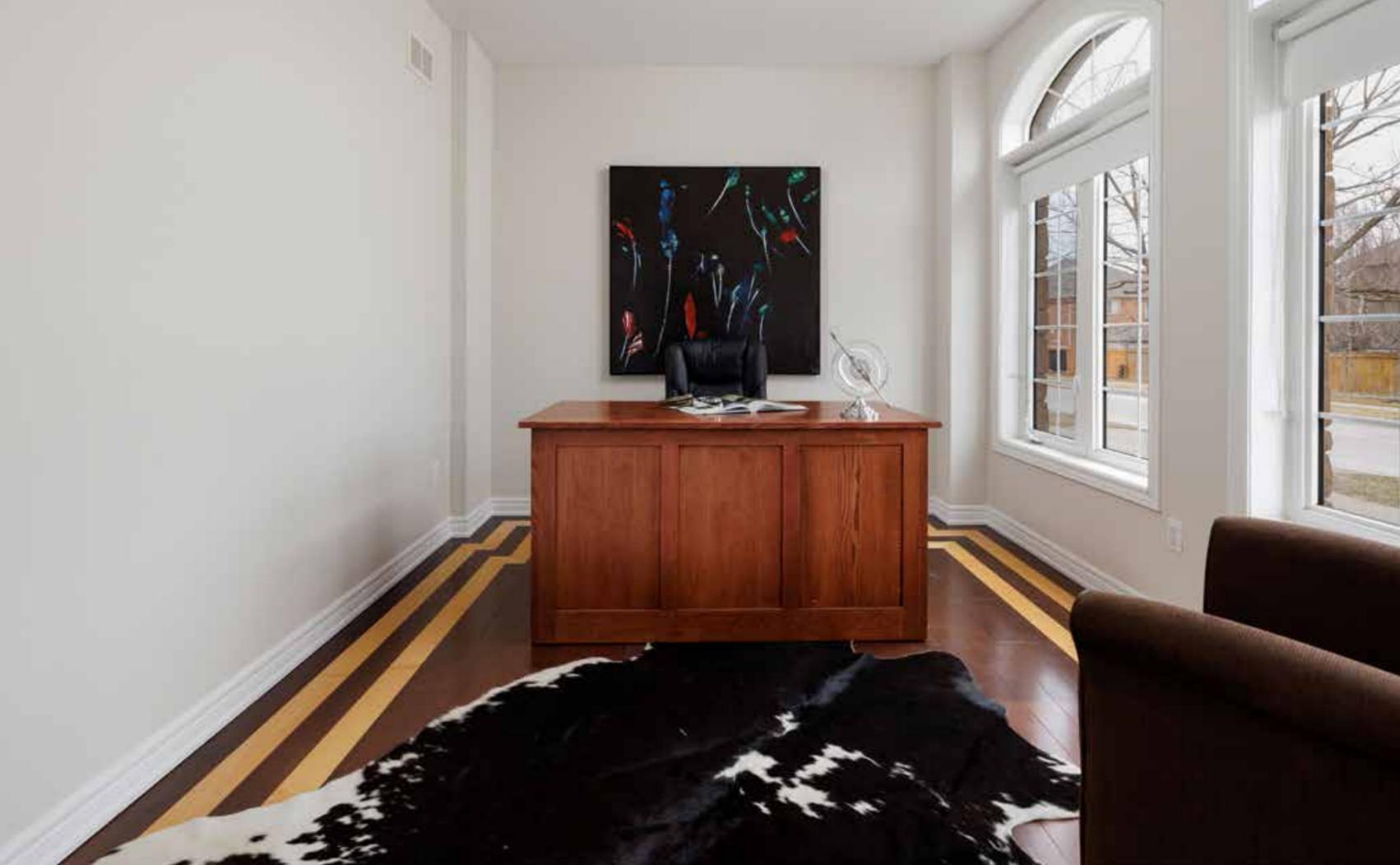
BREAKFAST ROOM (10'0" X 13'6")

- Stone look floor tiles
- Half-wall with decorative columns open to the family room
- Pendant-style lighting
- Sliding glass doors to the entertainment-sized deck with a gazebo and 8-person hot tub



FAMILY ROOM (19'0" X 12'6")

- Soaring 18-foot two-storey ceiling
- Oversized Palladian window grouping with California shutters
- Upgraded maple hardwood flooring installed on the diagonal
- Upgraded precast fossil stone gas fireplace
- Sleek sconce lighting and a matching chandelier
- Home theatre ready with in-wall speakers and subwoofer



LIBRARY (12'4" X 10'0")

- Upgraded maple hardwood flooring with contrasting inlay
- Two large Palladian windows
- Ceiling light fixture



BATHROOM (2-PIECE)

- Furniture-style dark-finished cabinetry with a bank of drawers
- Stone counter with an oversized rectangular vessel sink and upgraded single-lever chrome faucet
- Stone look floor tiles



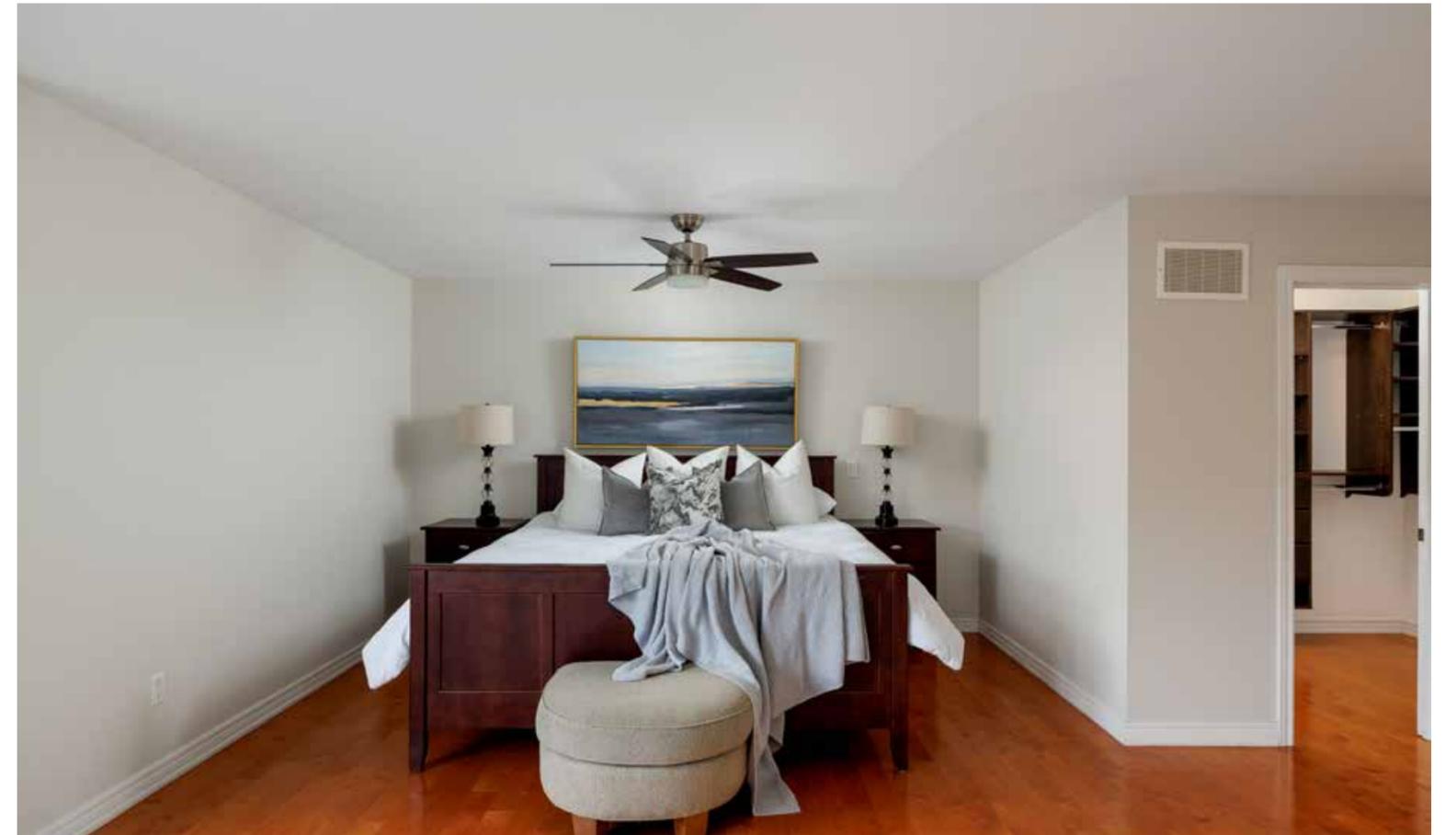
SUNKEN LAUNDRY ROOM

- Ample wood cabinetry
- Stone look floor tiles
- Window to the side yard
- Large LG washer and natural gas dryer
- Access door to the second staircase to the lower level
- Inside entry to the attached double garage with 10' ceilings, and extended-height door rails – fully set up for a car lift installation



PRIMARY BEDROOM (21'0" X 13'0" (19'0"))

- Double doors
- Upgraded maple hardwood flooring
- Ceiling fan and additional ceiling light fixture
- Large window
- Walk-in closet with deluxe organizer with drawers, shelves and double wardrobe hanging space



ENSUITE BATHROOM (5-PIECE)

- Sleek modern dark-finished cabinetry with an extended-height centre chest of drawers
- Granite counters with two upgraded stainless steel circular vessel sinks and wall-mounted faucets
- Mosaic rough stone backsplash and wrap-around vanity mirrors
- Stone-look floor tiles
- Step-up oversized soaker tub with a large window above
- Separate shower with neutral tile surround and a glass door
- Wall-mounted towel warmer





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

- Three additional bedrooms feature upgraded maple hardwood flooring, large windows with wide-slat blinds and ample closet space. Bedrooms 3 and 4 share a 4-piece bathroom, and bedroom 2 has a dedicated 4-piece ensuite bathroom and direct access to the loft.





BATHROOM (4-PIECE)

- Both bathrooms feature ample cabinetry, stone-look floor tiles, windows with wide-slat blinds and tub/shower combinations with neutral tile surround.



LOFT

- Upgraded maple hardwood floor
- Pot light
- Extra-large window with wide-slat blinds
- Open railings to the foyer below
- Accessed through bedroom 4



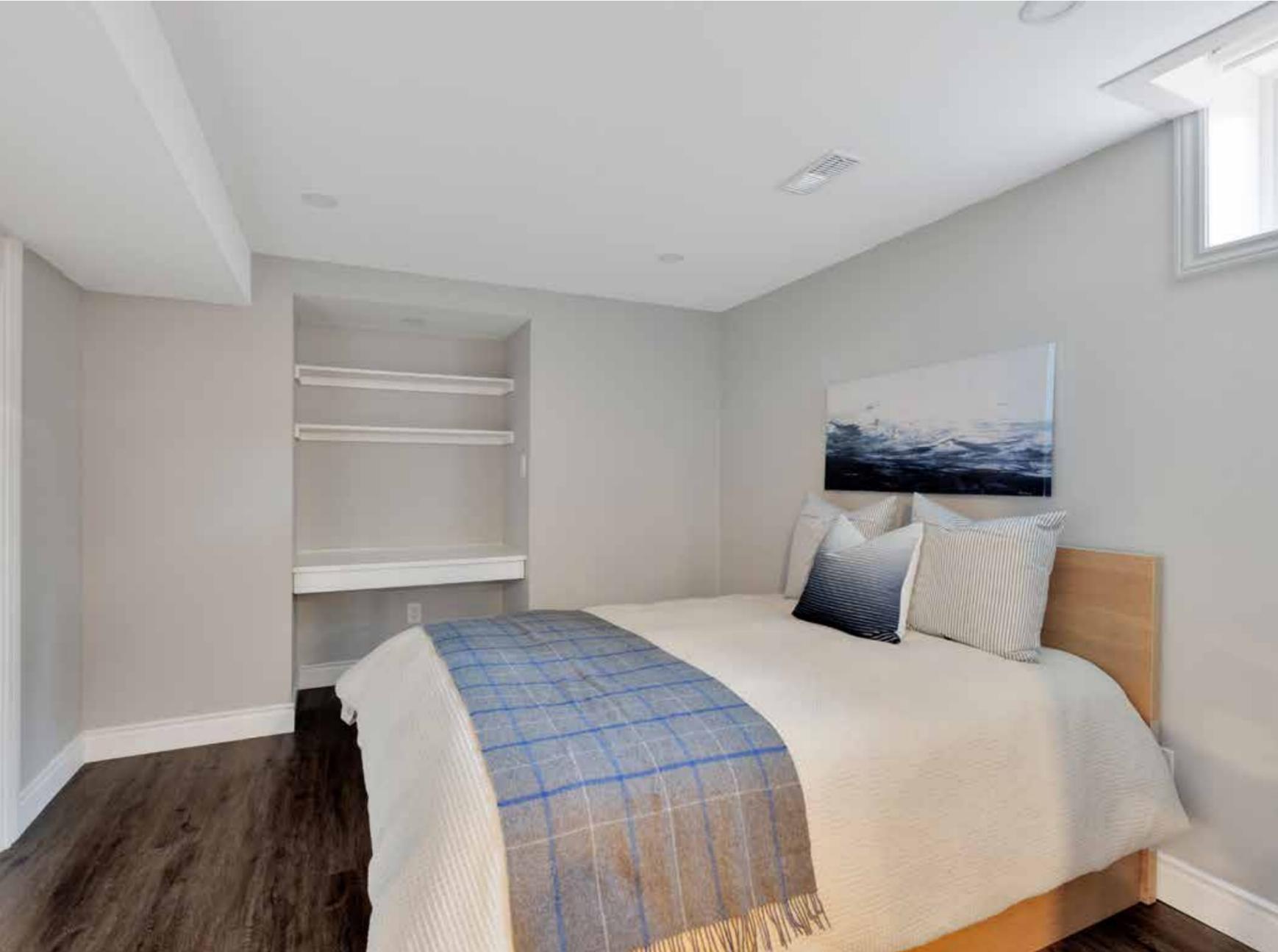
RECREATION ROOM (21'5" X 27'8")

- Upgraded laminate flooring
- Vast open-concept multi-functional design perfect for a home theatre, gym, games areas, or play area
- Home theatre area with a 12-foot wall screen, 4K projector and 125 Watt per channel receiver, built-in speakers, and a subwoofer
- Recessed built-in storage/display shelves
- Numerous pot lights
- Linear gas fireplace with a floor-to-ceiling oversized polished tile surround
- Media component and equipment room beneath the staircase



WET BAR AREA/KITCHENETTE (COMBINED WITH REC ROOM)

- Ample white shaker-style cabinetry
- Granite counters and elongated subway tile backsplash, under-mount sink
- Built-in stainless steel dishwasher and space for an under-counter beverage fridge
- Large, separate furniture-style island with granite counter
- Upgraded laminate flooring
- Two larger windows



BEDROOM 5 (10'5" X 10'1")

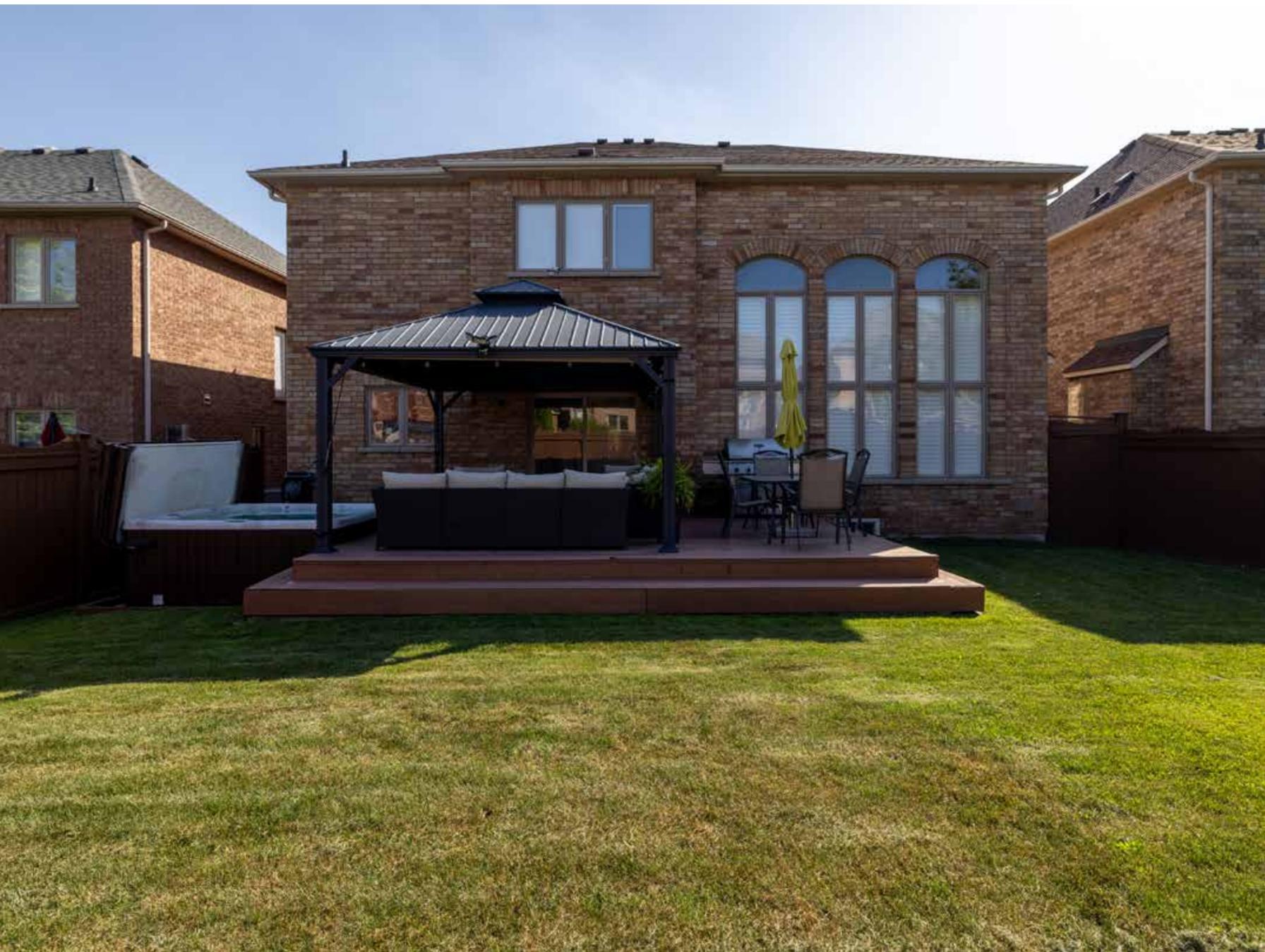
- Upgraded laminate flooring
- Pot lights
- Recessed shelving with pot light overhead
- Double closet with upgraded sliding doors



BATHROOM (3-PIECE)

- White furniture-style cabinetry with an oversized bottom drawer
- Stone counter with an under-mount sink and single-lever chrome faucet
- Wall-mounted towel warmer
- Oversized stone-look floor tiles
- Enormous shower with oversized stone look tile surround, and frameless glass enclosure and door
- Larger window

Also, on this level is a storage room and a furnace room offering ample extra storage space.



SCHOOLS

Elementary

Joshua Creek – English Track – JK – GR08

Munn's – FI – GR02 – 08

St. Andrew CES – Regular Track – JK - GR

St. Marguerite d'Youville CES – FI – GR01 – 08

Our Lady of Peace CES – ExF – GR05 - 08

Secondary

Iroquois Ridge – English Track/FI – GR09 – 12

Holy Trinity CSS – Regular Track/ExF – GR09 - 12

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



Taxes: \$9,189.30 / 2025

Lot Size: 49.87 x 111.55 Feet

Inclusions: Fridge, cooktop, oven, microwave, washer, dryer, all electric light fixtures, all window coverings, garage door openers and remotes, two islands (kitchen and basement wet bar area), workbench and upright freezer (basement), spare flagstone, spare tiles, spare decking, two home theatre systems (basement and family room), shelving, gazebo with lighting and awnings, hot tub, Generac generator, Level 2 electric car charger (currently not connected), alarm system, garden shed, BBQ and accessories

Exclusions: Alarm monitoring

UPGRADES AND EXTRAS

Exclusions

- Roof shingles with full water-seal membrane (2018)
- Upgraded attic insulation and ventilation
- Driveway re-sealed (2025)
- Flagstone front porch and driveway accents
- Entertainment-sized 20' x 15' deck and gazebo with lighting and awnings
- Exterior natural gas line installed, and the Vermont Castings, 5-burner natural gas BBQ with side burner and rotisserie is included
- 10' x 10' storage shed in the backyard
- Cedar, tongue and groove backyard fencing
- Large 8-person hot tub
- Double-car garage with 10-foot ceilings and extended-height door rails - fully set up for a car lift installation
- 5 parking spaces, with up to 7 for smaller vehicles

Home Theatres and Audio Systems

- Basement home theatre with a hidden 12-foot wall screen, 4K projector, 125-watt-per-channel receiver, and subwoofer
- Second home theatre setup in the family room with in-wall speakers and subwoofer

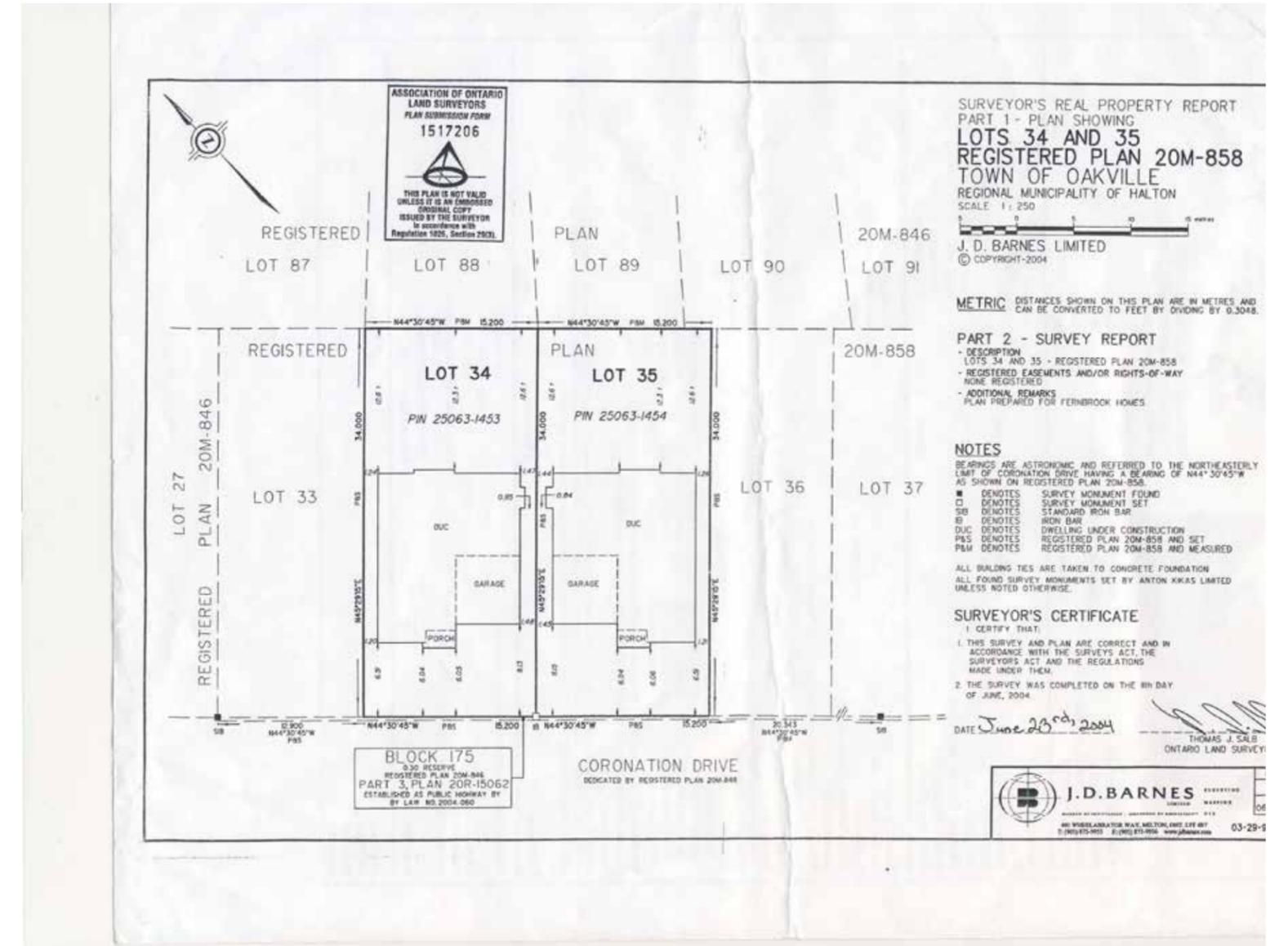
Mechanical/Electrical

- Whole home backup Generac generator with a dedicated electrical panel – capable of powering most of the home, including the furnace
- 200 amp electrical service
- Electric car charging: Level 2 (220V) car charging receptacle in garage, car charger included (needs to be connected)
- Security alarm system
- 4-ton air conditioning system (2018)
- On-demand water heater providing endless hot water (2018)
- Two natural gas fireplaces (main floor and basement), capable of providing heat without electrical power
- Central vacuum roughed-in

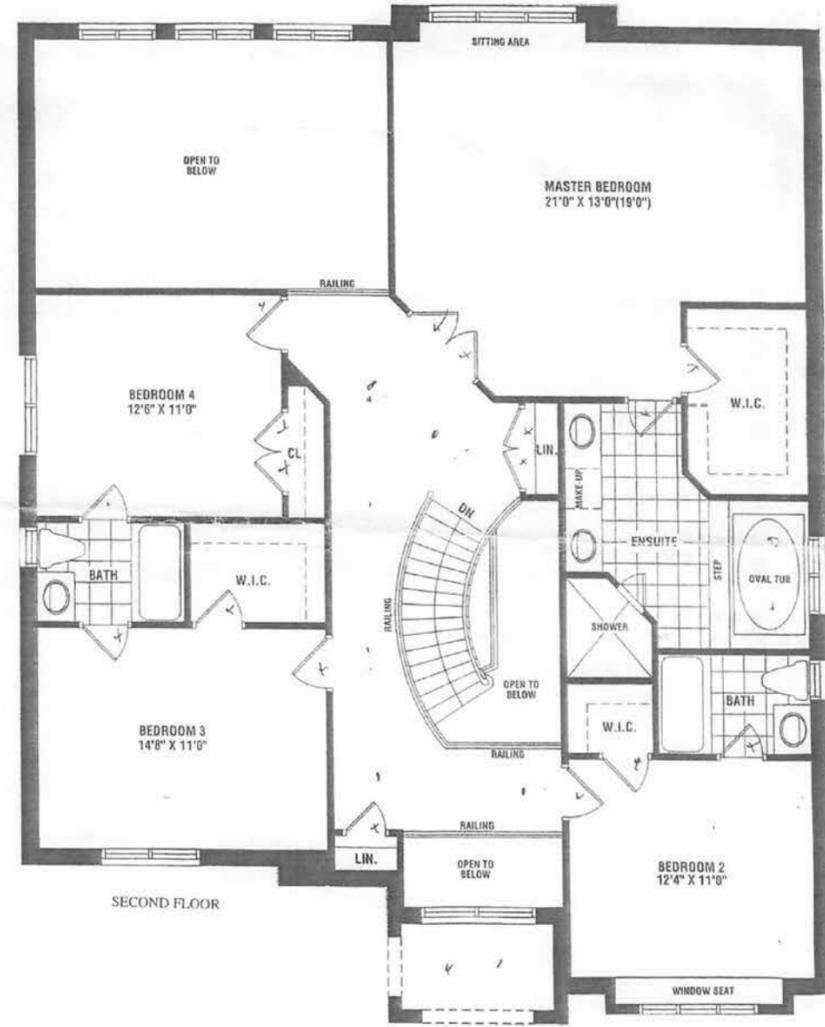
Basement Suite Potential

- Separate service staircase from the laundry room, accessing the professionally finished basement featuring a suite-style layout with kitchenette, bedroom, gym/flex space, storage and living area. Ideal for in-law, nanny, or multi-generational living

SURVEY

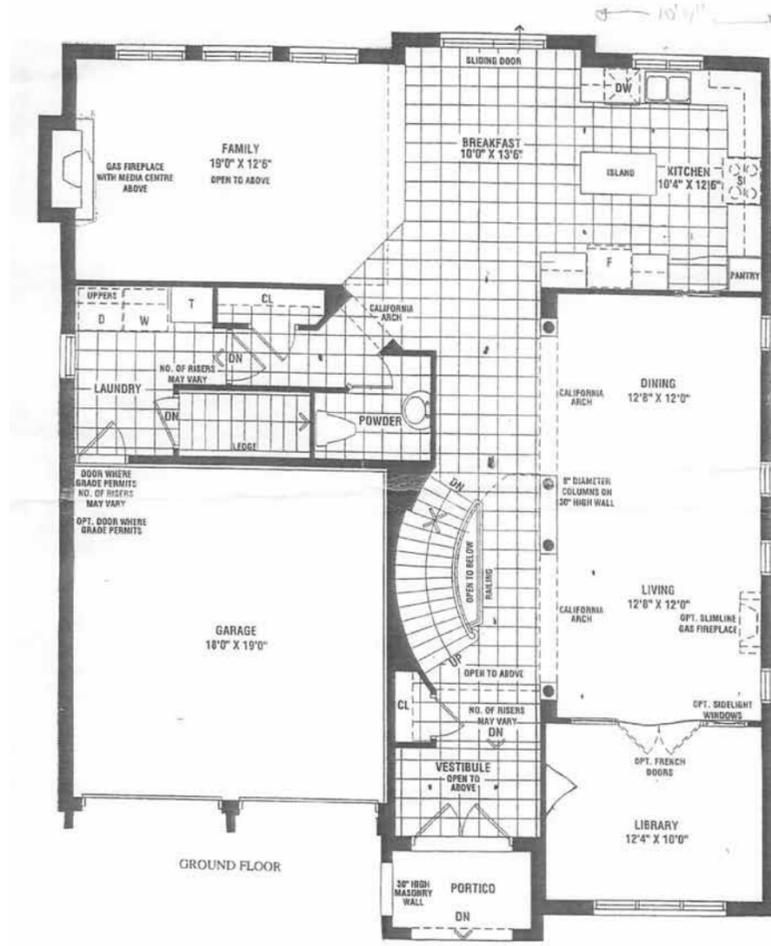


FLOOR PLANS



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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.