

RINA DIRISIO
REAL ESTATE, BUT BETTER



257 HANOVER STREET

OAKVILLE



WELCOME TO THE ROYAL OAKVILLE CLUB, WHERE LUXURY, CRAFTSMANSHIP, AND AN EFFORTLESS LIFESTYLE CONVERGE IN A PRIME WALKABLE LOCATION JUST STEPS TO FORTINO'S, STARBUCKS, LAKE ONTARIO, AND VIBRANT DOWNTOWN OAKVILLE, WITH ITS RENOWNED RESTAURANTS, BOUTIQUES, HARBOURFRONT, AND THE OAKVILLE CENTRE FOR THE PERFORMING ARTS.

This exceptional Fernbrook Belcourt model offers a rare blend of elegant entertaining spaces and functional family living, complete with a private in-home elevator serving all levels, including the rooftop terrace. A dramatic two-storey sunken foyer leads to the refined living/dining room with hand-scraped wide-plank hardwood flooring and a striking two-sided gas fireplace shared with the open-concept family room. The designer chef's kitchen is beautifully appointed with custom two-tone cabinetry, quartz countertops, premium Sub-Zero and Wolf appliances, and a large island, flowing seamlessly to a generous dining area with walkout to a partially covered terrace with composite wood flooring and glass railings.

The upper level features three spacious bedrooms, including a luxurious primary retreat with a private balcony, custom walk-in closet, and spa-inspired 5-piece ensuite, while the top-floor loft offers built-ins, a wet bar, and access to a spectacular rooftop terrace with composite wood flooring and treetop and lake views. The versatile ground level provides a flexible living space ideal for a fourth bedroom, office, or media room, complete with a kitchenette, full bath, and garage access.

Thoughtfully upgraded and built to superior Fernbrook standards, this townhome offers a perfect balance of luxury, quality, and durability. Interior highlights include hand-scraped wide-plank hardwood flooring, 7" baseboards, 9' and 10' ceilings, custom cabinetry, stone countertops in all bathrooms, pot lighting, an elegant oak staircase with iron spindles, and a private elevator serving every level. The home also features three walkouts, a striking two-sided gas fireplace, premium Sub-Zero and Wolf kitchen appliances, and large Low-E argon-filled casement windows that enhance natural light and energy efficiency. For lasting performance, it includes a 200-amp electrical panel, 2" x 6" exterior construction, 5/8" spruce plywood subfloors, 3/8" roof sheathing, R50 attic insulation, R40 spray foam insulation in the garage, and high-efficiency mechanicals including furnace, air conditioner, ERV system, and water-saving fixtures. Recent updates include a new staircase carpet runner and new broadloom on the lower level.

This is a rare opportunity to enjoy upscale, low-maintenance living in one of Oakville's most desirable communities.



FOYER

- Upgraded extended height Mahogany fibreglass entry door with sidelights
- Large Palladian upper window
- Dark-stained oak staircase with iron pickets
- Upgraded stone floor tiles
- Double-door closet
- Extra-deep baseboards and casings with integrated back band
- Ten-foot main floor ceilings, 9-foot second floor ceilings and extended height ground floor and basement ceilings





Virtually Staged

LIVING/DINING ROOM (18'1" X 13'0")

- Beautiful dark-stained hand-scraped hardwood floor
- Two-sided gas fireplace with a precast stone mantel
- Several pot lights
- Extra-large window with custom blinds
- Open railings overlooking the foyer



KITCHEN (11'6" X 9'6")

- Custom two-colour cabinetry
- Extended-height upper cabinets with crown mouldings and under-cabinet lighting
- Custom range hood canopy
- Several drawers including large pot drawers
- Large dark-stained island with breakfast bar
- Quartz counters and complementing tile backsplash
- Pot lights and island lighting
- Beautiful dark-stained hand-scraped hardwood floor
- High-end built-in appliances – SubZero integrated fridge, a Wolf slide-in gas range, built-in dishwasher and built-in under-the-counter microwave





Virtually Staged

BREAKFAST ROOM (12'6" X 12'0")

- Beautiful dark-stained hand-scraped hardwood floor
- Extra-large window
- Garden door walkout to the partially-covered wrap-around balcony with composite wood flooring and glass panel railings

FAMILY ROOM (22'2" X 13'0")

- Beautiful dark-stained hand-scraped hardwood floor
- Two-sided gas fireplace with a precast stone mantel shared with the formal room
- Tray ceiling with several pot lights
- Three Palladian-style windows



SUNKEN BATHROOM (2-PIECE)

- Beautiful dark-stained hand-scraped hardwood floor
- Extra-large window
- Garden door walkout to the partially-covered wrap-around balcony with composite wood flooring and glass panel railings



Virtually Staged

PRIMARY BEDROOM (18'3" X 12'6")

- Beautiful dark-stained hand-scraped hardwood floor
- Walk-in closet with custom organizer offering built-in shelves and double wardrobe hanging space
- Garden doors to the private balcony



Virtually Staged



ENSUITE BATH

- Extensive dark cabinetry with a centre bank of drawers
- Quartz counter with two under-mount sinks and wide-spread faucets
- Oversize neutral floor tiles
- Large window
- Lavish freestanding oval soaker tub
- Separate frameless glass shower with neutral tile surround, overhead rain shower head and additional sliding diverter





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

- Both the additional bedrooms on this floor have barrel-vault window accents, cathedral ceilings, beautiful dark-stained hand-scraped hardwood floors, and ample closet space.



BATHROOM (3-PIECE)

- The two bedrooms share the luxurious 3-piece main bathroom featuring ample dark-stained cabinetry with a quartz counter, under-mount sink, oversize neutral floor tiles and a huge shower with neutral tile surround and frameless glass enclosure.

LAUNDRY ROOM

- Large laundry room with plenty of upgraded cabinetry including a base cabinet with a washtub, LG high-efficiency washer and dryer, closet and neutral floor tiles.



ROOFTOP TERRACE

- Beautiful dark-stained hand-scraped hardwood floor
- Custom built-in cabinetry with a quartz counter and under-mount sink
- Walkout to huge rooftop terrace with composite wood flooring and a lookout with glass panel railings



Virtually Staged



MUDROOM

- Upgraded stone floor tiles
- Inside entry to the attached double garage
- Pot lights
- Access door to elevator

WET BAR/KITCHENETTE (12'4" X 8'11")

- Deluxe cabinetry
- Quartz counter and circular stainless steel sink
- Pot lights
- New neutral broadloom



Virtually Staged

BEDROOM 4/ HOME OFFICE (12'11" X 12'1")

- New neutral broadloom
- Good-sized closet
- Extra-large window with wide-slat blinds to the front garden

BATHROOM (4-PIECE)

- Upgraded medium-stained cabinetry
- Quartz counter with an under-mount sink and wide-spread faucet
- Oversize stone floor tiles
- Soaker tub/shower combination with a subway tile surround



SCHOOLS

Elementary

W.H. Morden – English Track – JK – GR08

Pine Grove – FI – GR02 - 08

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

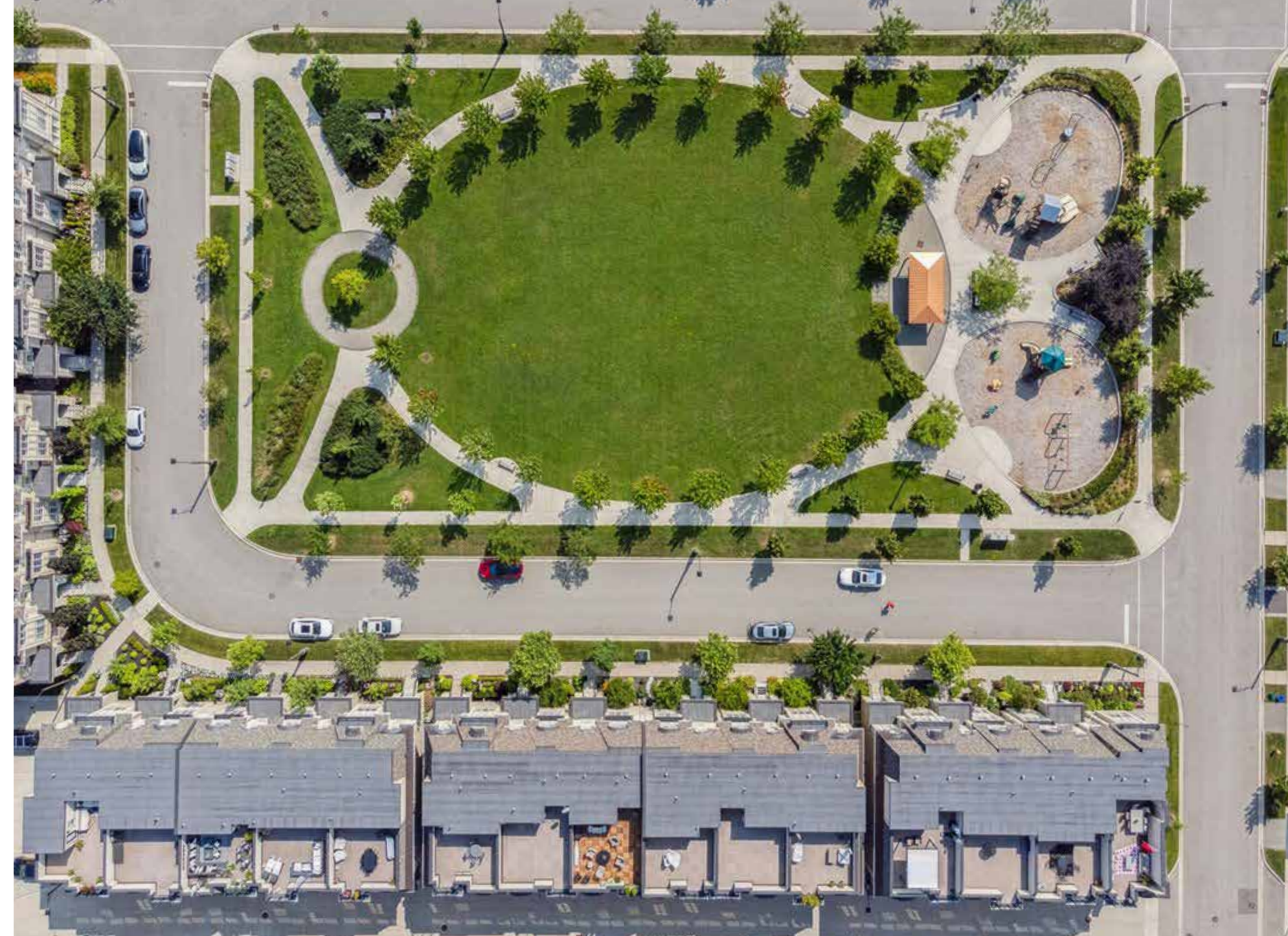
St. Mary CES – FI – FI – GR01 - 08

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



Lot Size: 23.49 x 67.75 Feet

Taxes: \$8,972.00 / 2025

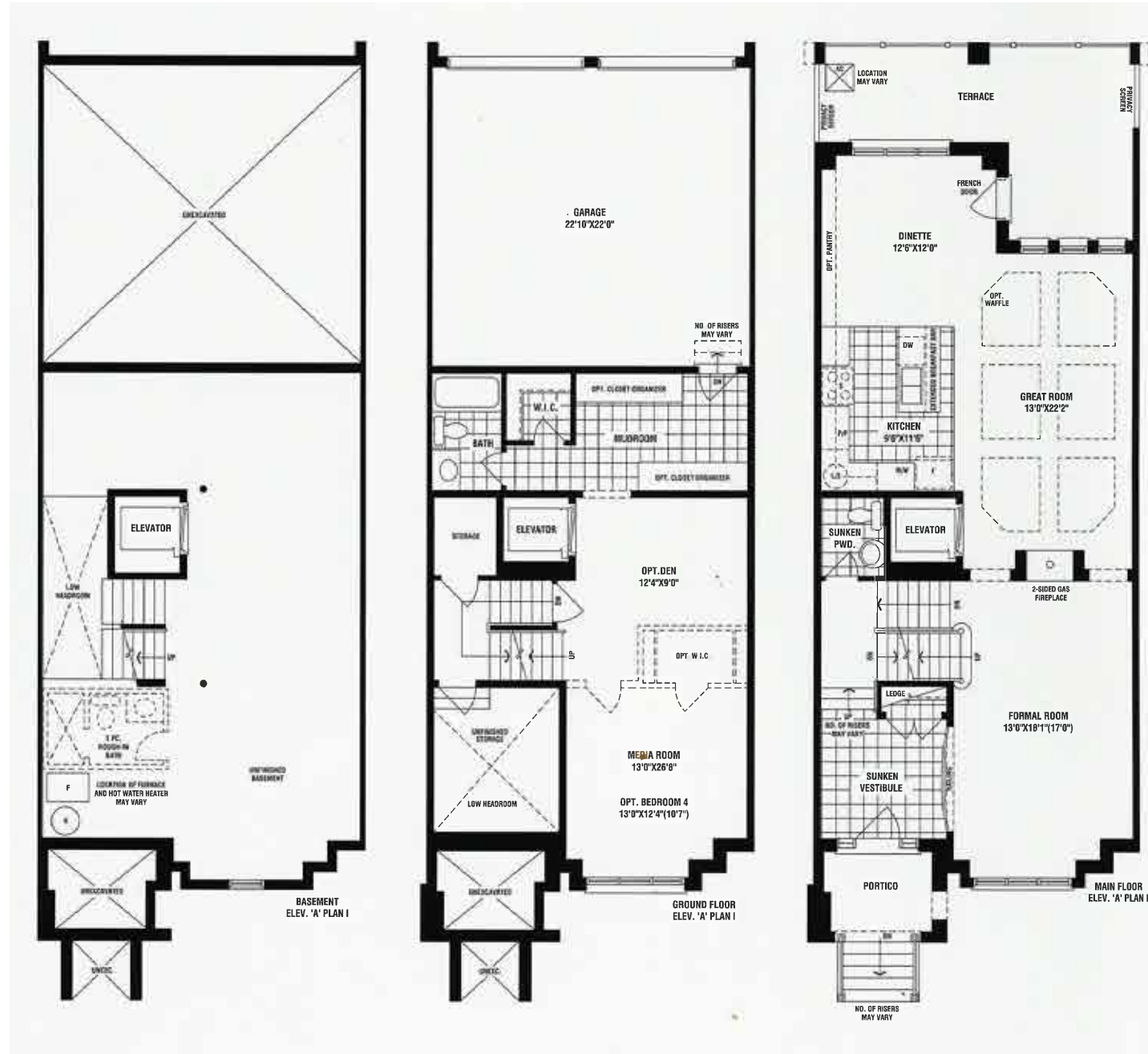
Inclusions: Built-in dishwasher, built-in fridge, gas stove, washer, dryer, all electrical light fixtures, all window coverings, central vacuum, and garage door opener

Rental Equipment: Hot water tank

Road Fee: \$160.00 / Month



FLOOR PLANS



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



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RINA DIRISIO
SALES REPRESENTATIVE
LIFETIME RESIDENT OF OAKVILLE

CELL 416.804.4347
EMAIL RINA@RINA.CA

251 NORTH SERVICE ROAD WEST, OAKVILLE ONTARIO L6M 3E7

Royal LePage Real Estate Services Ltd., Brokerage

RINA.CA

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