

RINA DIRISIO
REAL ESTATE, BUT BETTER



2213 LITTONDALE LANE

OAKVILLE, ON

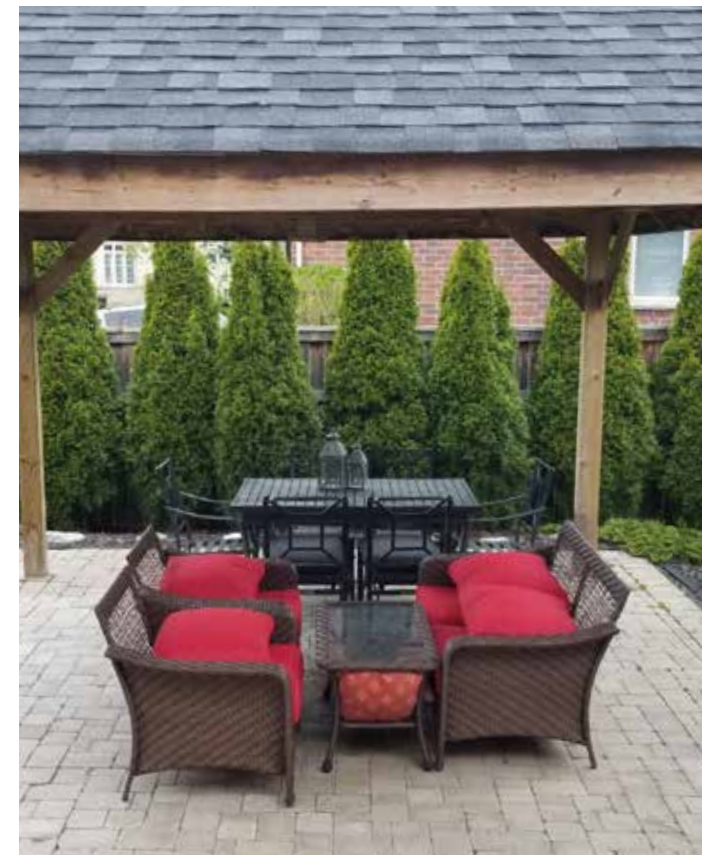


PERFECTLY POSITIONED IN SOUGHT-AFTER BRONTE CREEK, THIS ELEGANT FAMILY RESIDENCE ENJOYS AN EXCEPTIONAL LOCATION JUST STEPS FROM ST. MARY CATHOLIC ELEMENTARY SCHOOL AND WITHIN THE HIGHLY COVETED GARTH WEBB SECONDARY SCHOOL CATCHMENT.

Surrounded by parks including Colonel William Woods, scenic trails, and minutes to Oakville Trafalgar Memorial Hospital, this address offers an enviable blend of nature, convenience, and community. Shopping plazas, restaurants, and everyday amenities are close at hand, while commuters benefit from quick access to the QEW, 407 ETR, and Bronte GO Station.

Set proudly on a premium corner lot, the home offers a re-shingled roof (2020) and is framed by lovely gardens, mature trees, and a stone walkway and steps (2016) leading to a welcoming covered porch. The expansive, fully fenced side yard is a private outdoor haven, complete with a large deck, generous stone patio with gazebo (2011) and hot tub (2020), and abundant green space—perfect for summer entertaining and family play.

Offering approximately 2,243 sqft. plus a professionally finished basement, this beautifully updated 4-bedroom, 2.5-bathroom home showcases refined finishes throughout. Nine-foot ceilings, new front door (2023), renovated bathrooms (2022), lustrous dark hardwood flooring, and an updated staircase on the main floor, oversized windows and California shutters throughout, and two gas fireplaces create a warm yet sophisticated ambiance. The sunlit living room and the separate, elegant formal dining room provide graceful entertaining spaces. The spectacular renovated chef's kitchen (2019) impresses with a soaring cathedral ceiling, floor-to-ceiling custom cabinetry, quartz countertops, a waterfall island, premium stainless-steel appliances, and a walkout to the backyard retreat. The adjoining family room is anchored by a gas fireplace and flooded with natural light. Upstairs, four bright bedrooms and two fully renovated baths include a serene primary suite with a spa-inspired 4-piece ensuite featuring a freestanding soaker tub and glass shower. The finished basement (2013) extends the living space with a spacious recreation room, second gas fireplace, a games area or gym, and rough-in for a future bath—an exceptional offering in one of Oakville's most desirable communities.



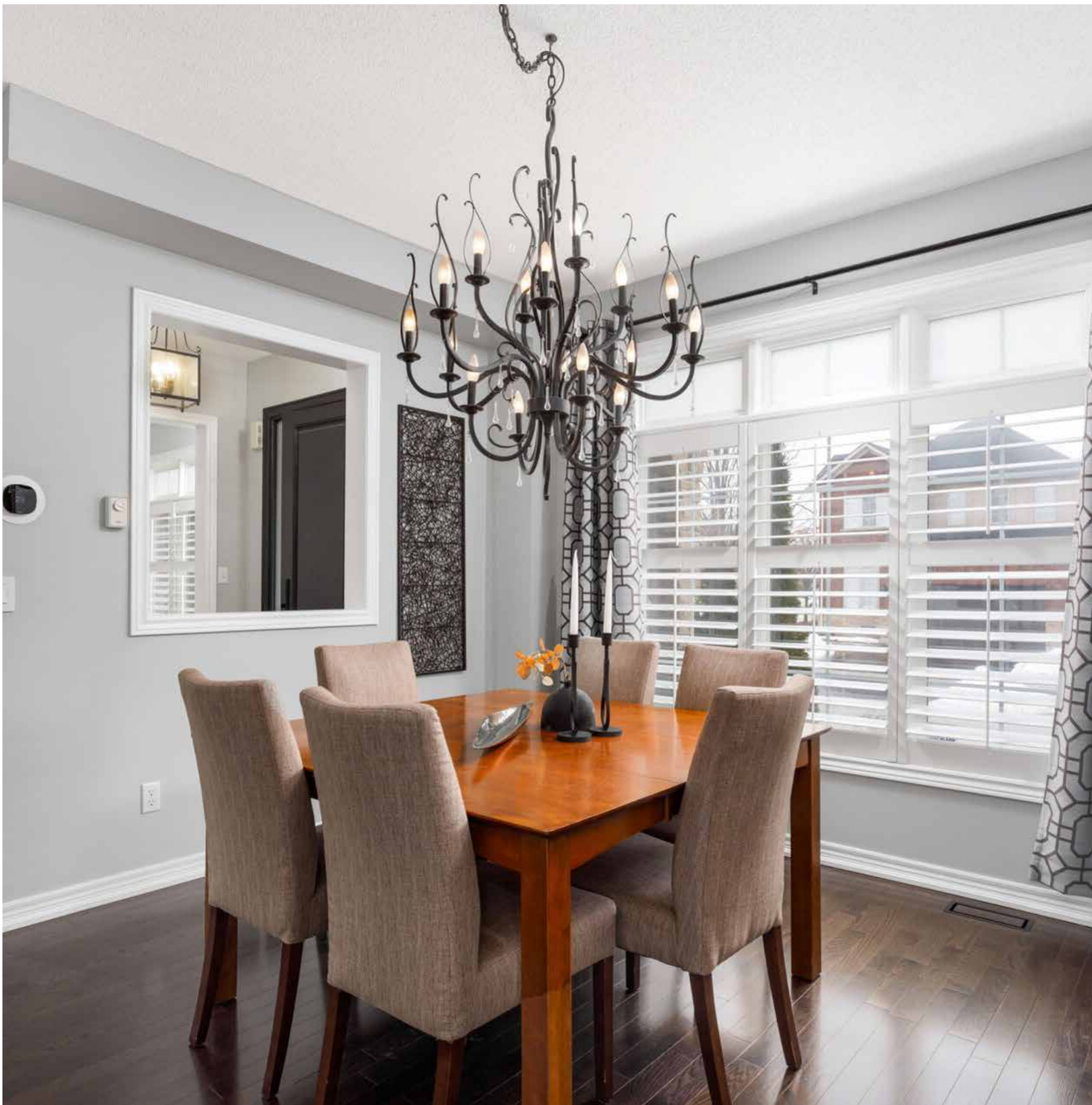
FOYER

- Upgraded entry door with two sidelights
- Nine-foot main floor ceilings
- Stone-look floor tiles
- Square hurricane-style chandelier
- Framed wall opening to the dining room
- Modern white painted staircase with a carpet runner and dark-stained handrails and pickets
- Double door closet
- Pot lights down the main hall area



LIVING ROOM (10'1" X 12'0")

- Dark hardwood flooring
- Two large windows with transoms
- California shutters



DINING ROOM (12'0" X 12'7")

- Dark hardwood flooring
- Upgraded black metal chandelier
- Large window with transom
- California shutters



RENOVATED KITCHEN (17'4" X 10'9")

- Cathedral ceiling
- Gorgeous custom floor-to-ceiling white cabinetry
- Extended-height upper cabinets with crown mouldings and under lighting
- Tons of pot drawers
- Two deep double-door pantries
- Extended-depth cabinet above the fridge
- Large quartz waterfall island with a breakfast bar
- Quartz counters and upgraded mosaic marble tile backsplash arranged in a herringbone pattern
- Oversized neutral floor tiles
- Pot lights and a metal cage-style chandelier over the island
- Walkout to the deck and lower interlocking stone patio with a gazebo
- Stainless steel appliances, including a French door fridge with a bottom-mount freezer drawer, a slide-in electric oven, range hood fan and a built-in dishwasher





FAMILY ROOM (15'1" X 11'11")

- Dark hardwood flooring
- Gas fireplace with a dark-stained mantel and prewired for a flat panel TV above
- Three large windows with transoms and California shutters
- Ceiling light fixture





BATHROOM (2-PIECE)

- Upgraded curved-front, dark-stained cabinetry
- One-piece moulded vanity with an integrated sink
- Upgraded vanity light
- Stone-look floor tiles

LAUNDRY ROOM

- Dark-finished base cabinet with a washtub
- LG ThinQ Smart wash tower
- Side door with a Palladian-style window insert
- Access door to the attached garage with upper storage areas





PRIMARY BEDROOM (15'1" X 13'4")

- Chandelier with a drum shade
- Three windows with California shutters
- Neutral broadloom
- Large walk-in closet

RENOVATED ENSUITE BATHROOM (4-PIECE)

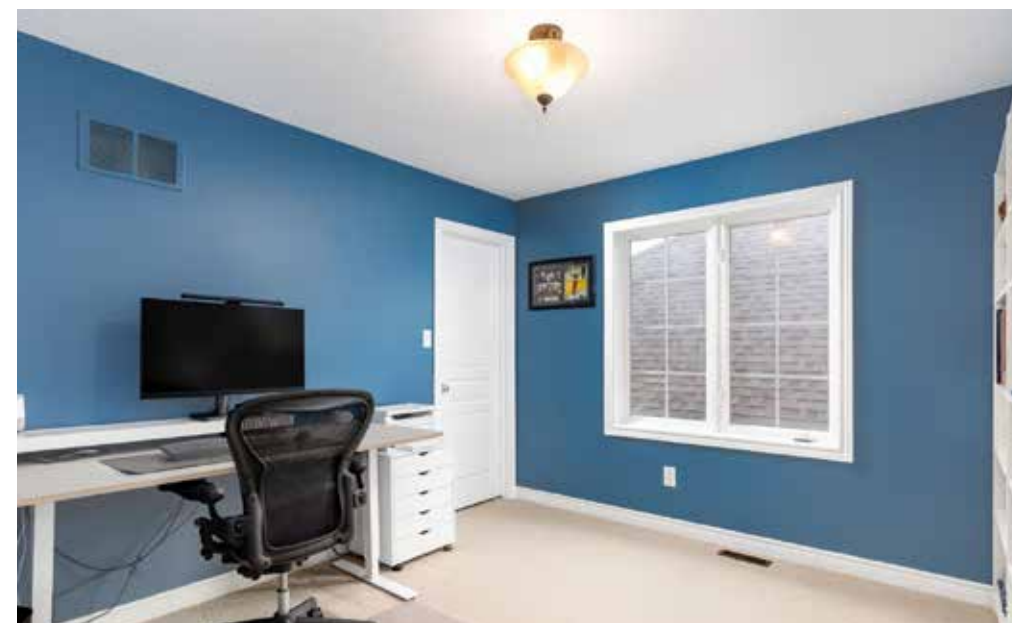
- Barn door with black rail and hardware
- Plenty of grey cabinetry with two banks of drawers
- Stone counter with an under-mount sink
- Upgraded vanity light and sconce lighting
- Designer floor tiles
- Large window with a transom and California shutters
- Partially raised ceiling over the window
- Built-in storage/display shelves
- Upgraded one-piece oval soaker tub with a black floor-mounted faucet with a spray wand
- Separate shower with a subway tile surround, rain shower head, recessed shampoo niche and a black-trimmed glass enclosure with a rolling glass door





**BEDROOM 2 (10'5" X 11'1") OFFICE
BEDROOM 3 (12'0" X 13'6")
BEDROOM 4 (12'0" X 12'0")**

- Three additional bright bedrooms on the second level feature large windows, generous closets, ceiling light fixtures, neutral broadloom, and two have California shutters.



BATHROOM (3-PIECE)

- Renovated main bath with upgraded dark-finished cabinetry with drawers and a lower display shelf, stone counter with an under-mount sink, marble-look hexagon floor tiles, an oval accent window and oversized shower with rolling frameless glass doors.



RECREATION ROOM (14'10" X 11'7")

- Gas fireplace with a floor-to-ceiling rough-stone mantel
- Natural-finished laminate flooring
- Ceiling light fixture
- Larger window with wide-slat blinds



GYM/GAMES ROOM (13'0" X 17'6")

- Natural-finished laminate flooring
- Larger window with wide-slat blinds
- Two ceiling light fixtures
- Access door to a storage room
- Separate utility area with a rough-in for a future bathroom



SCHOOLS

Elementary

Palermo – English Track – JK – GR08, FI – GR02 – 08

St. Mary CES – Regular Track – JK – GR08 , FI – GR01 – 08

St. Joan of Arc CES – ExF – GR05 – 08

Secondary

Garth Webb - English Track/FI – GR09 – 12

St. Ignatius of Loyola CSS – Regular Track/FI/ExF – GR09 - 12

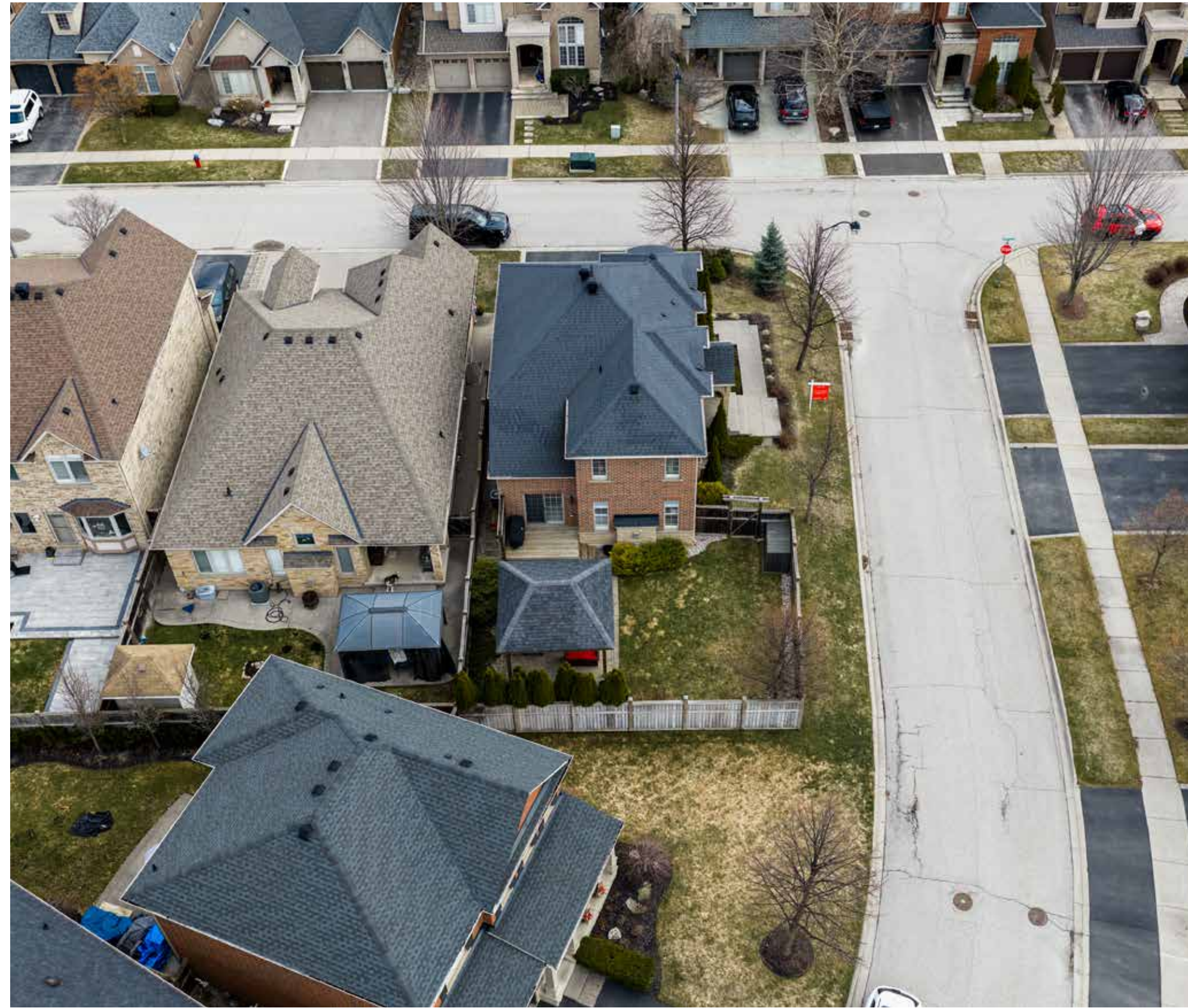


Taxes: \$7,044/2025

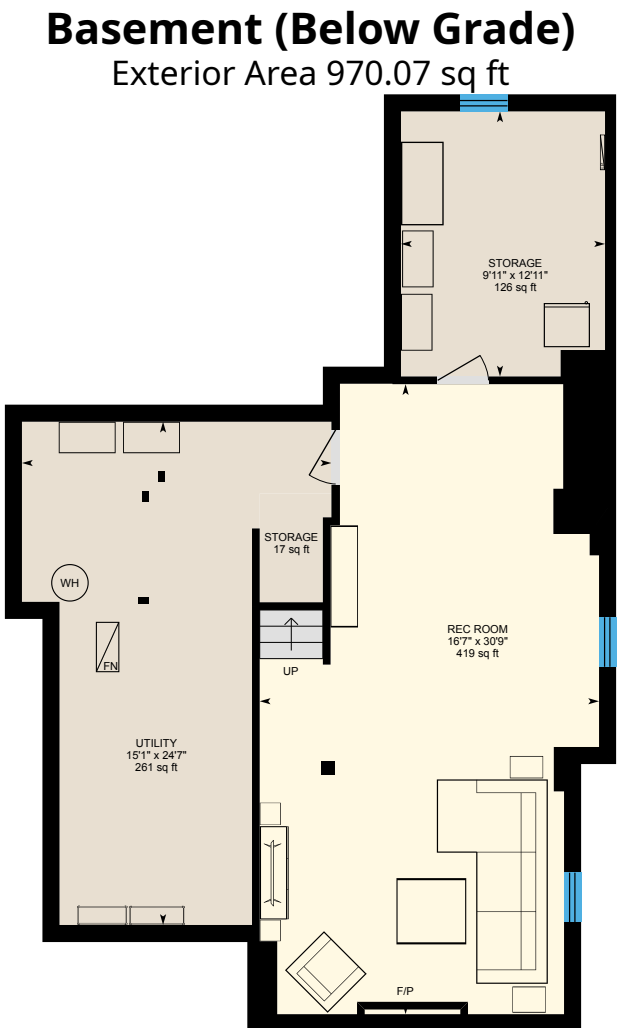
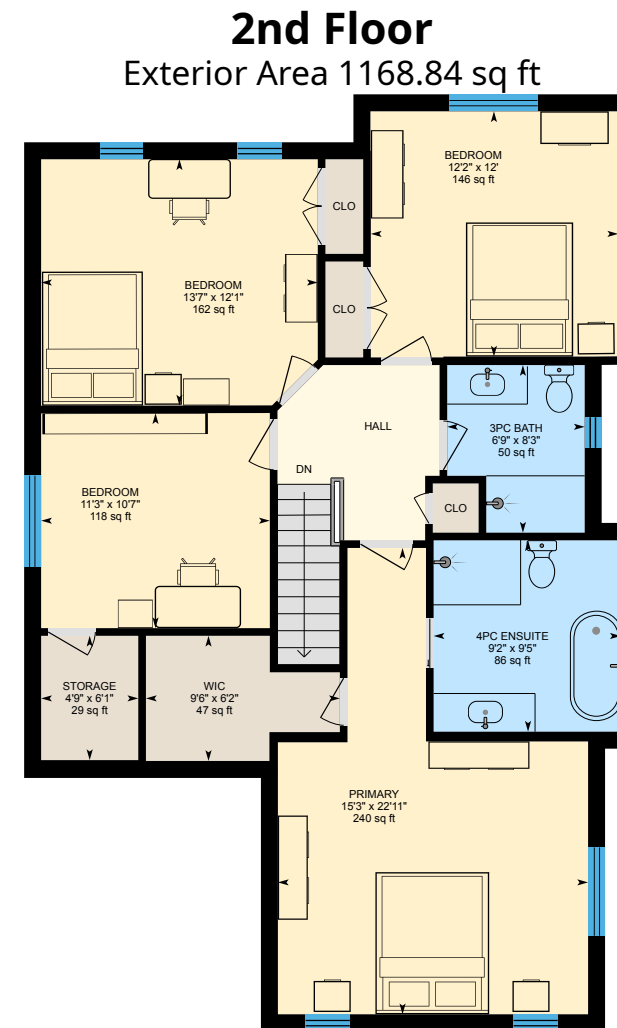
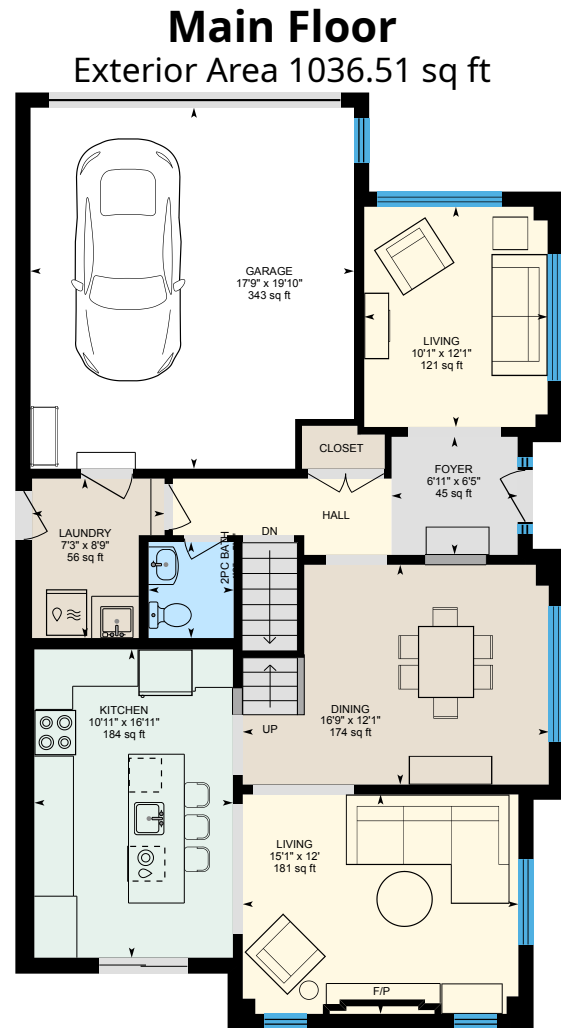
Lot Size: 44.42 x 101.57 ft

Inclusions: Fridge, stove, built-in dishwasher, one-piece stacked washer/dryer, California shutters, blinds, all electric light fixtures, electric garage door opener and remotes

Rental items: Hot Water Heater



FLOOR PLANS





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