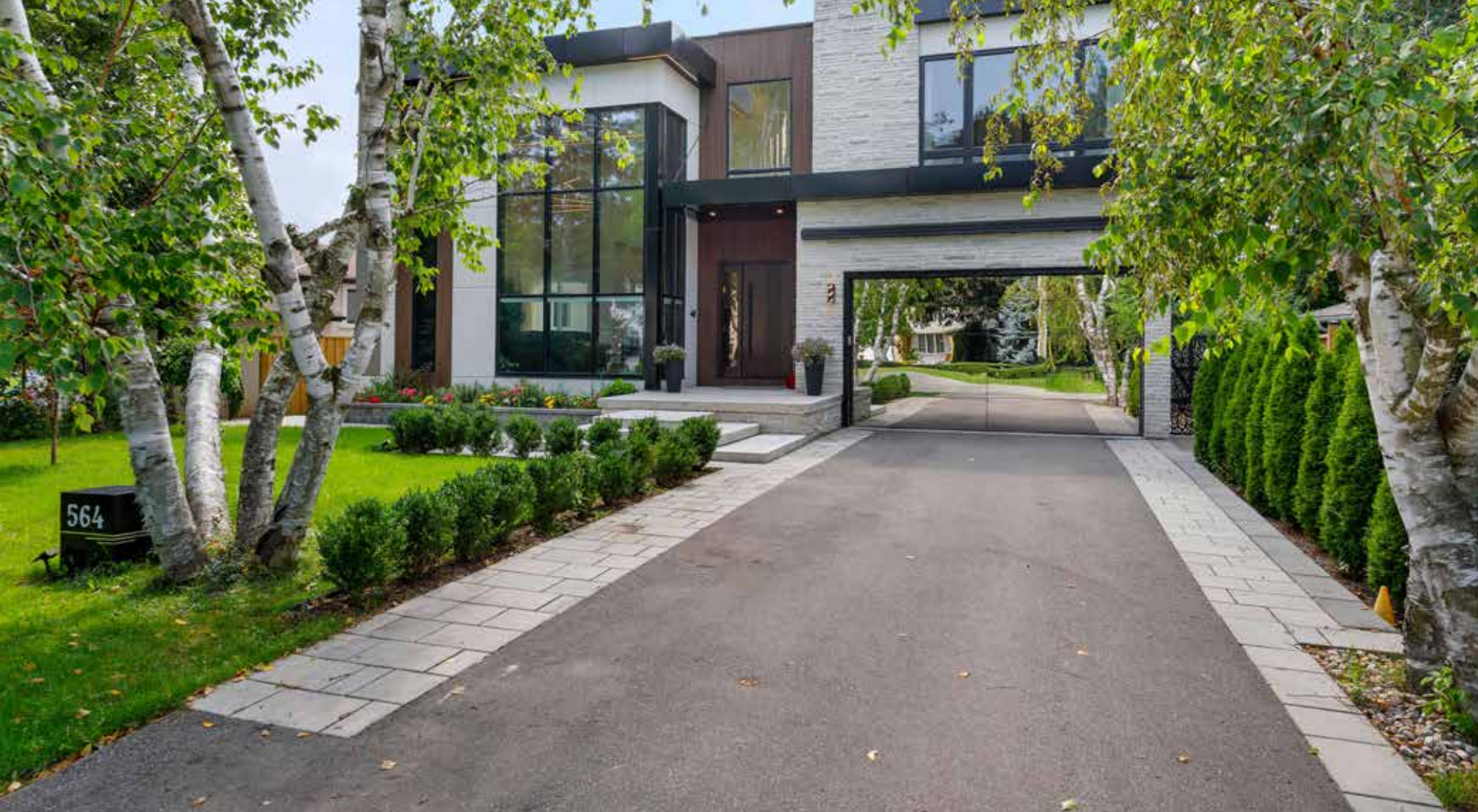


RINA DIRISIO
REAL ESTATE, BUT BETTER



564 STONECLIFFE ROAD

OAKVILLE



EVERYTHING YOU'VE EVER WANTED! ON A HUGE, IRREGULARLY SHAPED 76' X 143' DEEP LOT IN SOUGHT-AFTER WEST OAKVILLE RESTS THIS CUSTOM, NEWLY BUILT (2023), LUXURIOUSLY APPOINTED, ULTRA-MODERN RESIDENCE FEATURING 4+2 BEDROOMS, 6 BATHROOMS, AND A PROFESSIONALLY FINISHED WALK-UP BASEMENT.

Walk to Brookdale Park and outdoor pool, St. Nicholas Catholic Elementary School, Kinoak Arena, public branch library, and Thomas A. Blakelock High School. Coronation Park on Lake Ontario, the YMCA and Appleby College are a 5-minute drive, while major highway access for commuters travelling throughout the GTA is a 6-minute drive.

This residence has a distinctive presence on the street, presenting a bold, commanding exterior with stone, wood and glass elements. The stone-edged double driveway with parking for 6, leads to the attached double garage featuring a mirror-panelled garage door reflecting cedars and shrubs. Oversized custom stone slabs ascend to the covered front entrance, and a raised stone-lined planting bed with uplighting curbs the stone walkway. The private rear yard is punctuated with lush gardens, towering trees and features a large deck with glass-panel railings, sleek lighting and soffit lighting, stone lower patio areas, an extra-wide walk-up from the lower level and a golf green at the side of the house.

Superior construction and filled with unique finishes and delightful surprises in lighting and technology - yet possesses an unbelievably warm and inviting ambiance. European café white oak engineered hardwood floor, premium wide-plank vinyl basement flooring, custom wall mouldings and wood slat wall treatments adding architectural warmth and feature definition and functional acoustic benefits, imported Italian tiles, quality custom and special order cabinetry, all top quality plumbing fixtures, faucets, designer lighting, solid Arista entry door and interior doors, deep wood baseboards, 20, 11, 10 & 9-foot smooth ceilings, and front windows treated with reflective film. Two air conditioners, two furnaces and HVAC systems, Alexa Smart system for HVAC, lighting and sprinkler system control, 6 Hillcook exterior cameras, MyQ remote controls for the garage door openers, Danalock Wi-Fi Smart Lock system for front entry door, remote controlled curtains/blinds in some rooms, DMSS security system and built-in sound system/speakers. The list of upgrades is extensive.

Outstanding open-concept main floor with a huge living room, separate dining room, chef's custom kitchen, family room and an office. Upstairs are four generous bright bedrooms, three luxurious bathrooms and a laundry room, including the primary suite with an extravagant organizer and a lavishly appointed 5-piece ensuite with a walk-in glass shower and a solid oval soaker tub. Potential for a second primary suite as one of the additional bedrooms offers a luxurious 3-piece ensuite bathroom. The walk-up professionally finished basement features a large recreation room, two additional bedrooms, two full bathrooms, a second kitchen, a second laundry room and plenty of storage space. A remarkable contemporary residence where innovative design, cutting-edge technology, and inspired creativity converge, in the coveted heart of West Oakville.



FOYER

- Upgraded Arista solid wood entry door with a sidelight and Danalock Wi-Fi locking system
- Stunning floating staircase with glass panel railings, stairwell feature wall with deluxe mouldings, pot lights and unique oversized LED panel-style chandelier and three skylights
- Oversized imported Italian floor tiles
- Solid modern-profile Arista interior doors
- Upgraded deep wood baseboards throughout
- Eleven-foot main floor ceilings, 10-foot second floor ceilings and 9-foot basement ceilings, and smooth ceilings throughout





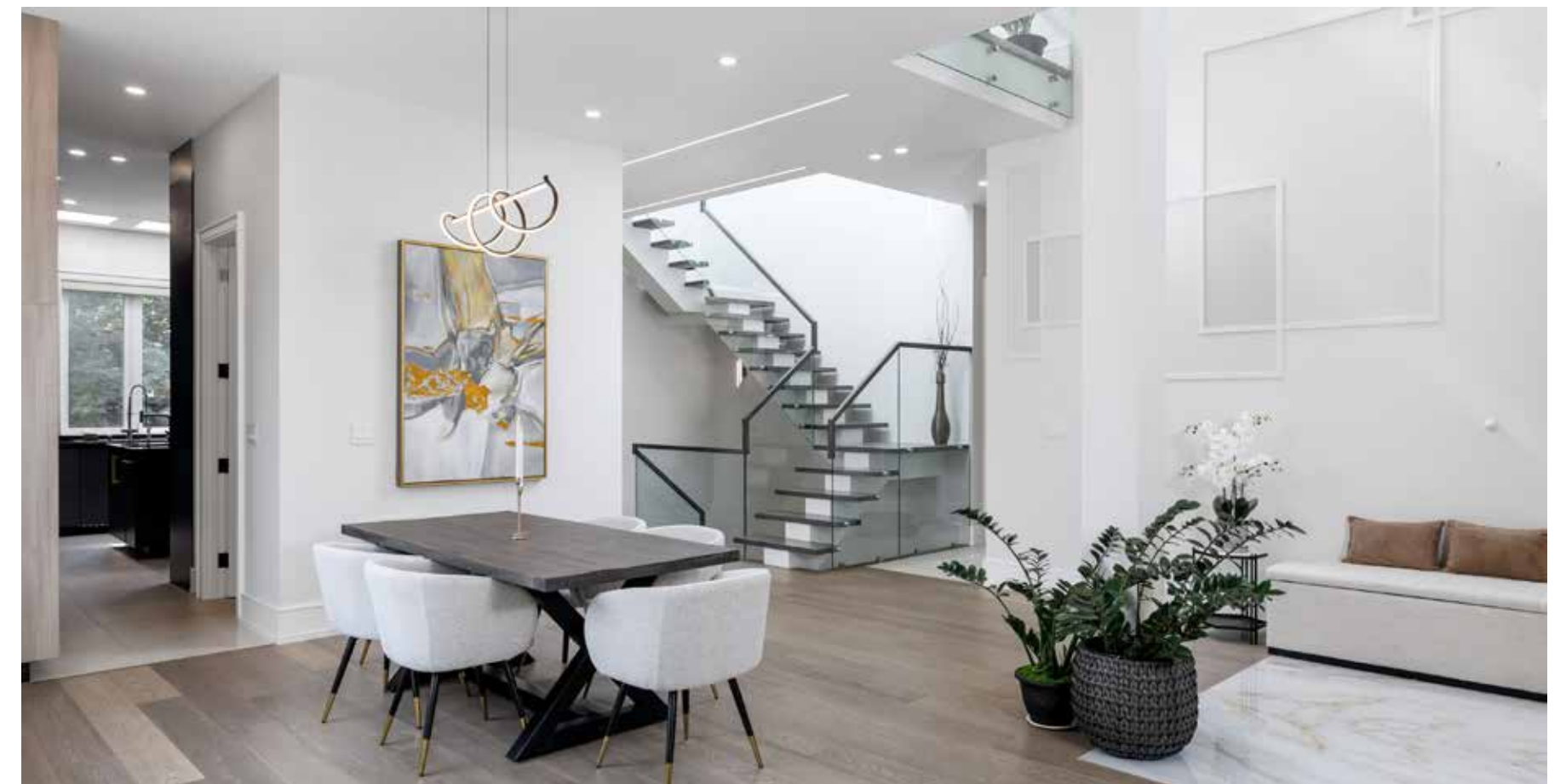
LIVING ROOM (13'11" X 20'8")

- European café white oak engineered hardwood floor
- Nineteen-foot smooth finished ceiling
- Floor-to-ceiling windows
- Continental gas fireplace with oversized imported Italian tile surround and upper wood slat feature
- Built-in vertical LED accent lighting
- Stylish LED chandelier
- Walkout



DINING ROOM (13'7" X 19'6")

- European café white oak engineered hardwood floor
- Pot lights and sleek LED chandelier
- Extra-large window





KITCHEN (21'11" X 13'2")

- Fully accessorized custom two-colour, floor-to-ceiling cabinetry with upgraded hardware
- Extended-height upper cabinets with linear under-cabinet lighting
- Extreme upper, illuminated glass display cabinets
- Drawers with lighting and glass frames
- Built-in wine storage racks
- Custom range hood fan canopy
- Custom island with a second under-mount sink and upgraded faucet, and a breakfast bar
- Pot lights, and chic pendant lighting over the island
- Oversized imported Italian floor tiles
- Skylight and oversized window above the huge sink with an industrial-style faucet
- Pantry/Servery area
- Premium Jenn-Air appliances including fridge, gas cooktop, built-in wall oven and microwave/airfryer, a Miele built-in dishwasher, and a built-in beverage fridge





FAMILY ROOM (20'8" X 20'0")

- European café white oak engineered hardwood floor
- Pot lights, built-in linear LED ceiling lighting
- Wood slate feature and floating shelves
- Built-in speakers
- Window side breakfast area
- Additional massive window with a walkout to the deck



OFFICE (10'3" X 13'6")

- European café white oak engineered hardwood floor
- Pot lights
- Sliding glass doors to a Juliette balcony

BATHROOM (2-PIECE - 7'8" X 8'0")

- Sleek cabinetry with two oversized drawers and a display ledge
- Waterfall stone counter with an under-mount sink and upgraded gold faucet
- Two tone wood slat accent wall
- Backlit Smart mirror
- Imported Italian floor tiles
- One-piece toilet
- Window





PRIMARY BEDROOM (19'7" X 18'2")

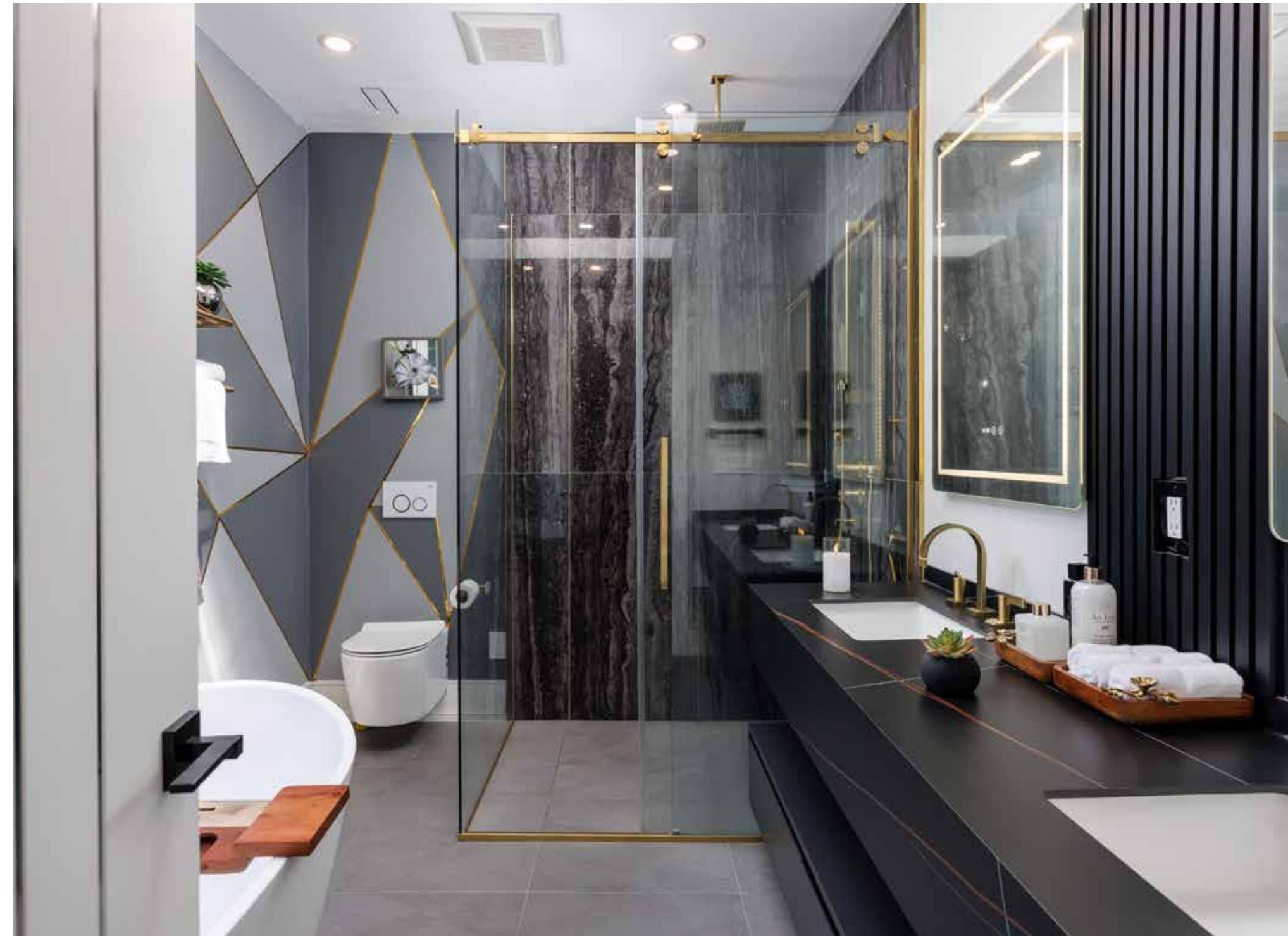
- Partial tray ceiling with pot lights and additional ceiling light fixture
- European café white oak engineered hardwood floor
- Massive window with custom motorized Silhouette blinds
- Walk-in closet (7'2" x 12'1") with deluxe organizer featuring drawers, shoe cabinets, mirrored doors and adjustable double wardrobe hanging space





ENSUITE BATHROOM (5-PIECE)

- Gorgeous sleek modern cabinetry with oversized drawers and centre display shelf
- Waterfall stone counter with two under-mount sinks with upgraded gold-plated Robinet widespread faucets (with lifetime warranty)
- Two backlit smart mirrors divided by a slat wood feature
- Large window with custom 2-way blinds
- Solid oval soaker tub with overhead pendant-style lighting
- Walk-in shower with oversized imported Italian tile surround, a Robinet rain shower head, handheld wand, and glass enclosure with a rolling door
- Imported Italian floor tiles
- Wall-mounted toilet





BEDROOM 2 (15'10" X 18'6")
BEDROOM 3 (12'1" X 12'8")
BEDROOM 4 (12'0" X 12'8")

- Three additional bedrooms on the second floor feature European café white oak engineered hardwood floors, pot lights, closets with organizers, and large windows. Two bedrooms share a 4-piece bathroom, and one bedroom has a dedicated 3-piece ensuite.





BATHROOM (4-PIECE) BATHROOM (3-PIECE)

- Both additional bathrooms on the second floor feature chic modern cabinetry with drawers, premium sinks and faucets, backlit mirrors, imported Italian floor tiles
- and glass showers.

LAUNDRY ROOM (7'5" X 5'8")

- Ceiling fan
- Oversized closet
- Ceramic floor tiles
- LG ThinQ washer and dryer



RECREATION ROOM (21'7" X 19'1")

- Tray ceiling with pot lights
- Wide-plank (6mm) vinyl plank flooring
- Built-in speakers
- Window
- Double garden door walk-up to the backyard

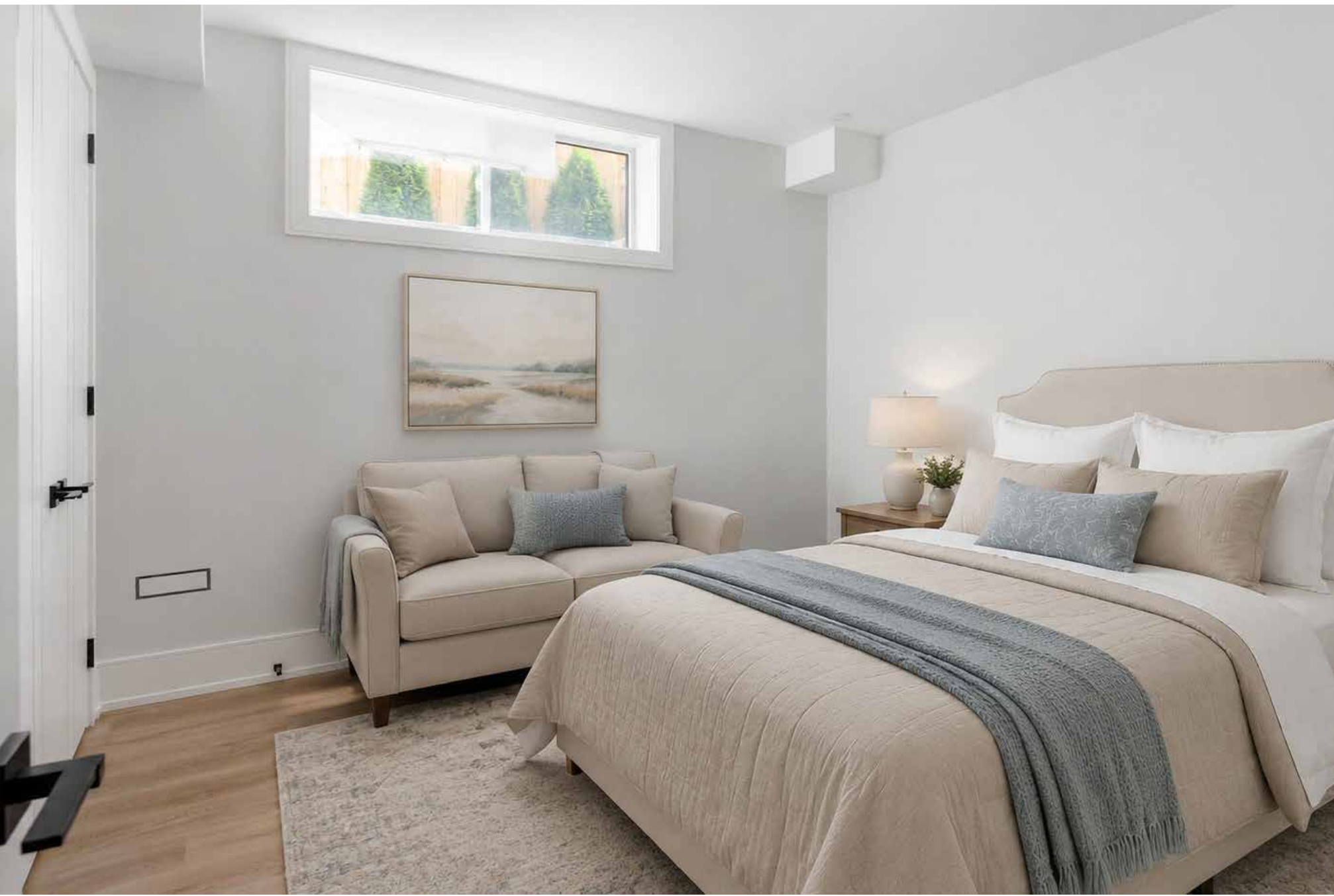


KITCHEN (11'4" X 13'3")

- Extensive high-gloss two-tone cabinetry
- Upper cabinets with under-lighting
- Numerous pot drawers
- Island with a waterfall edge and breakfast bar
- Pot lights and pendant lighting over the island
- Quartz counters and complementing custom laid subway tile backsplash
- Wide-plank (6mm) vinyl plank flooring
- Stainless steel appliances including an LG French door fridge with water/ice dispenser, built-in dishwasher and electric stove with a downdraft range hood fan with a glass canopy

BEDROOM 5 (13'1" X 18'11")

- Wide-plank (6mm) vinyl plank flooring
- Pot lights and additional ceiling light fixture
- Double closet
- Larger window



BATHROOM (3-PIECE)

- Sleek floating cabinetry
- Solid surface counter with an oval vessel sink and a wall-mounted gold faucet
- Circular backlit mirror
- Pot lights
- Imported Italian floor tiles
- Oversized shower with custom tile work, marble floor tiles and impressive inset, upgraded shower system with body jets and a rolling glass enclosure





BEDROOM 6 (12'2" X 12'2")

- Tray ceiling with pot lights
- Wide-plank (6mm) vinyl plank flooring
- Larger window
- Double closet

ENSUITE BATHROOM (3-PIECE)

- White floating cabinetry with drawers
- One-piece vanity with an integrated sink, backlit mirror, and upgraded faucet
- Pot lights
- Imported Italian floor tiles
- Corner shower with neutral tile surround, upgraded shower system and glass enclosure

LAUNDRY ROOM (8'4" X 12'0")

- Oversized floor tiles
- Moulded acrylic washtub
- LG front-loading washer and dryer

Also, on this level, you will find a utility room (5'7" x 7'7") and plenty of storage space.

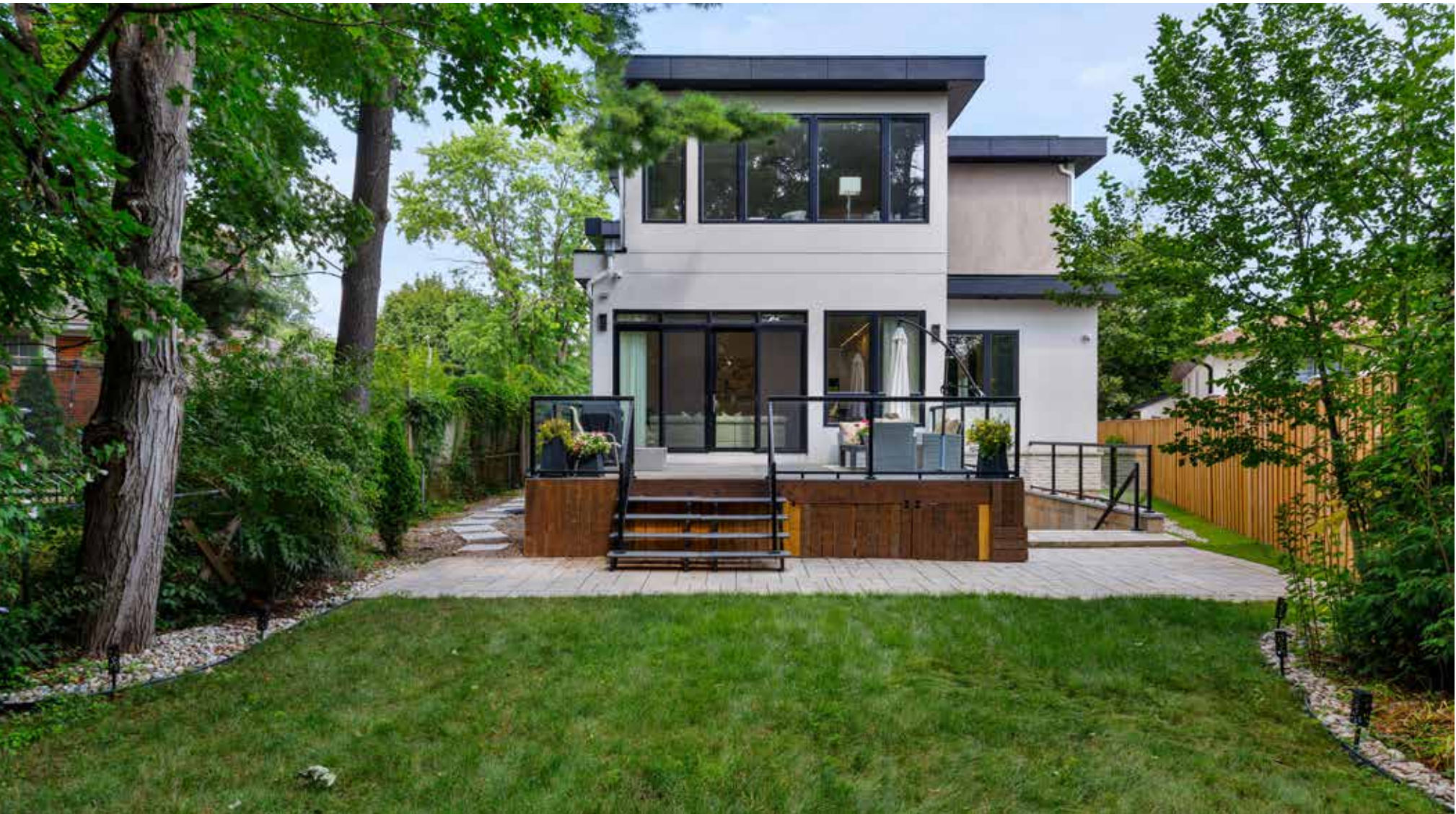
SCHOOLS

Elementary

Brookdale – English Track – JK – GR08
Pine Grove – FI Track – GR02 – 08
St. Nicholas CES – Regular Track – JK – GR08 & ExF Track – GR05 - 08
St. Mary CES – FI Track – GR01 – 08

Secondary

Thomas A. Blakelock – English & FI Track – GR09 - 12
St. Thomas Aquinas CSS – Regular & ExF Tracks – GR09 – 12
St. Ignatius of Loyola CSS – FI Track – GR09 – 12
Holy Trinity CSS – Advanced Placement – GR09 - 12



Lot Size: 76.78 x 143.42 Feet

Taxes: \$17,273 / 2026

Inclusions: Built-in dishwasher washer, built-in fridge, gas cooktop, built-in microwave, beverage fridge, washer, dryer, all electrical light fixtures, all window coverings, central vacuum, quiet garage door opener, control wi-fi (my-l), TV mounts. Basement appliances: fridge, stove, built-in dishwasher, washer and dryer.

Exclusions: TV's

Leased Equipment: Water heater

SUPPLEMENTARY DETAIL/UPGRADES LIST

Construction

- Custom-built under civil engineer owner supervision, strong structure built with mostly steel and LVL to make big bay open concept home
- Ceilings are 14 inches deep and minimum nuances
- Top floor ceilings and basement walls with foam insulation
- Oversized aluminum front windows with privacy film and 3 skylights stream abundant natural light
- Great open-concept main floor plan and the possibility of two primary suites on the second floor
- Walk-up from basement
- Eleven-foot main floor ceilings, 10-foot second floor ceilings and 9-foot basement ceilings, all smooth finished
- 20-foot ceilings in the living room and foyers
- Impressive staircase with glass panel railings
- Glass panel deck railings
- Second full kitchen in the basement

Finishes

- Special order vanity and glass for bathrooms
- Continental gas fireplace
- Full accessories in kitchen cabinets
- Linear lighting in decorative kitchen cabinets, also drawers have a light and glass frame
- Upgraded Arista solid entry door and interior doors throughout
- Robinet gold-plated faucets, jetted shower and tub filler in the primary ensuite bath
- Wall mouldings, entrance and stairwell area

Flooring

- White oak European wood engineered, Café color, 4 mm top layer thickness (main floor and second floor)
- Wideplank 6mm luxury vinyl flooring in the basement
- Imported Italian tiles throughout

Electrical

- 135 pot lights
- 180 linear feet of LED lighting
- Modern dimmable chandeliers with 4 coulour options and remote controls

Technical

- Alexa Smart system for HVAC, lighting and sprinkler system control
- Six Hillcook exterior cameras with LED light
- MyQ remote controls for the garage door openers (compatible with Amazon Key for secure package delivery)
- Danalock Wi-Fi Smart Lock system to open and lock the front door remotely by application
- Remote controlled curtains/blinds in some rooms
- Security system cabling, (DMSS security system)
- Sound system/built-in speakers
- Two openers and monitors for main door including video recorder

Mechanical

- HVAC - two separate air exchanger systems for main and second floor
- Divided plumbing box system in case of any repairs, also for natural gas
- Central vacuum on all levels
- Two air conditioners – 4-ton on the main and upper levels, and a 3.5-ton on the lower level
- Two furnaces

Appliances

- Premium Jenn-Air built-in main floor kitchen appliances including a microwave/air fryer, a Miele dishwasher and a built-in beverage fridge
- LG fridge, stove and dishwasher in basement kitchen
- LG front-loading washer and dryer (basement laundry room)
- LG Smart ThinQ washer and dryer (on second floor)

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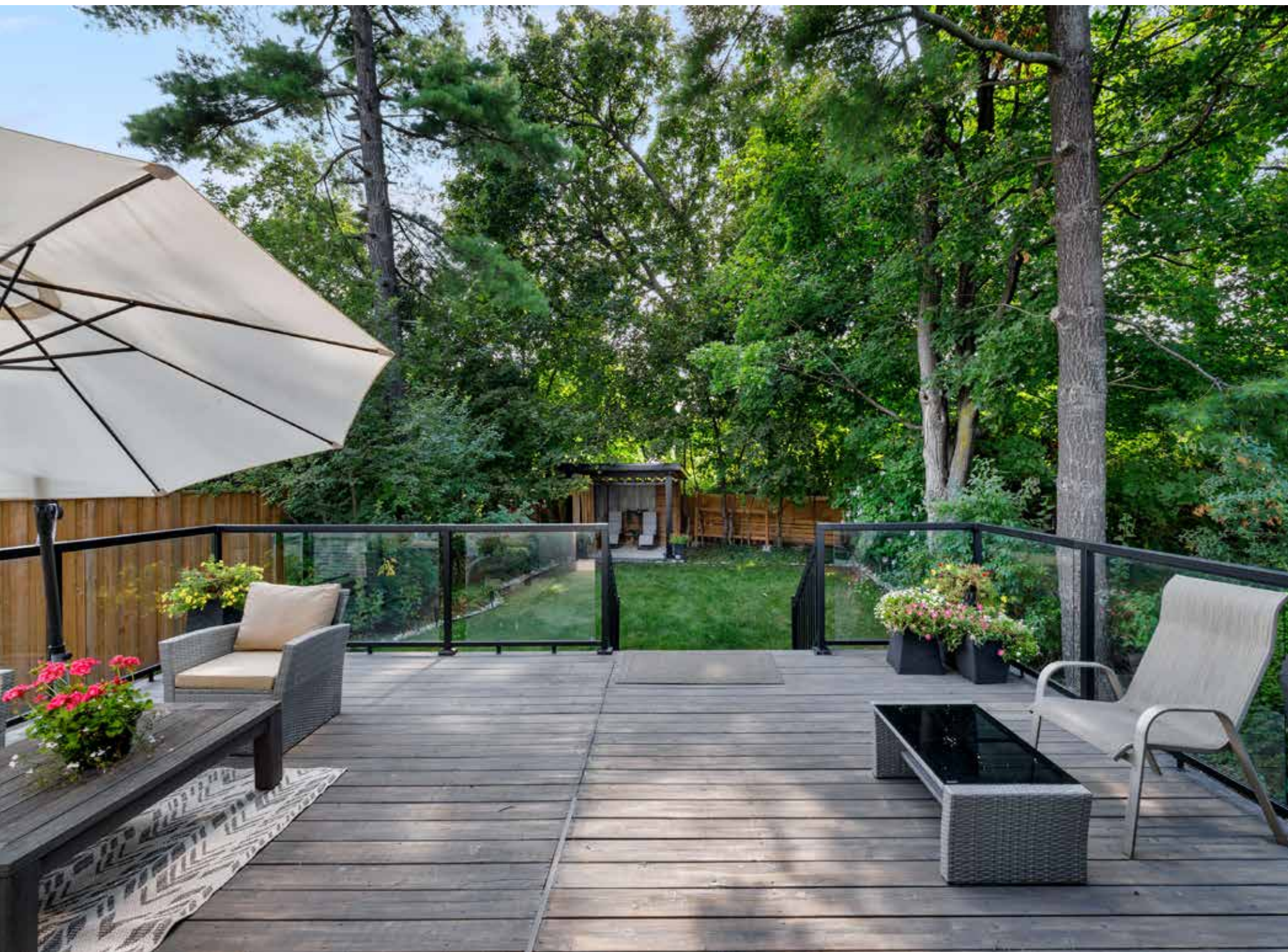
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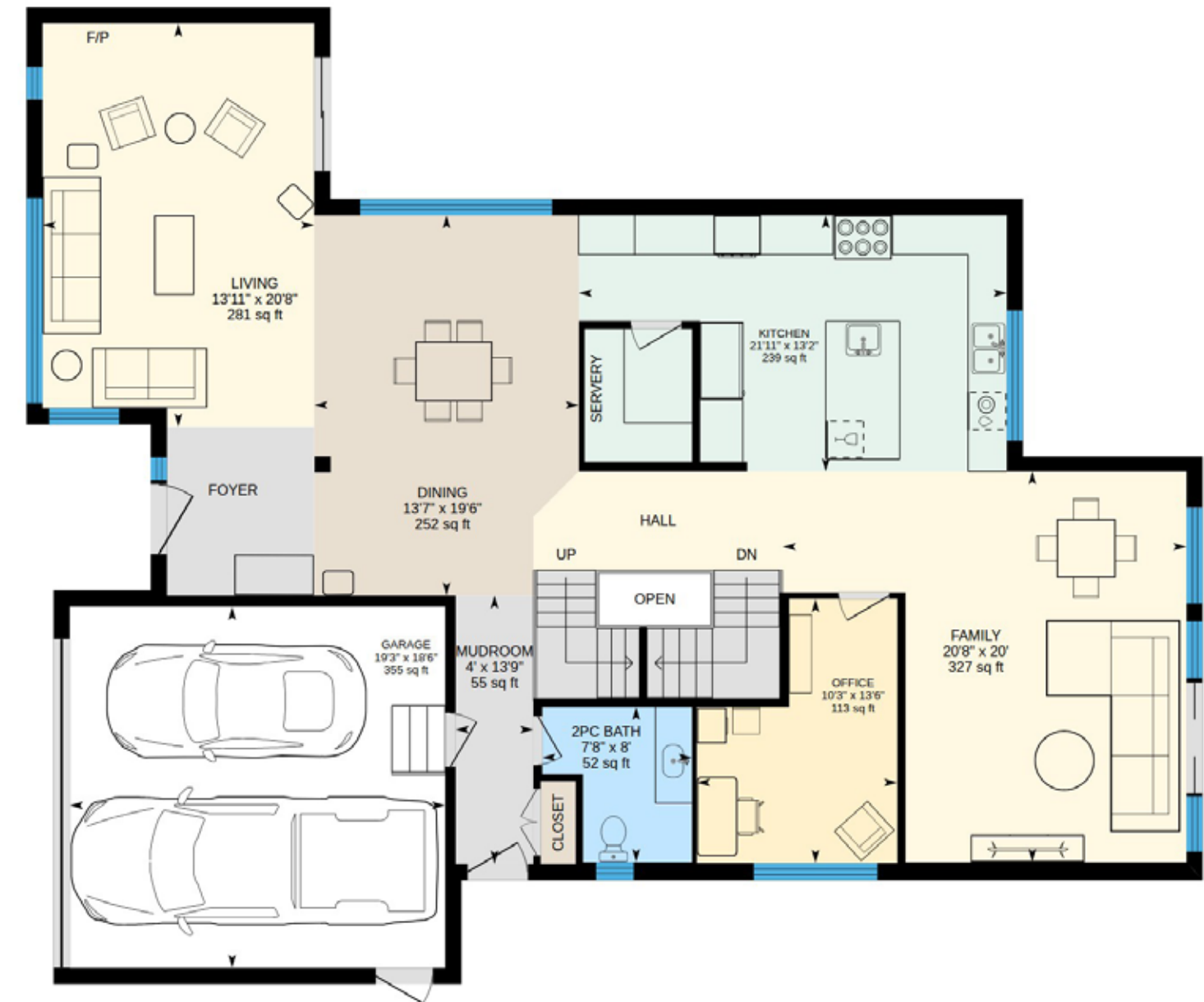
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FLOOR PLANS



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.