

RINA DIRISIO
REAL ESTATE, BUT BETTER



2339 HIXON ST

OAKVILLE



AN EXCEPTIONAL LIFESTYLE LOCATION AWAITS JUST THREE BLOCKS FROM THE HEART OF BRONTE VILLAGE AND A SHORT STROLL TO THE SHIMMERING SHORES OF LAKE ONTARIO.

This highly sought-after Bronte setting places you within easy walking distance of Bronte Harbour, charming waterside parks, trendy boutiques, restaurants, cafés, banks, and everyday services—all just minutes from your front door. Spend leisurely afternoons at Bronte Heritage Park or Bronte Beach, cycle or walk the scenic Waterfront Trail, and embrace the vibrant, walkable community spirit. For commuters, convenience is unmatched with quick access to the QEW/403 in only six minutes and the GO Train Station in eight.

Nestled on a mature, tree-lined lot, this well-kept side split offers 3+1 bedrooms, two full bathrooms, two kitchens, plus a finished basement for added comfort. The deep private backyard offers ample room for outdoor living or even a future pool, while a double driveway and single-car garage with inside entry provide excellent parking. Inside, the main level boasts a bright, inviting layout with a spacious living room enhanced by pot lights and wide-plank flooring, flowing seamlessly into the dining area, and the adjoining kitchen offers stainless steel appliances and a large window overlooking the backyard. Three sun-filled bedrooms and a 4-piece bathroom complete the main floor. The lower level expands the living area with a large, light-filled family room (currently used as a bedroom), a second kitchen, a den, a fourth bedroom, and another 4-piece bathroom—ideal for extended family or guests. Whether you choose to enjoy this home as is, renovate, or design a custom build, the generous lot size and premium Bronte location make this property a truly rare offering.



FOYER

- Single entry door with a leaded glass sidelight
- Stone-look floor tiles
- Wood staircase with natural finished treads and white risers to the main level
- Sliding glass doors access the deck and backyard
- Inside entry to the attached garage



MAIN LEVEL





LIVING ROOM (11'6" X 21'7")

- Upgraded wide-plank hardwood flooring
- Elegant crown mouldings
- Several pot lights
- Large window with custom blinds



DINING ROOM (10'0" X 9'11")

- Lustrous wide-plank laminate flooring
- Iron chandelier
- Window to the front yard





KITCHEN (9'6" X 13'2")

- Plenty of white cabinetry
- Separate pantry
- Tiled backsplash and neutral floor tiles
- Window overlooking the backyard
- Stainless steel fridge, electric range and built-in dishwasher



SECOND LEVEL



PRIMARY BEDROOM (9'8" X 12'6")
BEDROOM 2 (11'6" X 8'11")
BEDROOM 3 (8'0" X 9'11")

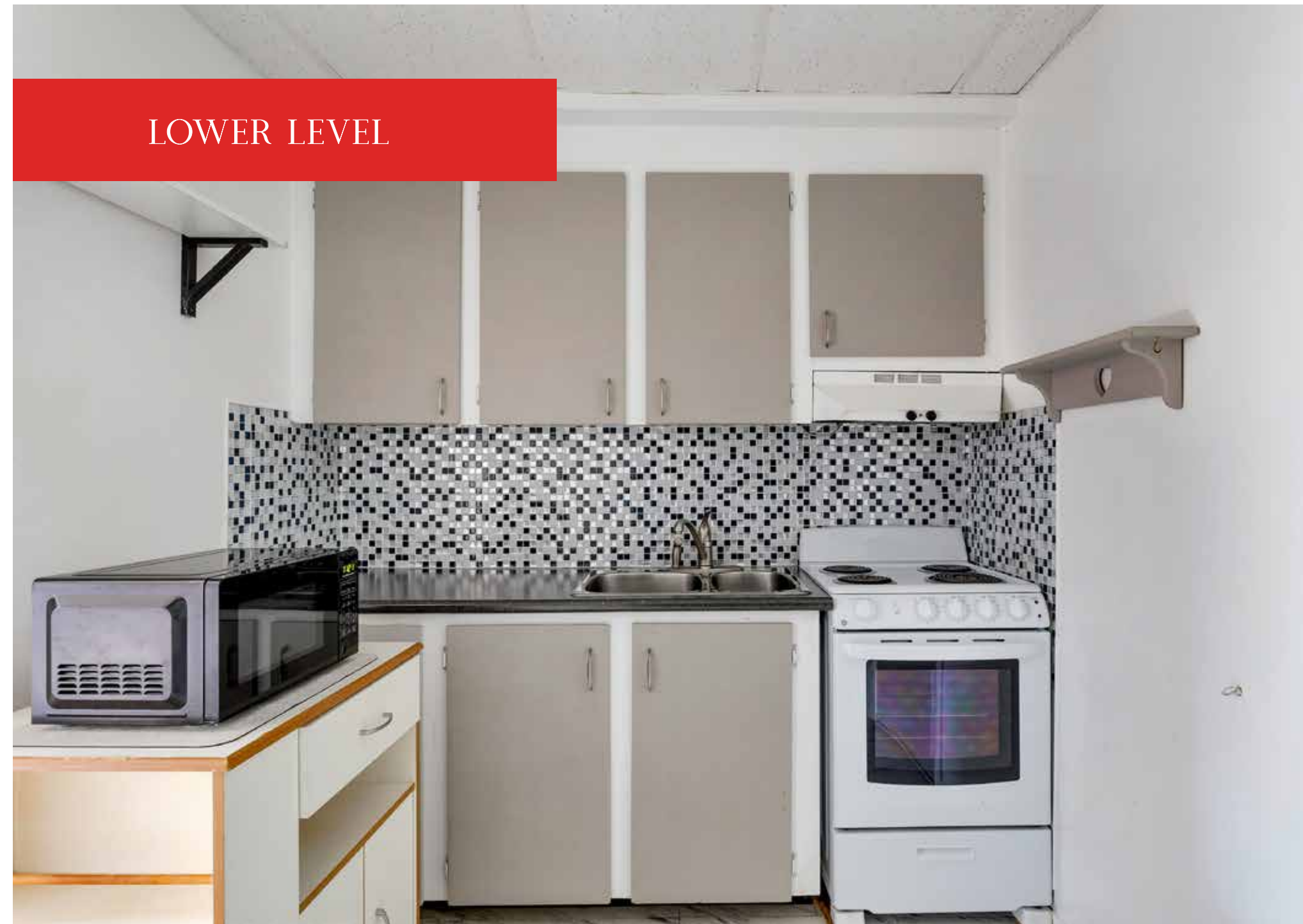
- Three bright bedrooms on the main floor feature large windows with treetop views, neutral broadloom, and ample closet space.





BATHROOM (4-PIECE)

- The main bathroom offers stone-look floor tiles, ample white cabinetry with drawers, one-piece moulded vanity with an integrated sink, and a tub/shower combination with upgraded oversized tile surround.



KITCHEN (10'11" X 7'5")

- Ample cabinetry
- Stone countertop and complementary mosaic tile backsplash
- Oversized stone-look floor tiles
- Access door to the storage room
- White electric stove and fridge



BEDROOM 4 (9'1" X 11'1")

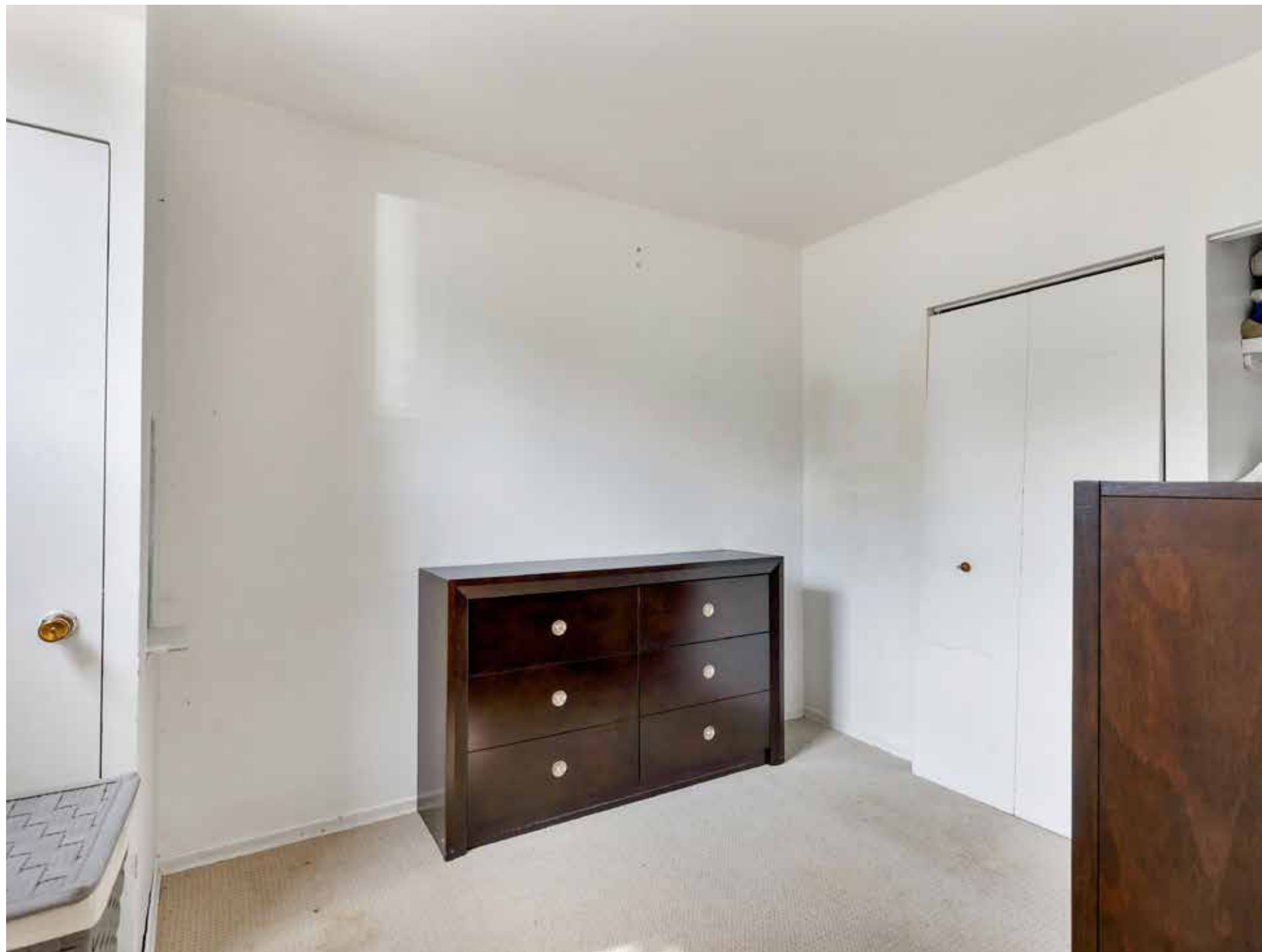
- Above-grade window
- Neutral broadloom
- Large closet



BATHROOM (4-PIECE)

- Stone-look floor tiles and neutral wall tiles
- White vanity
- Tub/shower combination with stone-look tile surround
- Closet





DEN (10'11 X 13'4")

- Large, above-grade window
- Neutral broadloom
- Access door to the bedroom



BONUS/FAMILY ROOM (20'3" X 13'1")

- French door
- Two above-grade windows
- Wide-plank laminate flooring
- Non-operational fireplace with painted-out reclaimed brick surround



SCHOOLS

Elementary

Eastview – English Track – JK – GR08

Pine Grove – FI – GR02 – 08

St. Dominic CES – Regular Track – JK – 08

St. Mary CES – FI – GR01 – 08

St. Nicholas CES – ExF – GR05 - 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



Property Taxes: \$5642 in 2025

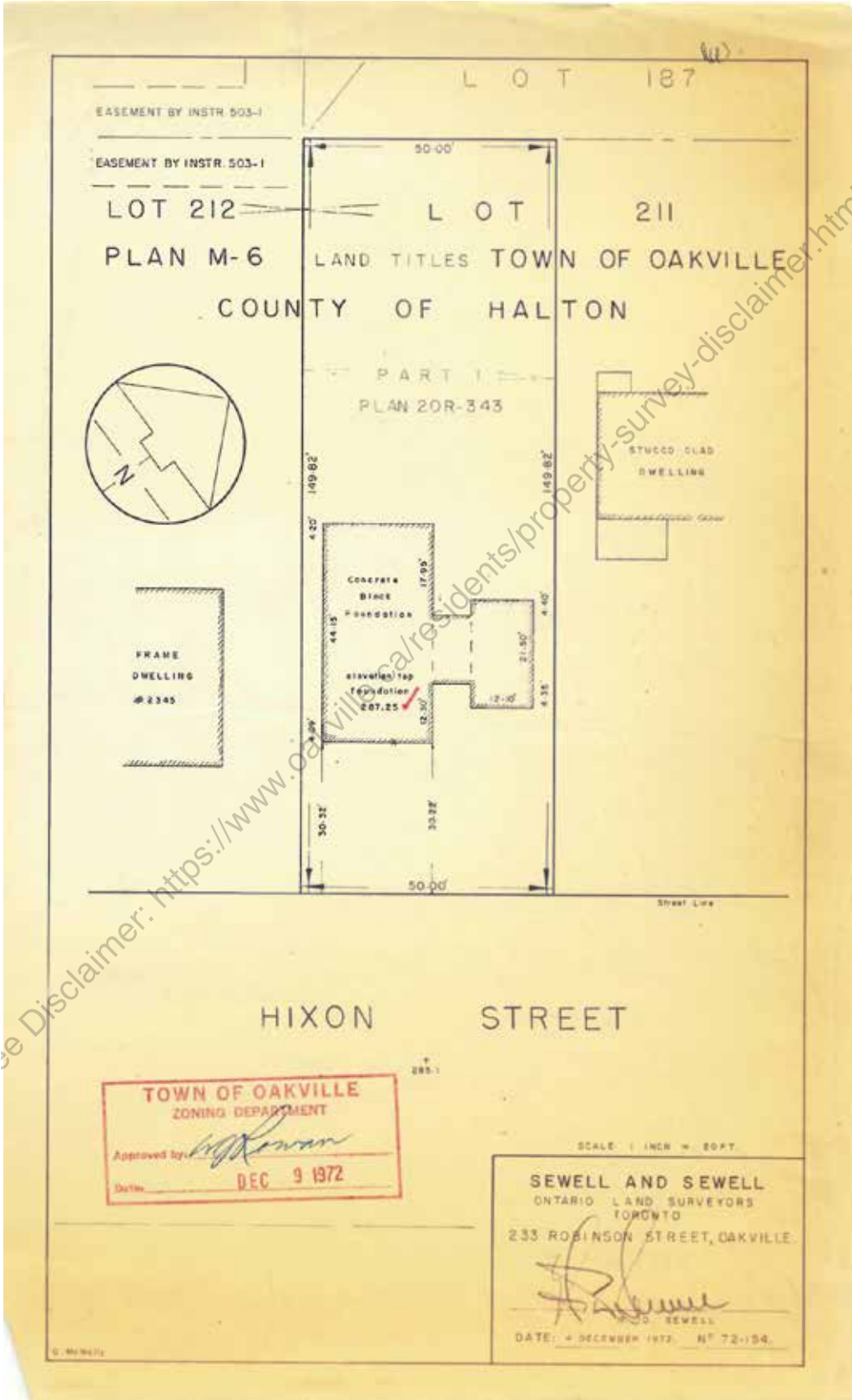
Lot Size: 50 x 149.82 feet

Inclusions: Built-in dishwasher, fridge, stove, washer, dryer, all elfs, all window coverings, gdo

FLOOR PLAN



SURVEY



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.