

RINA DIRISIO
REAL ESTATE, BUT BETTER



10-15 HAYS BOULEVARD

OAKVILLE



A LUXURIOUS 2-BEDROOM FERNBROOK CONDO AWAITS IN UPTOWN CORE, OAKVILLE.

Positioned in the heart of Oakville's sought-after Uptown Core, this stunning 2-bedroom Fernbrook condominium offers the perfect blend of modern elegance and urban convenience. Within walking distance to shopping, restaurants, and essential services, and just minutes from Oakville Hospital, major highways, and public transit, this prime location ensures effortless connectivity. The beautifully maintained complex grounds feature a serene central courtyard, lush gardens, and picturesque walking paths, while nearby ponds, scenic trails, and ravines invite exploration and outdoor enjoyment.

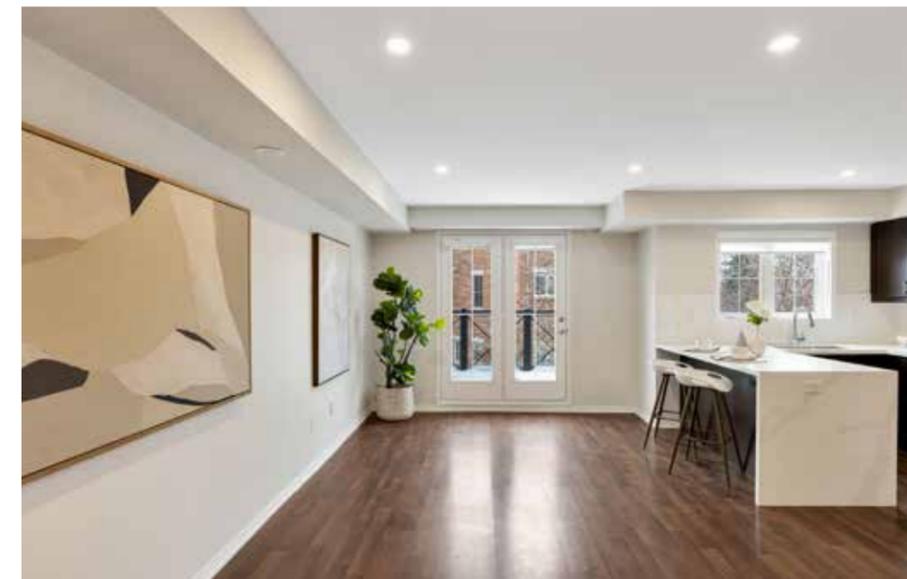
Step inside this spacious and sunlit suite, where large windows flood the space with natural light, complementing the rich dark laminate flooring and designer marble-look tiles. The sophisticated oak staircase with wrought-iron pickets adds a touch of timeless elegance. The open-concept living and dining area is perfect for entertaining or unwinding after a long day, with garden doors leading to a private balcony overlooking the tranquil courtyard. The modern kitchen is a chef's delight, featuring quartz countertops, dark-stained cabinetry, pot lighting, and deluxe stainless steel appliances.

Upstairs, the primary bedroom provides a peaceful retreat, sharing a beautifully appointed 4-piece bathroom with the second bedroom. A convenient upper-level laundry area adds to the home's practicality. With its stylish finishes, prime location, and inviting ambiance, this exceptional Oakville condo offers a rare opportunity to experience refined living in Uptown Core.



FOYER/ENTRANCE

- Marble-look floor tiles
- Ample closet with access to the electrical panel
- Dark wide-plank laminate flooring
- Dark-stained oak staircase with iron pickets to the upper level



LIVING/DINING ROOM (19'39" X 10'5")

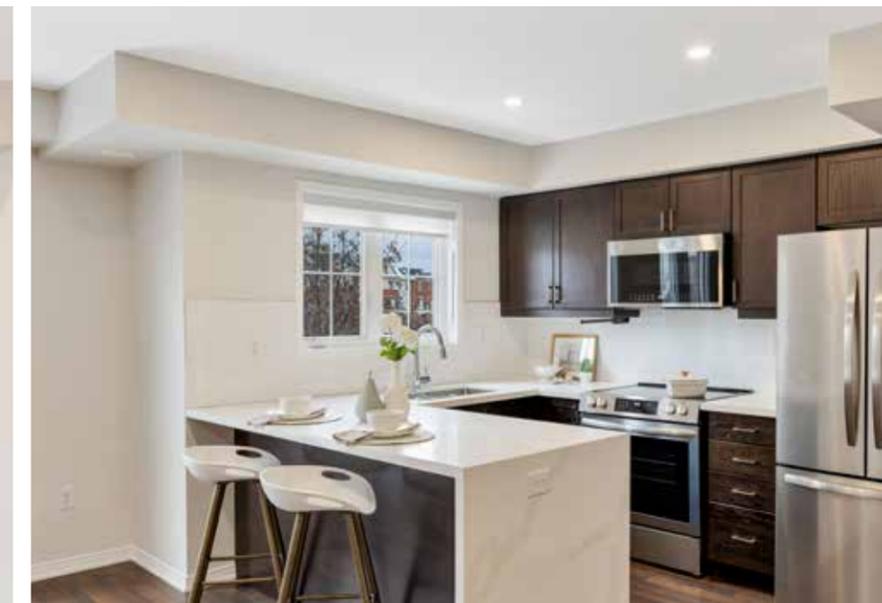
- Dark wide-plank laminate floor
- Smooth-finished ceiling
- Garden doors access the private balcony with glass panel and metal railings overlooking the centre court

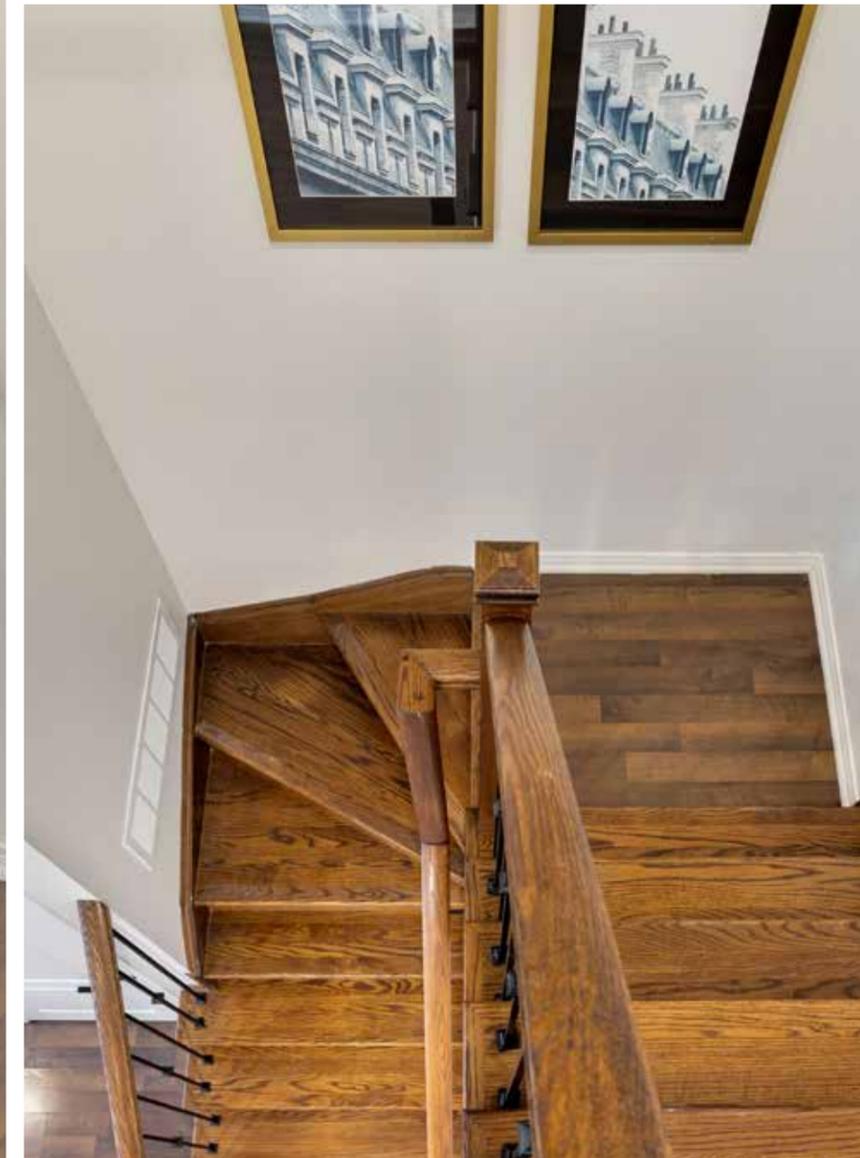
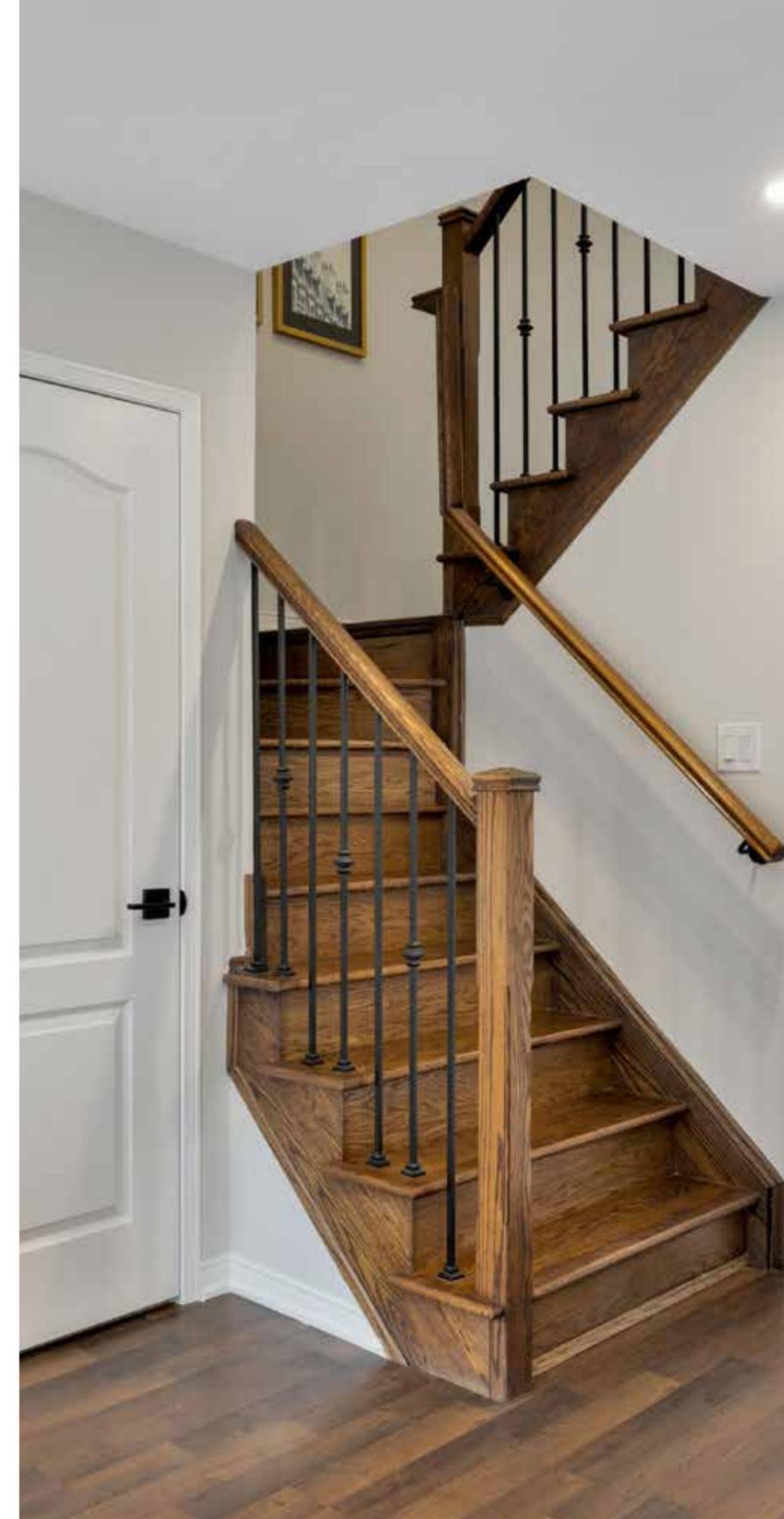
KITCHEN (10'1 X 8'5)



DINING ROOM (8.8' X 9.7')

- Ample dark shaker-style cabinetry with sleek cabinet hardware
- Upper cabinets with under cabinet valance lighting
- Large peninsula/island
- Quartz counters and waterfall quartz on the island
- Neutral tile backsplash
- Dark wide-plank laminate floor
- Pot lights
- Stainless steel appliances including a fridge, slide-in electric range, built-in microwave and built-in dishwasher
- Large window above the under-mount sink





BATHROOM (2-PIECE)

- Ample dark shaker-style cabinetry with sleek
- Marble-look floor tiles
- White plumbing fixtures

UPPER LEVEL



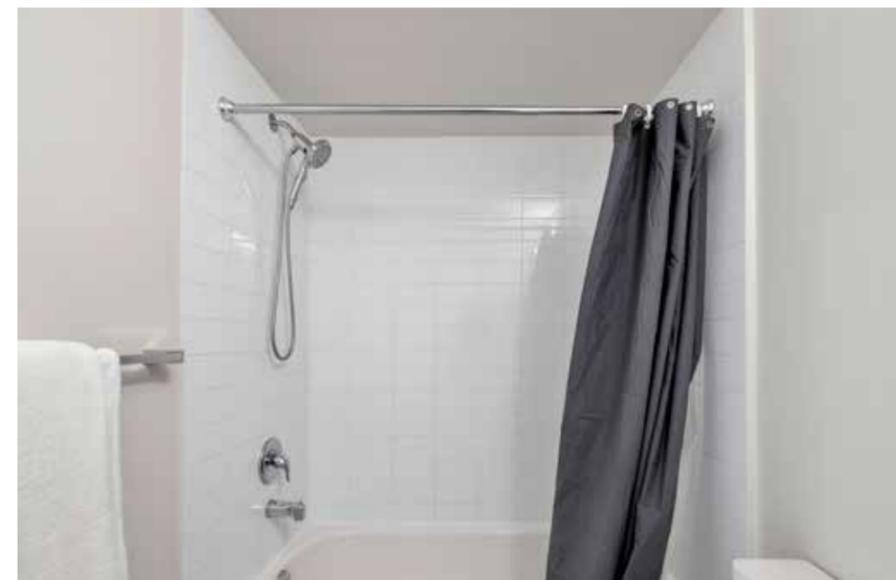
PRIMARY BEDROOM (12'1 X 10'5)

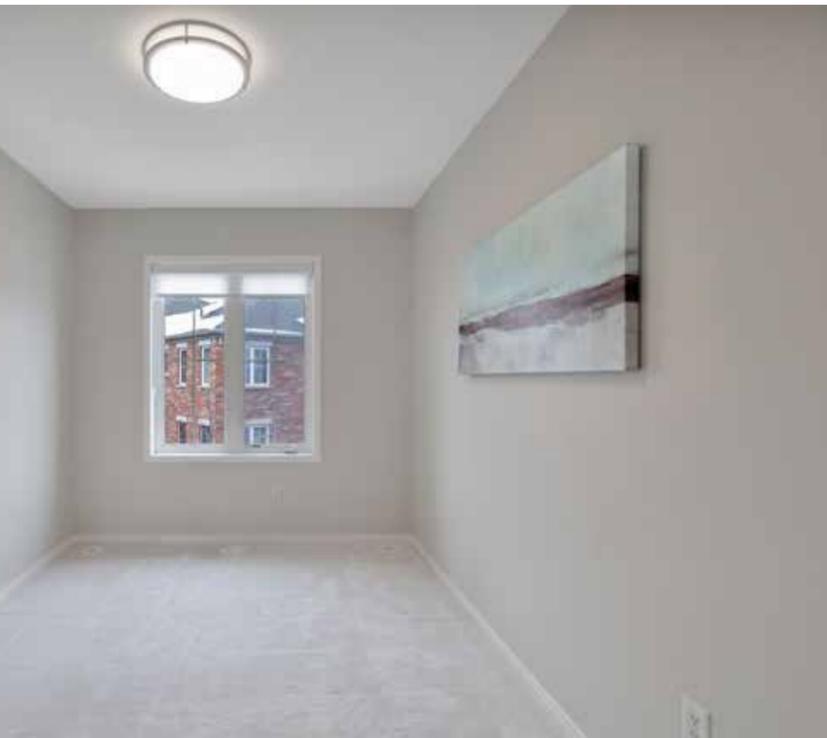
- Partially raised ceiling over the large window with courtyard views
- Wall-to-wall closet
- Neutral broadloom



BATHROOM (4-PIECE)

- Upgraded dark cabinetry with large drawers and a lower display/storage shelf
- One-piece moulded vanity with an integrated sink
- Mirrored medicine cabinet
- Marble-look floor tiles
- Tub/shower combination with tile surround





BEDROOM 2 (11'6 X 8'17)

- Extra-large window overlooking the courtyard and trail beyond
- Wall-to-wall closet
- Neutral broadloom



SCHOOLS

Elementary

Posts Corners – English – JK - JK

Palermo – English – SK – GR08 (temp redirect from Posts Corners)

Sunningdale – French Immersion – GR02 - 08

St. Andrew CES – English – JK – GR08

St. Marguerite d'Youville – French Immersion – GR01 - 04

St. Mary CES - French Immersion – GR05 – 08

Our Lady of Peace CES – ExF – GR05 – 08

Secondary

White Oaks – English/French Immersion – GR09 – 12

Holy Trinity CSS – English/ExF - GR09 – 12

St. Ignatius of Loyola – French Immersion – GR09 – 12



Taxes: \$2,929.00 (2024)

Condo Fee: \$391.00 per month

Inclusions: Fridge, stove, microwave, dishwasher, washer, dryer, all electric light fixtures, all window coverings

Condo fee includes: Building Insurance, Common Elements, Parking

ADDITIONAL UPGRADES

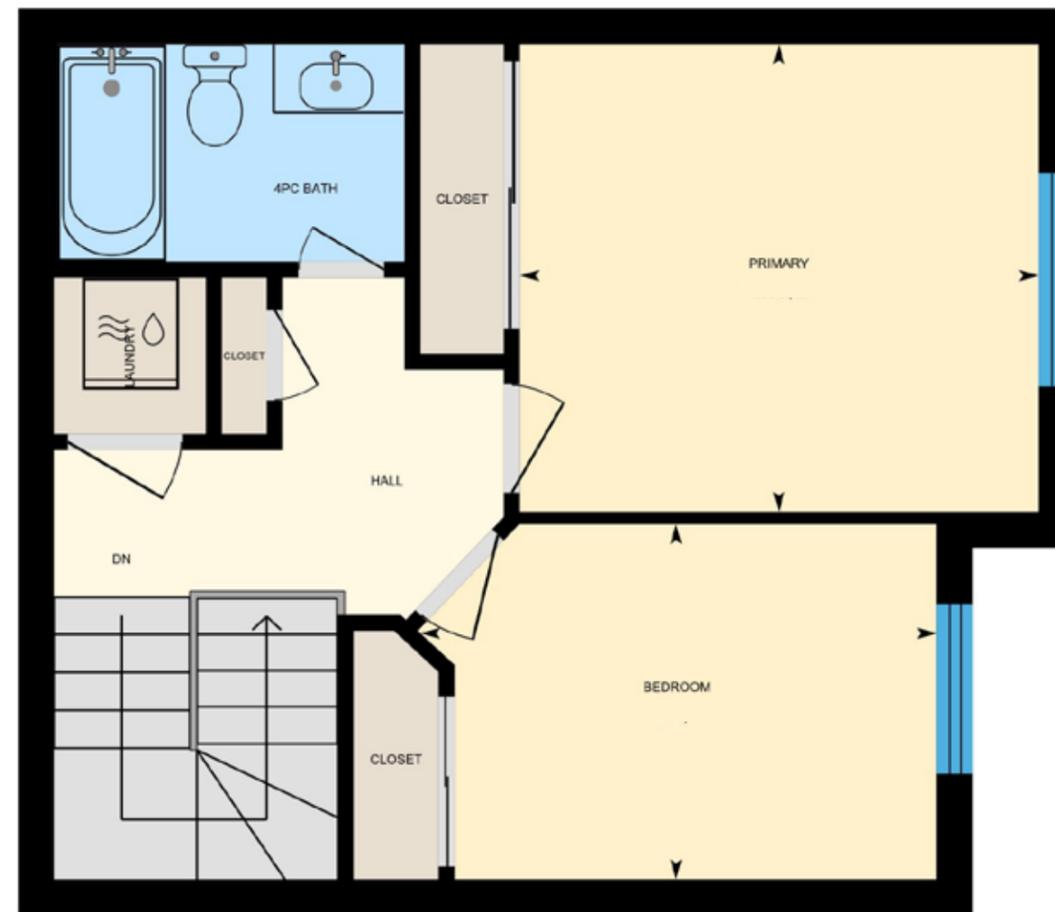
- All new appliances (refrigerator, glass top stove, microwave, dishwasher)
- New AC
- All new bathroom vanities, toilettes, door handles, mirror cabinet, lights
- All new ceiling pot lights , under cabinet light with dimmer in Kitchen, new switches thru out
- Smooth ceilings
- New kitchen stainless sink and faucet
- New kitchen countertop – quartz
- Waterfall kitchen countertop
- Kitchen counter backsplash
- All new door handles and hinges
- Hardwood staircase
- All window coverings
- New kitchen cabinet door hinges
- New paint thru out – Benjamin Moore
- New carpet on second floor with added underpadding



FLOOR PLAN



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



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RINA DIRISIO
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LIFETIME RESIDENT OF OAKVILLE

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