

RINA DIRISIO
REAL ESTATE, BUT BETTER



2448 BRIDGE ROAD

OAKVILLE



WELCOME TO BRONTE WEST, ONE OF OAKVILLE'S MOST INVITING, FAMILY-FOCUSED COMMUNITIES - CELEBRATED FOR ITS SERENE PARKS, ACCESS TO TOP-TIER SCHOOLS, AND EASE OF TRANSIT CONNECTION..

A remarkable lifestyle awaits in the highly sought-after West Oakville community, where every convenience is just steps away. This exquisite custom raised bungalow, reimagined in 2016 by Keeren Designs, enjoys a coveted setting backing directly onto Donovan Bailey Trail. Only a 3-minute stroll brings you to the Queen Elizabeth Park Community and Cultural Centre, while Bronte Harbour, Lake Ontario, and the trendy boutiques and dining spots of vibrant Bronte Village are just minutes away. For commuters, the Bronte GO Station and QEW/403 are easily accessible within a 5-minute drive.

From the street, this home exudes undeniable curb appeal with its elegant stucco façade, refined mouldings and shutters, stone steps leading to a covered entrance with stately columns and iron railings, interlocking stone driveway trim and walkways, and meticulously designed landscaping enhanced by mature trees and a 9-zone automated irrigation system. Security is thoughtfully integrated with exterior cameras. The private backyard retreat offers upper and lower interlocking stone patios framed by lush gardens, armour stone accents, evergreens, and direct gated access to the scenic Donovan Bailey Trail.

Inside, this showpiece boasts 2+3 bedrooms, 2.5 bathrooms, and a versatile upper loft that can efficiently serve as a sixth bedroom. The professionally finished lower level with above-grade windows expands the home's total living area. The 2016 transformation by Keeren Designs introduced a gourmet kitchen expansion, wide-plank hardwood flooring across the main level and loft, designer stone tiles, extensive custom millwork, deep baseboards and trim, some 8-foot doors, integrated speakers, and a sophisticated Control4 home automation system. Nine-foot ceilings and an airy open layout create an inviting atmosphere for both everyday living and entertaining. Gather around the gas fireplace in the family room, host special occasions in the formal dining room, and enjoy the chef's kitchen showcasing extensive cabinetry, a massive island with seating for six, quartz counters, under-cabinet lighting, premium Jenn-Air appliances, and a breakfast area opening to the tiered patio and serene backyard. The primary suite offers dual walk-in closets with custom organizers and enjoys a spa-inspired 4-piece ensuite bath complete with a soaker tub and oversized glass-enclosed shower with a bench seat. A mudroom with custom built-ins connects to the oversized single garage, while the loft provides a tranquil escape for a studio or office. The sprawling lower level features a generous recreation room, three bright bedrooms, a stylish 3-piece bathroom with heated flooring and a large glass shower, an oversized laundry room, plus in the basement area, you'll find the utility room boasting a 200-amp electrical panel and abundant storage.

Recent upgrades ensure comfort and peace of mind, including the 2016 replacement of the furnace, HRV system, and roof shingles, as well as the recent replacement of main-floor windows in the family room, dining room, ensuite bath, and some main bedrooms. A grand custom 8-foot, wood front door entry system completes this extraordinary home, welcoming you in style each day.



FOYER

- Extensively upgraded 8-foot solid wood, 5-hinge entry door with obscure glass sidelightsWall mouldings
- Upgraded stone floor tiles installed on the diagonal Pot lights
- Rustic wood accent pillar
- Nine-foot smooth main floor ceilings
- Extra-deep baseboards
- Recessed media component storage niche
- Upgraded dark-stained staircase with iron pickets
- Closet with organizer





FAMILY ROOM (17'7" X 15'9")

- Upgraded wide-plank hardwood floor
- Impressive gas fireplace with a stone tile mantel
- Large new window with a custom blind
- Pot lights



DINING ROOM (11'7" X 11'2")

- Upgraded wide-plank hardwood floor
- Pot lights, accent lighting and upgraded chandelier
- New Palladian-style window with a custom blind
- Built-in sound speaker
- Upgraded open railings to the staircase to the basement





KITCHEN (21'0" X 12'7")

- Floor-to-ceiling custom 2-colour cabinetry
- Extended-height upper cabinets with valance lighting
- Numerous drawers, including oversized pot drawers
- Built-in microwave shelf
- Contrasting dark-stained island with seating for six
- Undermount sinks with a pull-down spray faucet, soap dispenser, and a separate filtered water tap
- Quartz counters and slab quartz backsplash
- Pot lights and exquisite pendant lighting over the island
- Upgraded wide-plank hardwood floor
- Built-in sound speaker
- High-end Jenn-Air stainless steel appliances, including a French door fridge with water/ice dispenser and pullout freezer and produce drawer, a slide-in gas range and range hood fan, and a Bosch built-in dishwasher
- Breakfast area with an oversized window with custom blinds and a walkout to the patio and private rear yard



BATHROOM (2-PIECE)

- Upgraded stone floor tiles and backsplash
- Dark cabinetry with drawers and a one-piece vanity with an integrated sink



PRIMARY BEDROOM (10'10" X 13'10")

- Upgraded wide-plank hardwood floor
- New oversized window with custom blind, patio and treetop views
- Built-in sound speaker
- Pot lights
- Two walk-in closets with custom organizers with wood accents

ENSUITE BATHROOM (4-PIECE)

- Custom cabinetry with drawers and two upper storage cabinets
- Quartz counter
- Oversized stone-look floor tiles, tub, and shower surrounds
- Luxurious oval soaker tub
- Oversized shower with a built-in bench seat, rain shower head and sliding diverter, and deluxe glass enclosure
- Wall-mounted quartz radiant heater





BEDROOM 2 (10'10" X 11'5")

- Upgraded wide-plank hardwood floor
- Built-in shelving
- Pot lights
- New Palladian-style window with a custom blind

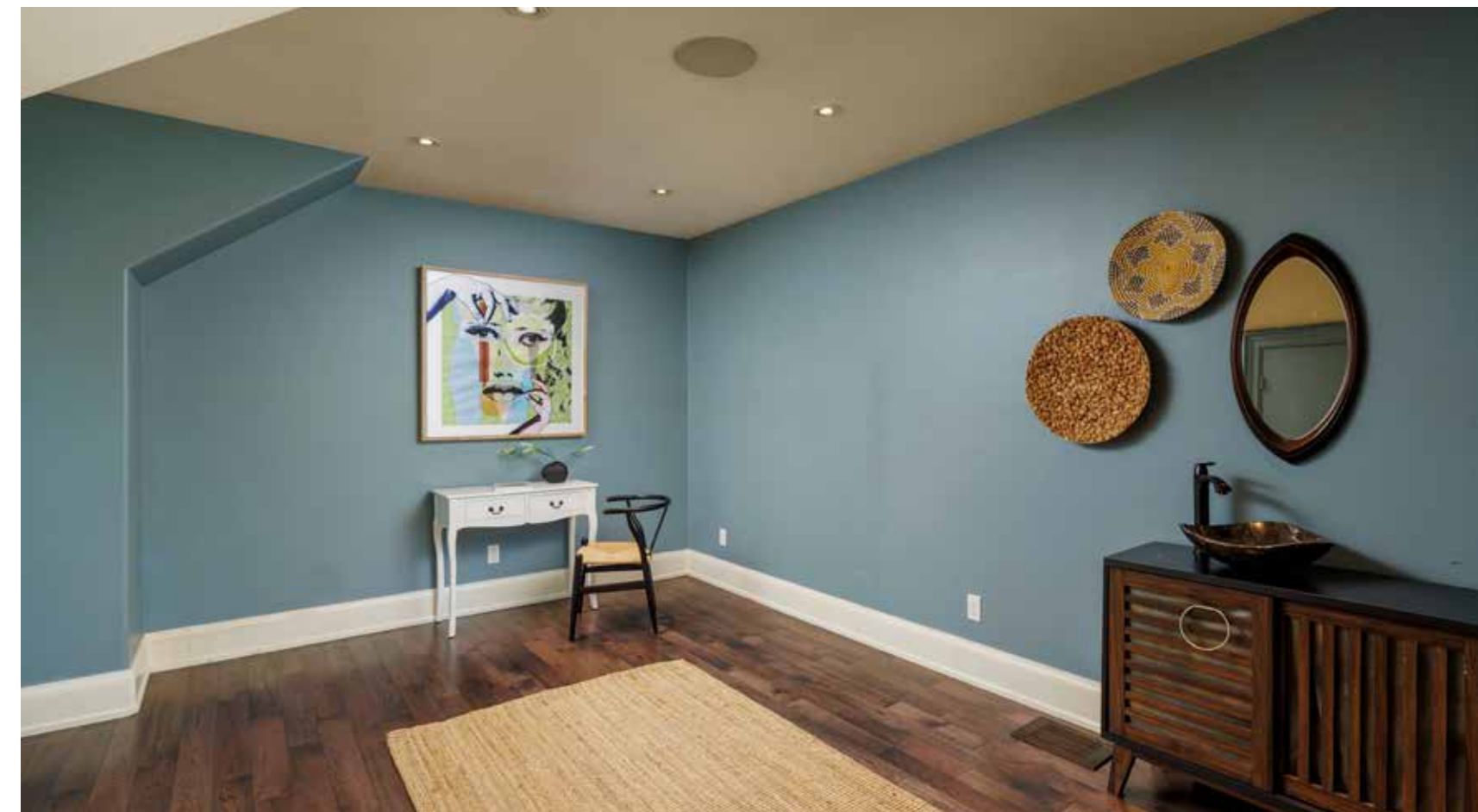


MID-LOWER HALL AREA

- Extra-large window with custom blind
- Floor-to-ceiling, custom-built-in cabinetry and wardrobes
- Oversized stone-look floor tiles
- Inside entry to the oversized attached single garage

LOFT

- Office/Studio/Bedroom (14'5" x 13'0")
- Upgraded wide-plank hardwood floor
- Large window with custom blind
- Pot lights
- Built-in sound speaker
- Installed sink cabinet with a stone vessel sink
- Closet/storage area





RECREATION ROOM (11'9" X 17'2")

- Upgraded wide-plank laminate flooring
- Pot lights
- Above-grade window



BEDROOM 3 (11'9" X 14'6") BEDROOM 4 (13'9" X 15'2") BEDROOM 5 (11'9" X 13'9")

- All three bedrooms on the lower-level feature wide-plank laminate flooring, above-grade windows, deep baseboards, and ample closet space.

BATHROOM (3-PIECE)

- Ample white cabinetry with a bank of drawers and a wall-mounted upper storage cabinet
- Quartz counter with an undermount sink
- Oversized stone-look heated floor tiles
- Huge shower with upgraded tile surround and frameless glass enclosure



LAUNDRY ROOM

- Extensive white cabinetry
- Deep moulded washtub-style sink
- Plenty of counterspace, perfect for folding clothes
- Track-style lighting
- Stone-look floor tiles
- Stacked Whirlpool full-size washer and dryer



BASEMENT

- Unfinished
- Sunken utility room
- 200 Amp Electrical Panel
- Extra storage space



SCHOOLS

Elementary

Gladys Speers – English Track – JK – GR08

Eastview – English Track – GR07 -08

Pine Grove – FI – GR02 – 08

St. Dominic CES – Regular Track – JK – GR08

St. Mary CES – FI – GR01 – GR08

St. Nicholas CES – ExF – GR05 – GR08

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

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



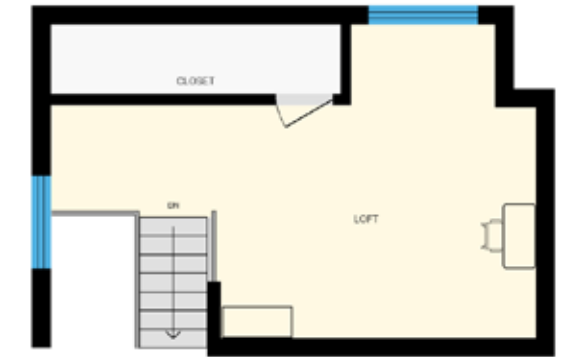
Taxes: \$9,081 2025

Inclusions: Fridge, gas stove, dishwasher, washer, dryer, all window coverings and electric light fixtures, inground sprinkle, central vacuum, home automation system, built-in speakers, Paradox alarm system (excludes monitoring), garage door opener and remote

Rentals: Rentals: water softener rental (\$29 per month), and hot water tank (rental \$49 per month)



FLOOR PLAN



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.