

RINA DIRISIO
REAL ESTATE, BUT BETTER



1434 GULLEDGE TRAIL

OAKVILLE, ON



AN EXCELLENT OPPORTUNITY IN COVETED, FAMILY-FRIENDLY WEST OAK TRAILS AWAITS.

This beautifully updated residence offers refined sophistication on a premium lot backing directly onto Bloomfield Park—a rare setting with no rear neighbours and serene green views. Surrounded by scenic nature trails and lush parks, and close to highly rated schools (including Forest Trail with an outstanding Frasier Institute score of 10), the location effortlessly balances peaceful living with everyday convenience. Just minutes to Oakville Trafalgar Memorial Hospital, The Abbey Plaza, and Glen Abbey Community Centre, with quick access to the QEW, 407 ETR, and Bronte GO Station, this address delivers the perfect harmony of natural beauty and urban accessibility.

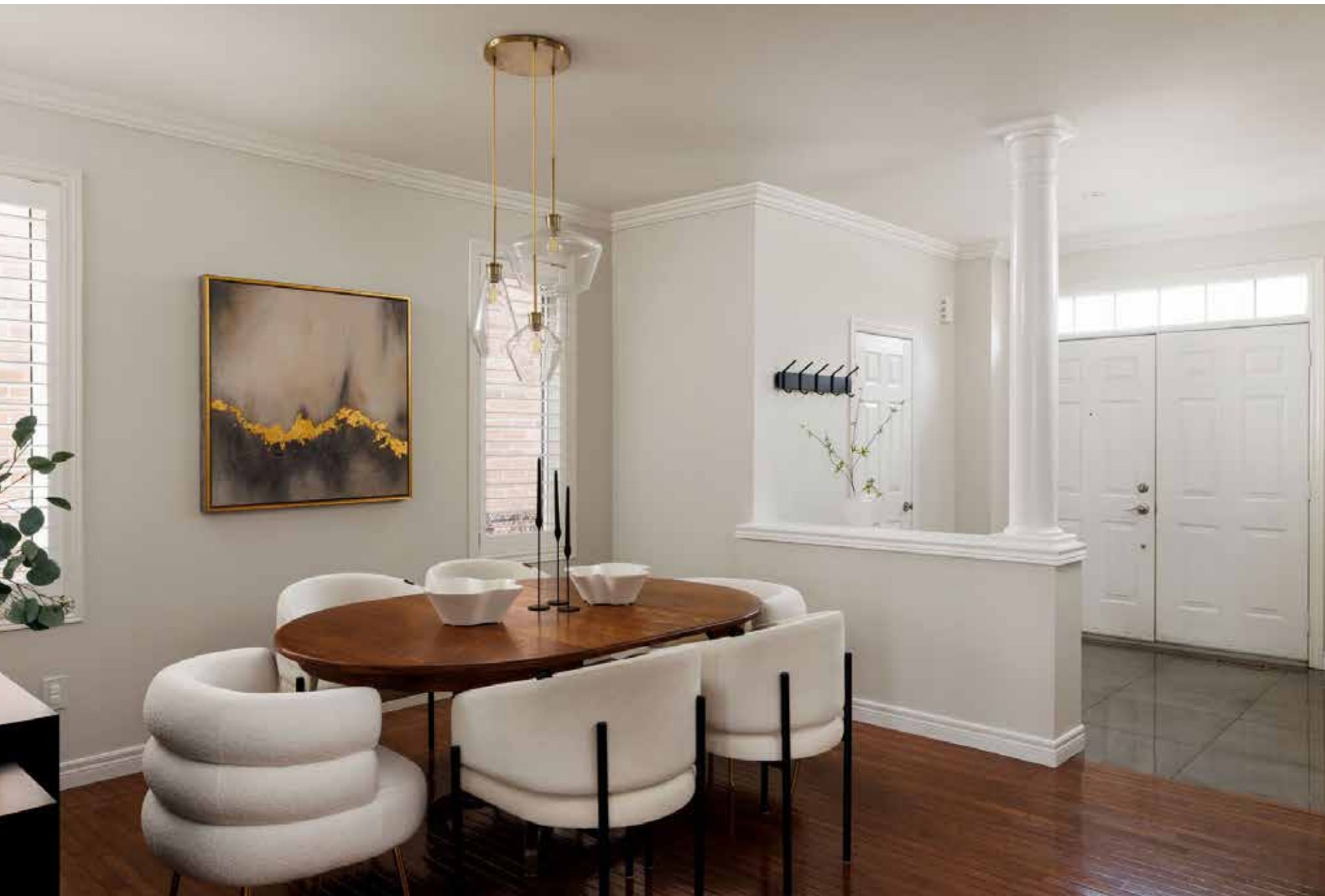
Exceptional curb appeal welcomes you with lush, manicured front gardens, a mature shade tree, and an exposed aggregate double driveway leading to the attached double garage with convenient inside entry. Discreet soffit lighting casts a warm, elegant glow across the home's upgraded brick façade, highlighting its stately presence after dusk. The backyard is a private sanctuary anchored by a spacious, exposed-aggregate patio—an idyllic setting to unwind and savour peaceful moments surrounded by nature, or to host barbecues under the summer sky. With no rear neighbours and backing directly onto Bloomfield Park with gate access to two tennis courts, a basketball court (doubles as an ice rink), playground, and soccer field, for year-round enjoyment.

This gorgeous turnkey home offers 3+1 bedrooms, generous above-grade living space, and a professionally finished basement. The second-floor den could easily be converted to a fifth bedroom if needed. Medium-stained hardwood floors and elegant crown mouldings on two levels, California shutters throughout, nine-foot main floor ceilings and smooth ceilings throughout, numerous pot lights, and a recently upgraded staircase with metal pickets add to the timeless yet contemporary ambiance. Additional improvements include roof shingles (2015), furnace and hot water tank (2016), air conditioner (2021), and added roof insulation. The bright family room features a gas fireplace, crown mouldings and a wall of windows with park views, perfect for relaxed evenings or lively gatherings. Prepare family meals in the bright kitchen, offering extensive maple cabinetry with valance lighting, quartz counters, stainless steel appliances and sliding glass doors to the private outdoor living space. A centre island with a wraparound breakfast bar invites casual meals, while the spacious formal dining room sets the stage for elegant entertaining. Upstairs, two beautifully renovated bathrooms complement three sizeable bedrooms and the open-concept den. The primary retreat features a spa-inspired 5-piece ensuite bath with heated floor tiles, a free-standing soaker tub and a separate glass shower with body jets. The lower level extends the living space with a large recreation/games room, a fourth bedroom with a gas fireplace - perfect for an in-law or nanny suite, and a 3-piece bath.



SUNKEN FOYER

- Double entry doors with a transom
- Upgraded oversized polished porcelain floor tiles
- Elegant crown mouldings
- Pot light
- Half-wall with a decorative column open to the dining room
- Inside entry to the attached double garage
- Upgraded staircase with medium-stained treads and handrails, white risers and metal pickets



DINING ROOM (14'9" X 13'8")

- Medium-stained hardwood floor
- Elegant crown mouldings
- Two windows with California shutters to the side yard
- Stylish pendant-style chandelier



KITCHEN (13'8" X 12'1")

- Plenty of medium-stained maple cabinetry
- Upper cabinets with crown mouldings and under-cabinet valance lighting
- Island with a breakfast bar and pot drawers
- Pot lights
- Window above the sink with California shutters
- Quartz counters and elongated mosaic tile backsplash
- Elegant crown mouldings
- Medium-stained hardwood floor
- Half-wall with decorative columns to the family room
- Stainless steel appliances, including a French door fridge with a bottom-mount freezer drawer, a slide-in electric range with a bottom-mount freezer drawer, a slide-in electric range, an over-the-range built-in microwave and a built-in dishwasher
- Sliding glass doors with California shutters to the fabulous exposed aggregate patio overlooking Bloomfield Park, and gate access directly to the park





FAMILY ROOM (15'8" X 12'1")

- Medium-stained hardwood floor
- Wall of windows with California shutters and park views
- Pot lights
- Elegant crown mouldings
- Gas fireplace with a classic white mantel



BATHROOM (2-PIECE)

- Ample wood cabinetry with a stone counter, under-mount sink and chrome wide-spread faucet
- Oversized polished porcelain floor tiles
- Elegant crown mouldings
- Stylish crystal vanity light
- Window with California shutters

SUNKEN LAUNDRY ROOM

- Soaring 14' ceiling
- Stone look floor ties
- Base cabinet with a washtub
- LG ThinQ Smart one-piece washtower





PRIMARY BEDROOM (19'3" X 12'3")

- Medium-stained hardwood floor
- Semi-flush ceiling light with a drum shade and four pot lights
- Elegant crown mouldings
- Large window with California shutters and park views
- Walk-in closet with a custom organizer

ENSUITE BATHROOM (5-PIECE)

- Dark-finished floating cabinetry with oversized drawers
- One-piece moulded counter with two integrated sinks
- Sleek sconce lighting and pot lights
- Elegant crown mouldings
- Oversized heated marble-look polished porcelain floor tiles
- Upgraded one-piece oval soaker tub with a floor-mounted faucet with a spray wand
- Separate shower with a rain shower head, additional sliding shower diverter, body jets, recessed shampoo niche, polished porcelain shower surround, and frameless glass enclosure and door
- Window with California shutters



OFFICE (11'9" X 8'3")

- Medium-stained hardwood floor
- Six pot lights
- Large window with California shutters



BEDROOM 2 (14'10" X 11'4")

BEDROOM 3 (10'1" X 13'5")

- Two additional bedrooms feature medium-stained hardwood flooring, crown mouldings, ceiling light fixtures, large windows with California shutters and double closets.



BATHROOM (4-PIECE)

- Beautifully updated main bathroom highlighting dark-finished floating cabinetry, a one-piece moulded vanity with an integrated sink, upgraded tiles, and a tub/shower combination.



RECREATION ROOM (18'6" X 22'7")

- Wide-plank laminate flooring
- Larger window
- Smooth ceiling
- Decorative column
- Pot lights



BEDROOM 4 (10" X 11'8")

- Gas fireplace
- Wide-plank laminate flooring
- Larger window
- (No Closet)



BATHROOM (3-PIECE)

- French-style sink cabinet with an extended sink basin
- Window to the side yard
- Neutral floor tiles
- Corner shower with a curved textured glass enclosure



SCHOOLS

Elementary

West Oak – English Track – JK – GR08

Forest Trail – FI – GR02 – 08

St. Teresa of Calcutta CES – Regular Track – JK - GR

St. Mary CES – FI – GR01 – 08

St. Bernadette CES – ExF – GR05 - 08

Secondary

Garth Webb – English Track – GR09 – 12

Thomas A. Blakelock – FI – GR09 – 12

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



Taxes: \$6,051 /2025

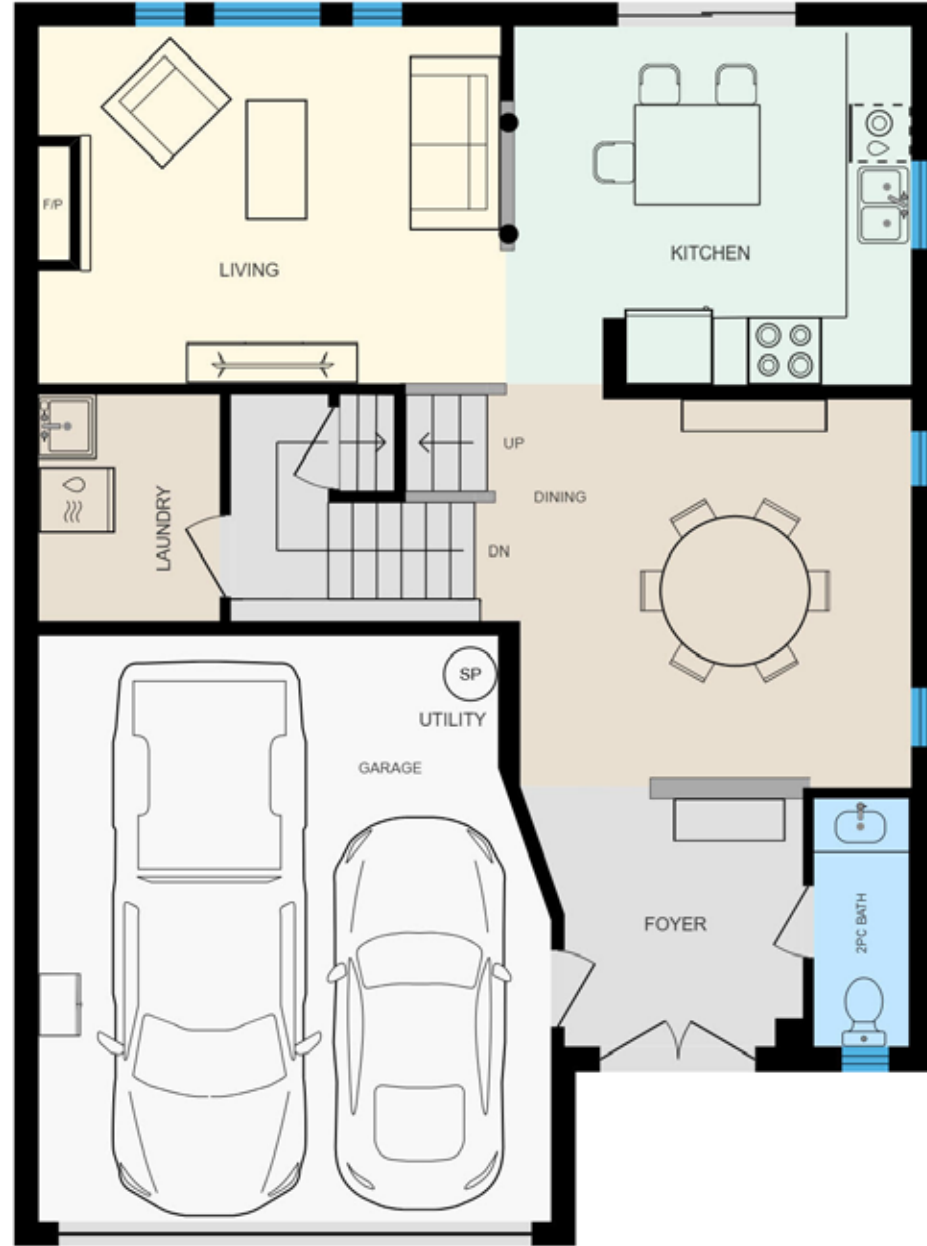
Lot Size: 37.07 x 86.94 Feet

Inclusions: Fridge, stove, built-in dishwasher, washer/dryer, all electric light fixtures, all window coverings, central vacuum, garage door opener, alarm, 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.