

RINA DIRISIO
REAL ESTATE, BUT BETTER



3353 LIPTAY AVE., UNIT 26

OAKVILLE, ON



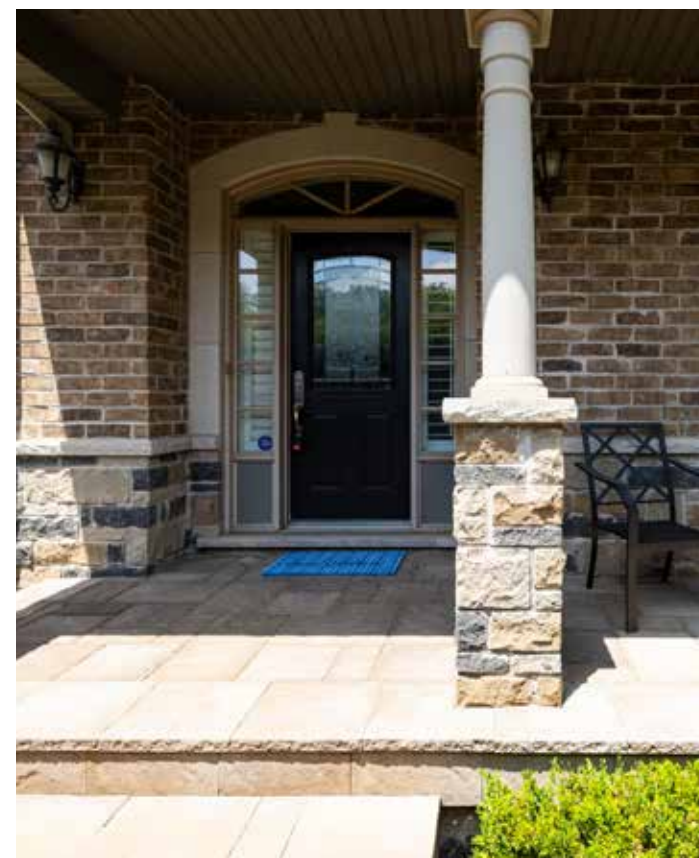
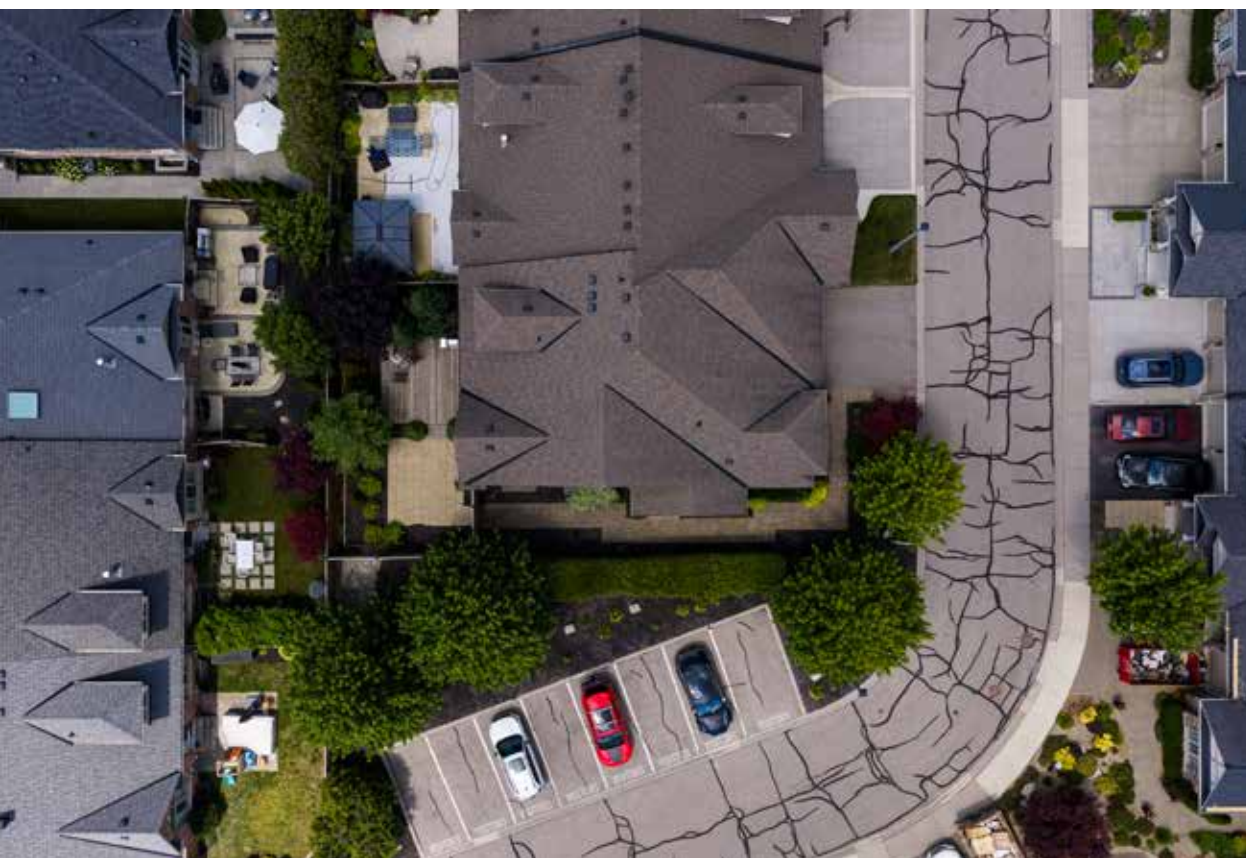
TUCKED WITHIN AN ELITE ENCLAVE OF MONARCH BUILT BUNGALOFT TOWNHOMES APPROPRIATELY NAMED THE MANORS, THIS EXCEPTIONAL RESIDENCE IS GRACEFULLY ENVELOPED BY NATURE IN OAKVILLE'S COVETED BRONTE CREEK COMMUNITY.

Here, a refined yet relaxed lifestyle unfolds amid top-rated schools, preserved woodlands, winding trail systems, and picturesque parks, all complemented by nearby shopping, dining, and everyday conveniences. Commuters will appreciate the effortless connectivity, just minutes to Oakville Trafalgar Memorial Hospital, the 407 ETR, QEW/403, and a short drive to Bronte GO Station.

Perfectly positioned on a desirable corner lot, this 3-bedroom end-unit townhome is framed by exquisite professional landscaping designed with privacy in mind. Evergreen hedging, tall cedars, large shade trees and planting beds with shrubs, perennials and armour stone accents line the upgraded stone walkway to the front entrance. The backyard is a private sanctuary, featuring an expansive deck with a gas line for the BBQ, and steps descending to a generous lower stone tile patio, creating effortless outdoor entertaining. Towering trees, lush cedars, and vibrant gardens create a tranquil, verdant retreat—an idyllic setting for summer relaxation.

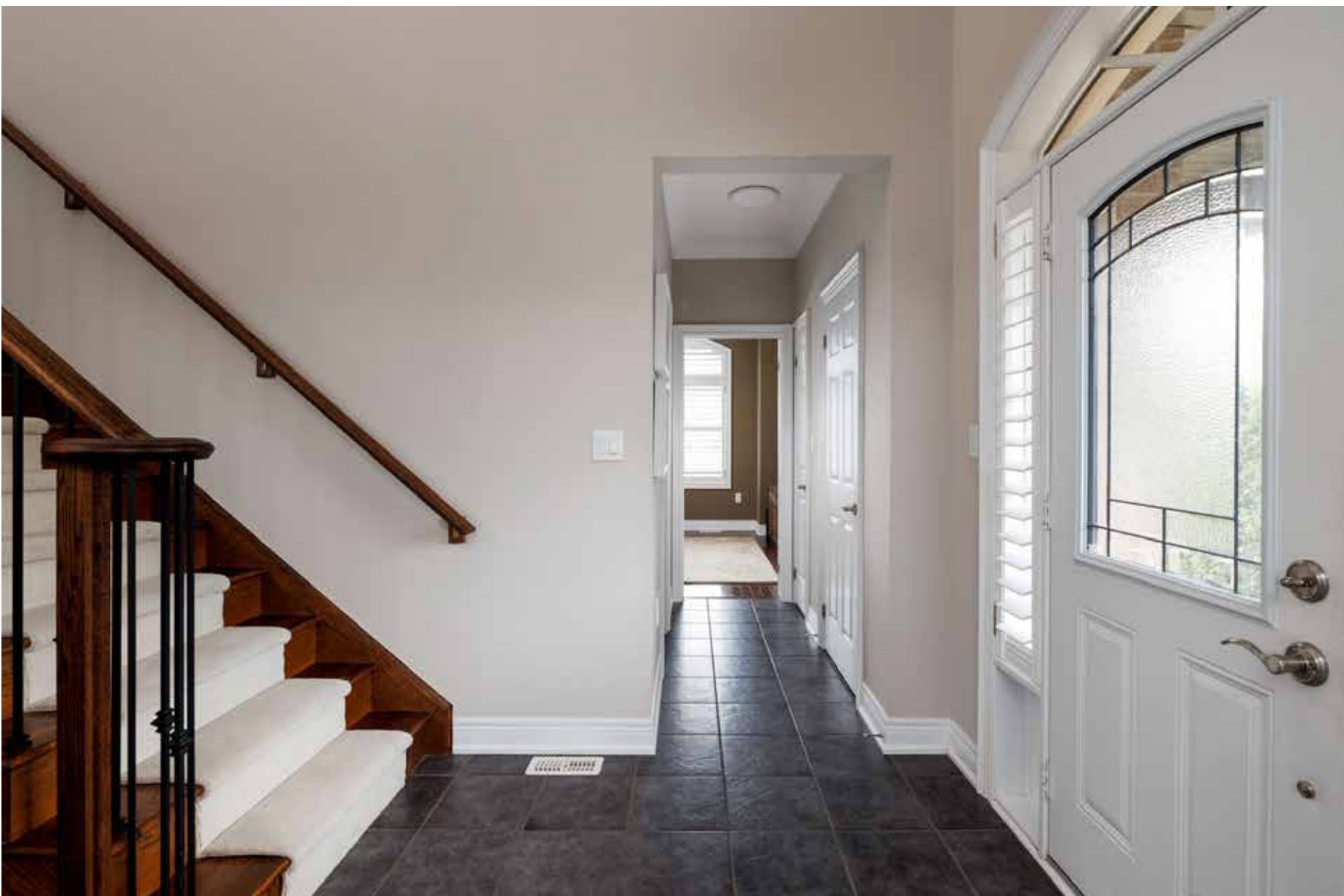
Inside, timeless elegance meets thoughtful design in a spacious and beautifully appointed bungalow layout. Soaring cathedral, vaulted, tray, and nine-foot ceilings elevate the sense of space, while oversized windows dressed in California shutters invite an abundance of natural light. Lustrous hardwood flooring and sophisticated stone-look tiles flow throughout the main level, complemented by deep crown mouldings and numerous pot lights adding warmth and refinement.

The home is perfectly suited for both grand entertaining and everyday comfort. The formal dining room impresses with decorative tapered columns, a tray ceiling with intricate crown moulding, and gleaming hardwood floors—an inviting space for hosting memorable gatherings. The expansive living room is equally striking, anchored by a dramatic cathedral ceiling, an impressive Palladian window, and a gas fireplace with a precast stone mantel, creating a warm and welcoming ambiance. At the heart of the home, the chef-inspired kitchen features extensive white cabinetry, granite countertops, a breakfast bar, and premium stainless-steel appliances, including a gas range. The adjoining breakfast area, crowned by a vaulted ceiling, offers a walkout to the private backyard oasis, seamlessly blending indoor and outdoor living. A versatile main-floor office provides flexibility as a family room or potential fourth bedroom, conveniently located near the additional full bathroom on this floor. The main-level primary suite offers a serene retreat, complete with a walk-in closet and a spa-inspired 5-piece ensuite featuring an oval soaker tub and a separate glass shower. The laundry room with inside access to the double garage completes this level. Ascend the elegant, oak staircase with wrought-iron pickets, to the upper-level loft offering a sense of privacy and retreat, ideal for family or guests. Here, two generously sized bedrooms and a 4-piece bathroom provide comfortable and stylish accommodations, completing this remarkable home.



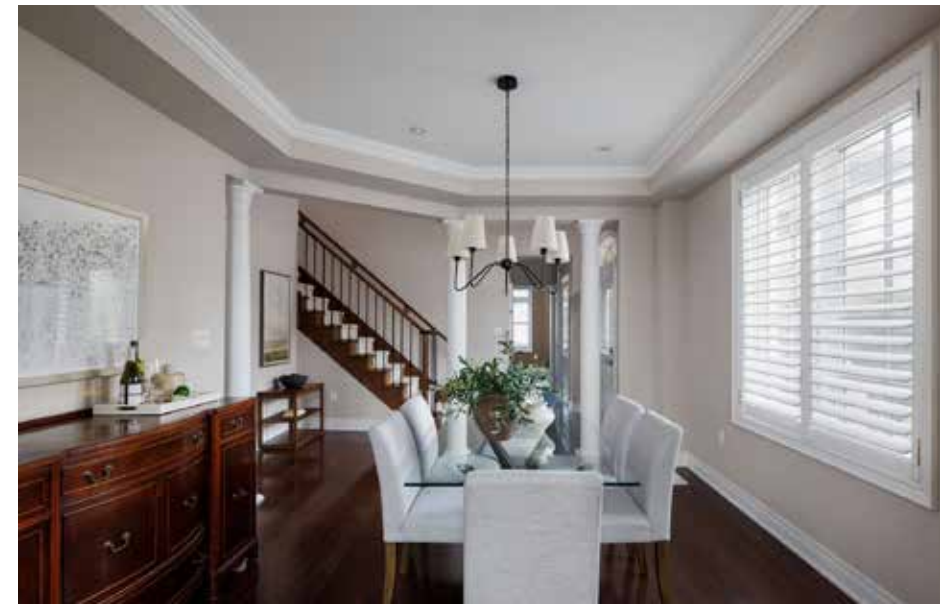
TWO-STOREY FOYER (6'10" X 7'4")

- Single entry door with a leaded glass insert, sidelights with California shutters and a Palladian transom
- Impressive dark-stained oak staircase with a carpet runner and iron pickets
- Upgraded hurricane-style chandelier and pot lights in the hall area
- Crown mouldings
- Stone-look floor tiles



DINING ROOM (12'0" X 13'1")

- Decorative tapered columns
- Tray ceiling with crown mouldings and pot lights
- Beautiful hardwood flooring
- Extra-large windows with Californian shutters
- Upgraded chandelier





KITCHEN (9'1" X 13'3")

- Extensive white cabinetry
- Extended-height upper cabinets with crown mouldings and under-cabinet valances
- Double-door pantry
- Several drawers including pot drawers
- Peninsula/island with a breakfast bar
- Granite counters and slab backsplash
- Pot lights
- Stone-look floor tiles
- Stainless steel appliances including a GE slide-in gas range, built-in dishwasher, GE French door fridge with a bottom-mount freezer drawer and a Panasonic built-in microwave





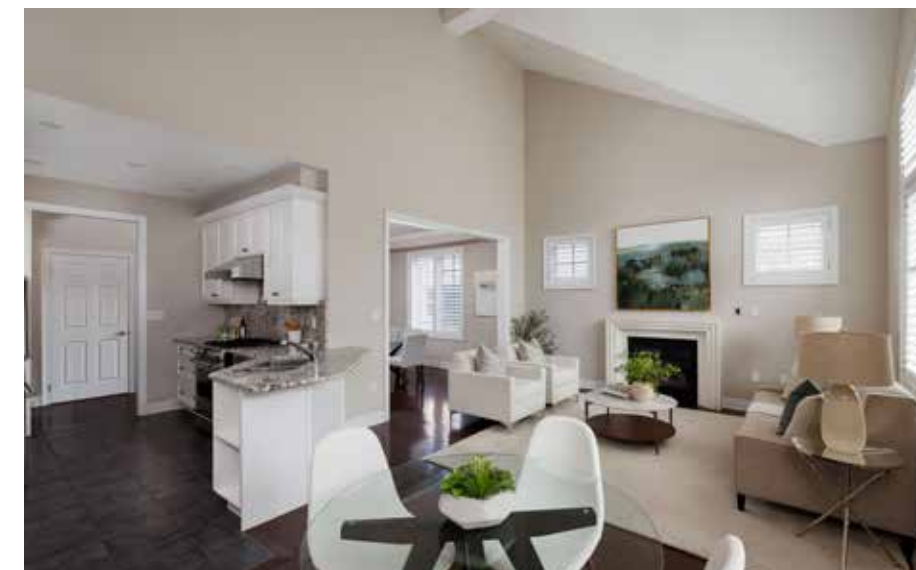
BREAKFAST ROOM (6'6" X 9'9")

- Vaulted ceiling
- Pot lights and prewired for a chandelier
- Beautiful hardwood flooring
- Sliding glass doors with California shutters to the large deck and private backyard



LIVING ROOM (16'4" X 14'10")

- Soaring cathedral ceiling
- Large Palladian window and two additional accent windows
- California shutters
- Gas fireplace with a precast stone mantel and prewired for a flat-panel TV above
- Beautiful hardwood floor





OFFICE/FAMILY/BEDROOM 4 (14'4" X 11'10")

- Large Palladian window to the front yard and additional side window
- California shutters
- Beautiful hardwood floor
- Ceiling light fixture
- Double closet



LAUNDRY ROOM (5'11" X 7'5")

- White upper cabinets and a base cabinet with a stainless steel washtub
- Stone-look floor tiles
- Front loading washer and dryer with a black stainless steel finish
- Closet
- Inside entry to the attached double garage
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BATHROOM (4-PIECE)

- Ample dark-stained cabinetry
- Quartz counter with and under-mount sink and upgraded widespread faucet
- Stone-look floor tiles
- Tub/shower combination with neutral tile surround



PRIMARY BEDROOM (11'4" X 27'4")

- Large window with California shutters
- Crystal-like ceiling light
- Beautiful hardwood floor
- Walk-in closet (7'3" x 6'7")



ENSUITE BATHROOM (4-PIECE)

- White shaker-style cabinetry with a centre bank of drawers
- Quartz counter with two under-mount sinks and upgraded widespread faucets
- Oval soaker tub with marble-look tile surround
- Separate shower with marble-look tile surround and a frameless glass enclosure





BEDROOM 2 (21'9" X 13'2")

- Double doors
- Large window with California shutters
- Ceiling light fixture and perimeter pot lighting
- Double closet
- Neutral broadloom



BATHROOM (4-PIECE)

- Plenty of white shaker-style cabinetry
- Quartz counter with an under-mount sink and upgraded widespread faucet
- Stone-look floor tiles
- Soaker tub/shower combination with neutral tile surround



BEDROOM 3 (11'1" X 21'9")

- Dormer-style ceiling
- Large window with California shutters
- Neutral broadloom
- Ample closet space



SCHOOLS

Elementary

- Palermo – English Track/FI – JK – GR08
- St. Mary CES – Regular Track/FI – GR01 – 08
- St. Joan of Arc CES – ExF – GR05 – 08

Secondary

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



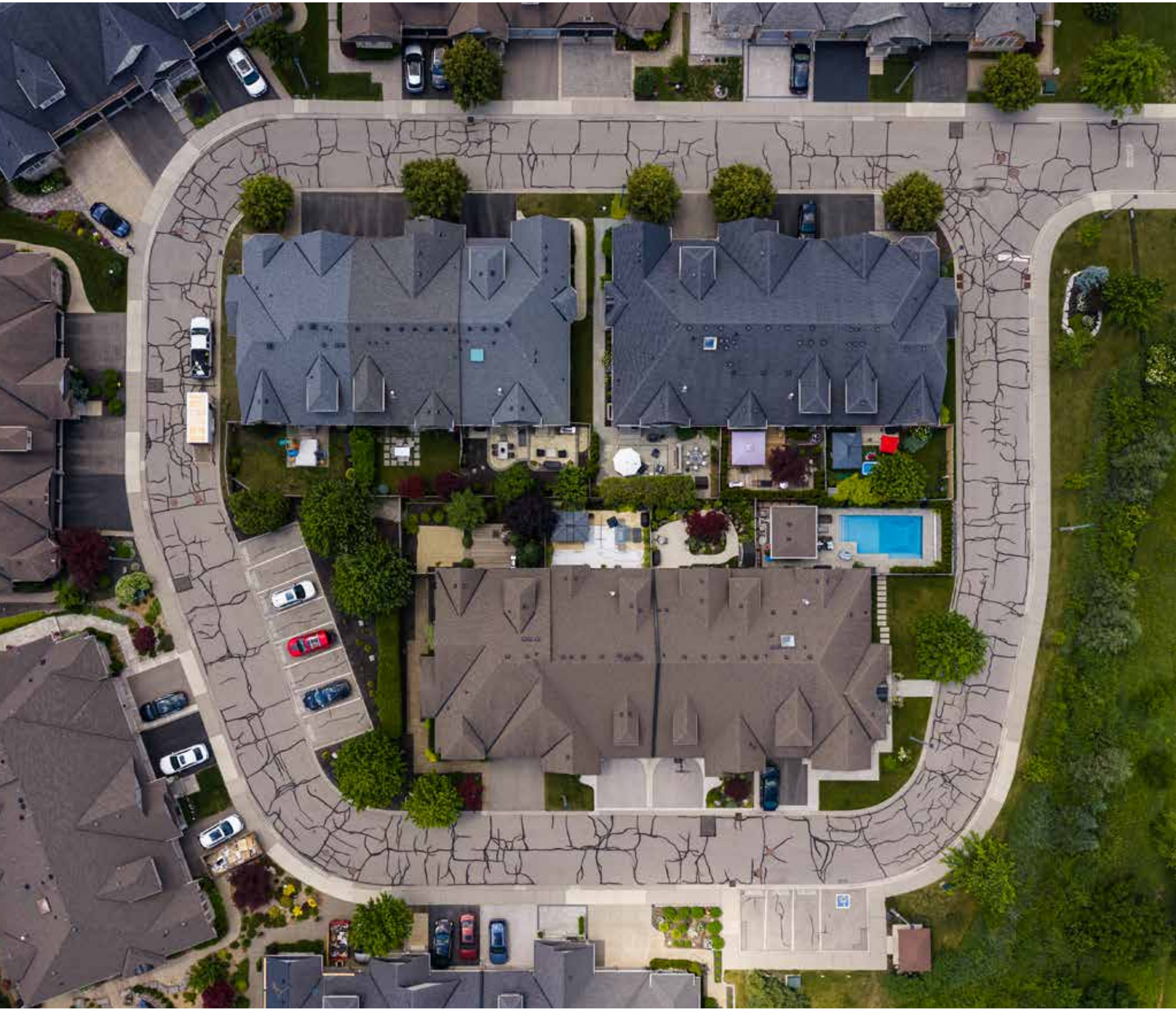
Taxes: \$7,820 / 2025

Lot Size: 48.46 x 103.54 ft

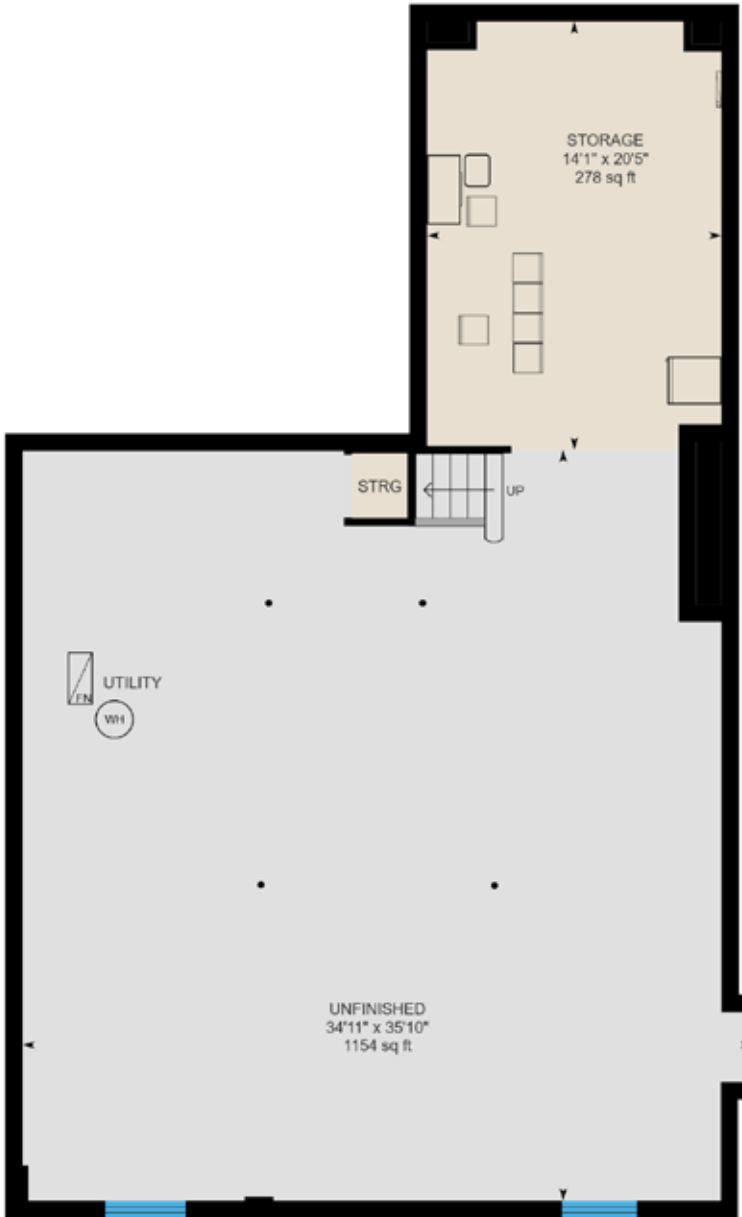
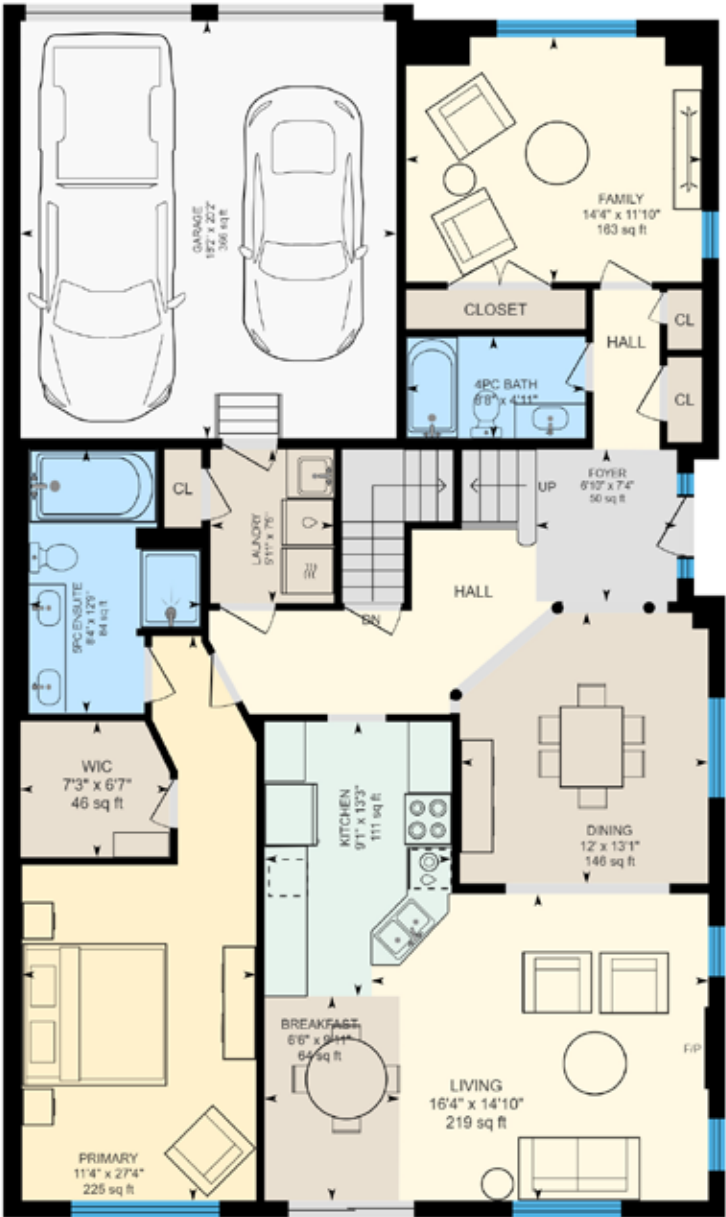
Inclusions: Gas stove (as is), fridge, built-in dishwasher, built-in microwave, washer, dryer, all electric light fixtures, all shutters, garage door opener, fridge in basement, BBQ, TV Mount

Rental items: Hot Water Heater

Road Fee: \$216.00 /month



FLOOR PLANS



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



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