

RINA DIRISIO
REAL ESTATE, BUT BETTER



Virtually Staged

1387 WILLOWDOWN ROAD

OAKVILLE

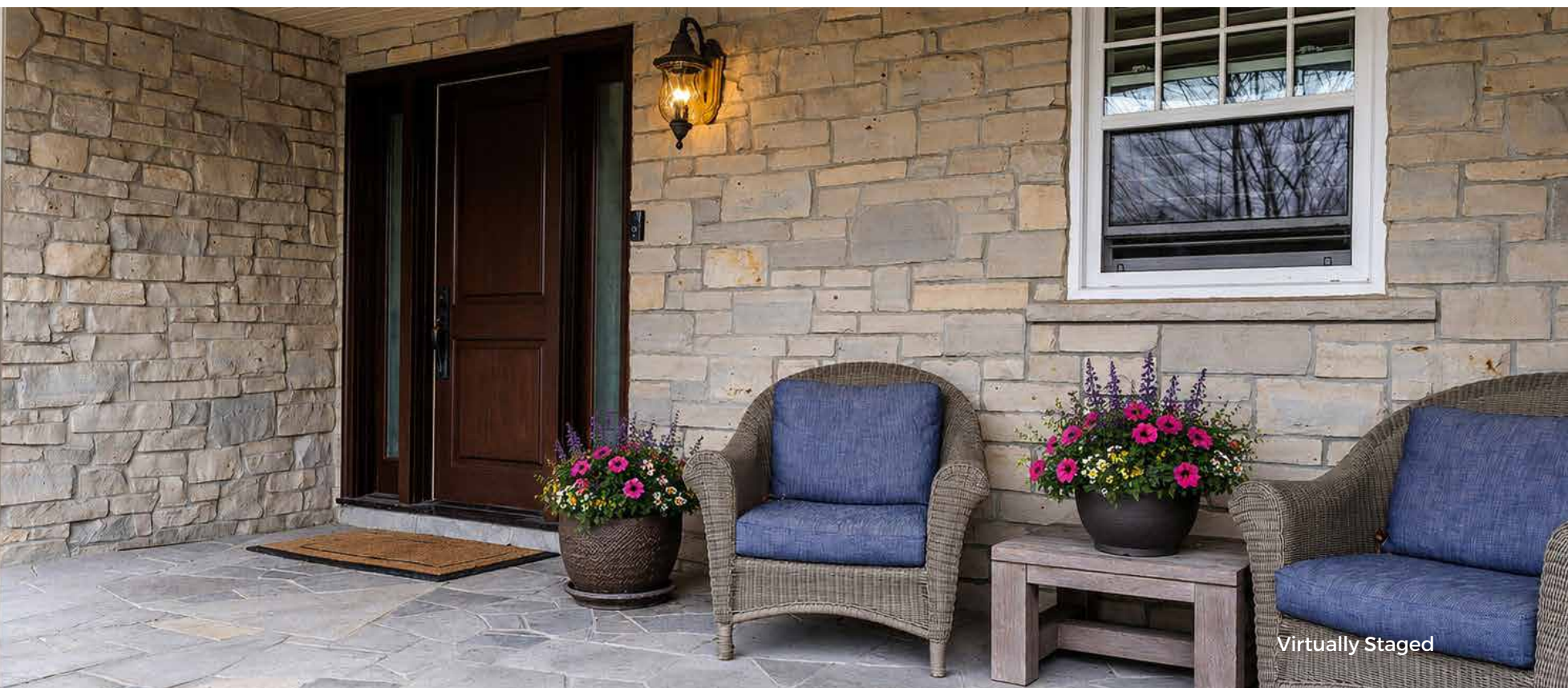


WELCOME TO THIS EXCEPTIONAL UPSCALE RESIDENCE. GRACEFULLY SET ON A SPRAWLING 75 X 150 FOOT LOT IN CORONATION PARK-ONE OF OAKVILLE'S MOST PRESTIGIOUS LAKESIDE ENCLAVES.

Just a 10-minute stroll to Coronation Park or a short 5-minute drive to Bronte Village and Harbour, you can effortlessly embrace days spent picnicking along the shores of Lake Ontario. Everyday conveniences are equally close at hand, with the South Oakville Centre within walking distance for groceries, the LCBO, the Beer Store, and Walmart Supercentre. A quick 7-minute drive brings you to historic downtown Oakville, where cultural events, boutique shopping and refined dining await, along with a second picturesque harbour. Commuters will appreciate the easy 5-minute access to the QEW and Bronte GO Station.

From the moment you arrive, the home captivates with its striking stucco-and-stone façade, accented by deluxe mouldings and a scrolled iron address marker. Professionally landscaped grounds showcase manicured hedging, thoughtfully placed trees, a stone walkway and a covered flagstone porch, while an extra-long, stone-trimmed driveway leads to the attached triple (tandem) garage with convenient inside entry. The true summer retreat, however, lies in the serene backyard—an entertainer's dream featuring upgraded stone patios and pool surround, a custom saltwater pool with an armour stone waterfall, lush stone-lined gardens, multiple seating areas, towering mature trees, and exceptional privacy.

Offering four generously proportioned bedrooms, 3.5 bathrooms, and generous above-grade living space, plus a professionally finished walk-up basement, this home delivers an idyllic lifestyle tailored for both family living and elegant entertaining. Refined craftsmanship is evident throughout, with exotic hardwood flooring on two levels, smooth ceilings, deep crown mouldings, custom millwork, designer cabinetry, rounded drywall corners, and expansive windows that bathe the interior in natural light. The main level presents a grand dining room, a spectacular family room with soaring cathedral ceilings, a gas fireplace and walkout to the pool and patio, a private office, and a chef-inspired kitchen appointed with custom cabinetry, granite counters, an oversized island with breakfast bar, premium Viking appliances and a sunlit breakfast area. Upstairs, four spacious bedrooms are complemented by two luxurious bathrooms, including a sumptuous primary retreat with a spa-like ensuite featuring a rejuvenating jet tub and a glass-enclosed shower. The walk-up basement is perfectly suited for relaxed entertaining, offering an oversized recreation room with direct access to the backyard, a sprawling games room with a fireplace, an inviting media lounge and a stylish 3-piece bathroom.



FOYER

- Upgraded woodgrain entrance door with two sidelights
- Deep crown mouldings
- Pot lights and additional scone lighting in the hall
- Large double closet
- Dark stone-look floor tiles
- Impressive oak floating staircase with iron pickets, open to the lower level



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DINING ROOM (22'0" X 12'10")

- Exotic hardwood flooring
- Pot lights and a sleek modern chandelier
- Deep crown mouldings
- Two windows to the front gardens



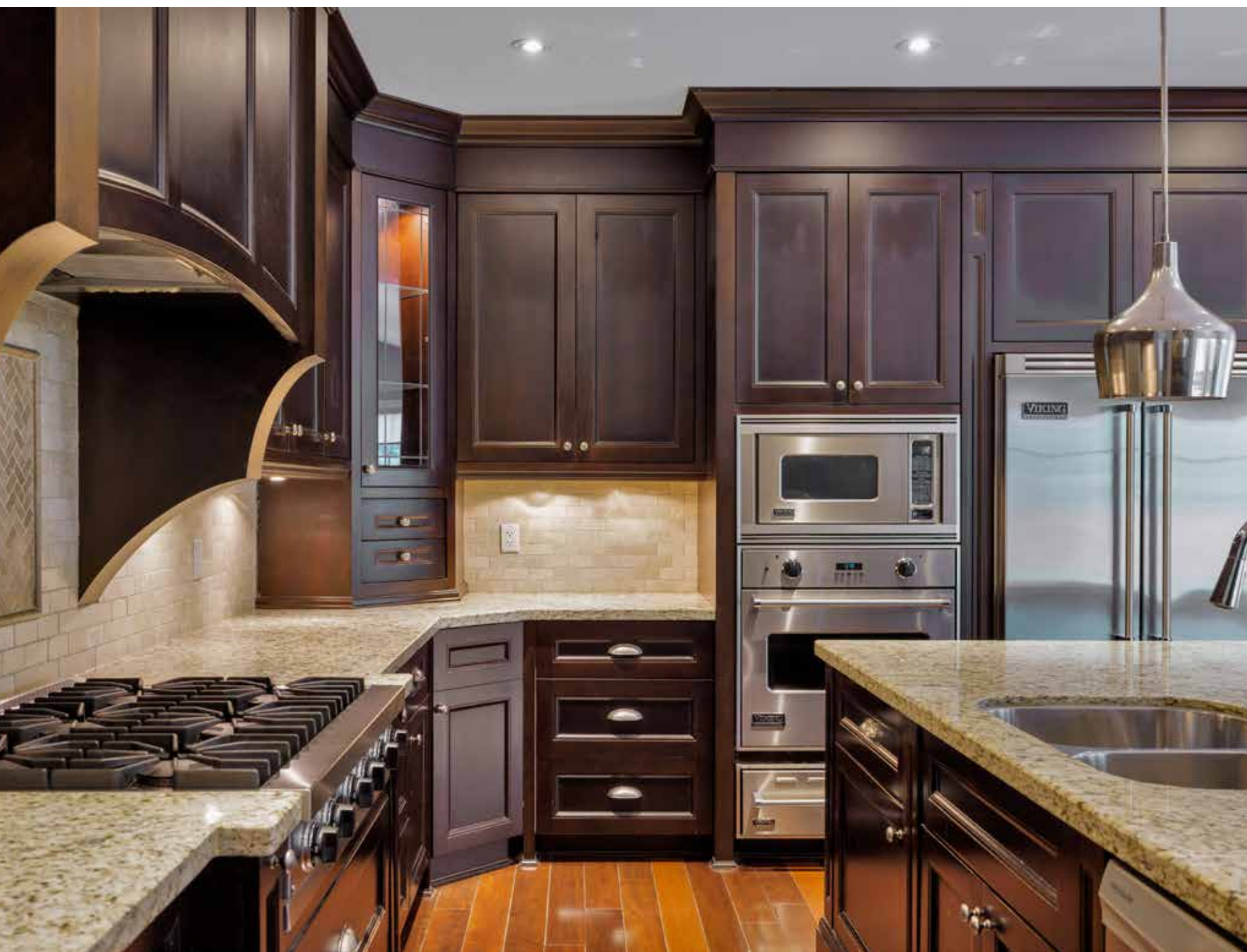
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KITCHEN (17'7" X 13'3")

- Custom, dark-finished cabinetry
- Upper cabinets with crown mouldings and valance lighting
- Corner illuminated china cabinets with glass doors
- Pantry with illuminated upper cabinets with glass doors
- Custom range hood fan canopy
- Built-in wine storage rack
- Pot drawers
- Large island with a breakfast bar and sleek pendant lighting overhead
- Granite counters, a complementing stone tile backsplash and a mosaic inlay above the gas cooktop
- Numerous pot lights
- Exotic hardwood flooring
- High-end Viking appliances including a French door fridge with a bottom freezer drawer, built-in wall oven, microwave and warming drawer, 6-burner gas cooktop, and built-in dishwasher
- Spacious open-concept breakfast area with a large window





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FAMILY ROOM (22'11" X 19'5")

- Cathedral ceiling with several pot lights and a ceiling fan
- Two large windows with custom blinds
- Exotic hardwood flooring
- Gas fireplace with oversized viewing glass and extended-height mantel
- Four-panel glass sliding doors to the patio, pool and tranquil private rear yard



OFFICE (13'5" X 11'5")

- Exotic hardwood flooring
- Pot lights
- Deep crown mouldings
- Large window with California shutters

BATHROOM (2-PIECE)

- Dark cabinetry with a granite counter and oversized rectangular vessel sink with an upgraded faucet
- Sconce lighting
- Deep crown mouldings
- Window with California shutters
- Stone-look floor tiles



LAUNDRY ROOM

- Built-in bench seat with storage above and below
- Window with California shutters
- Stone-look floor tiles
- Washer and dryer
- Inside entry to the attached triple (tandem) garage





PRIMARY BEDROOM (18'2" X 16'5")

- Exotic hardwood flooring
- Deep crown mouldings
- Pot lights
- Large window with California shutters
- Walk-in closet with an organizer



ENSUITE BATHROOM (6-PIECE)

- Custom dark-stained corner cabinetry
- Granite counter with two oval vessel sinks with upgraded single-lever faucets and stone tiled half walls
- Pot lights and scone lighting over the vanity
- Corner spa-jet tub with an upgraded faucet with a spray wand
- Window with California shutters
- Oversized glass shower with stone tile surround with a subtle inlay, an overhead rain shower head and an additional sliding shower diverter



BEDROOM 2 (13'11" X 12'0")
BEDROOM 3 (16'2" X 12'1")
BEDROOM 4 (15'6" X 12'0")

- Three additional generous bedrooms on the second floor feature exotic hardwood floors, pot lights, crown mouldings, windows with California shutters and double closets with organizers.



BATHROOM (4-PIECE)

- The four-piece main bathroom features light-finished cabinetry with a contrasting black granite counter with an under-mount sink, sconce lighting, deep crown mouldings, and a soaker tub/shower combination with stone-look tile surround.



RECREATION ROOM (21'3" X 18'4")

- Four-panel glass sliding doors to the patio area
- Pot lights
- Large ceramic heated plank flooring



GAMES ROOM (21'1" X 12'3")

- Corner fireplace with brick-trimmed arched opening
- Pot lights
- Large ceramic heated plank flooring
- Large window

MEDIA ROOM (19'1" X 12'10")

- Neutral broadloom
- Pot lights
- Two windows with custom blackout blinds



BATHROOM (3-PIECE)

- Dark cabinetry with a stone counter and a partial vessel sink
- Pot lights
- Stone-look floor tiles
- Corner shower with a circular glass enclosure

Also, on this level is a (13'1" x 11'1") utility room with ceramic floor tiles.





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SCHOOLS

Elementary

- Brookdale – English Track – JK – GR08
- Pine Grove – FI – GR02 – 08
- St. Nicholas CES – Regular Track – JK – GR08/ExF – GR05 – 08
- St. Mary CES – FI – GR 01 – 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



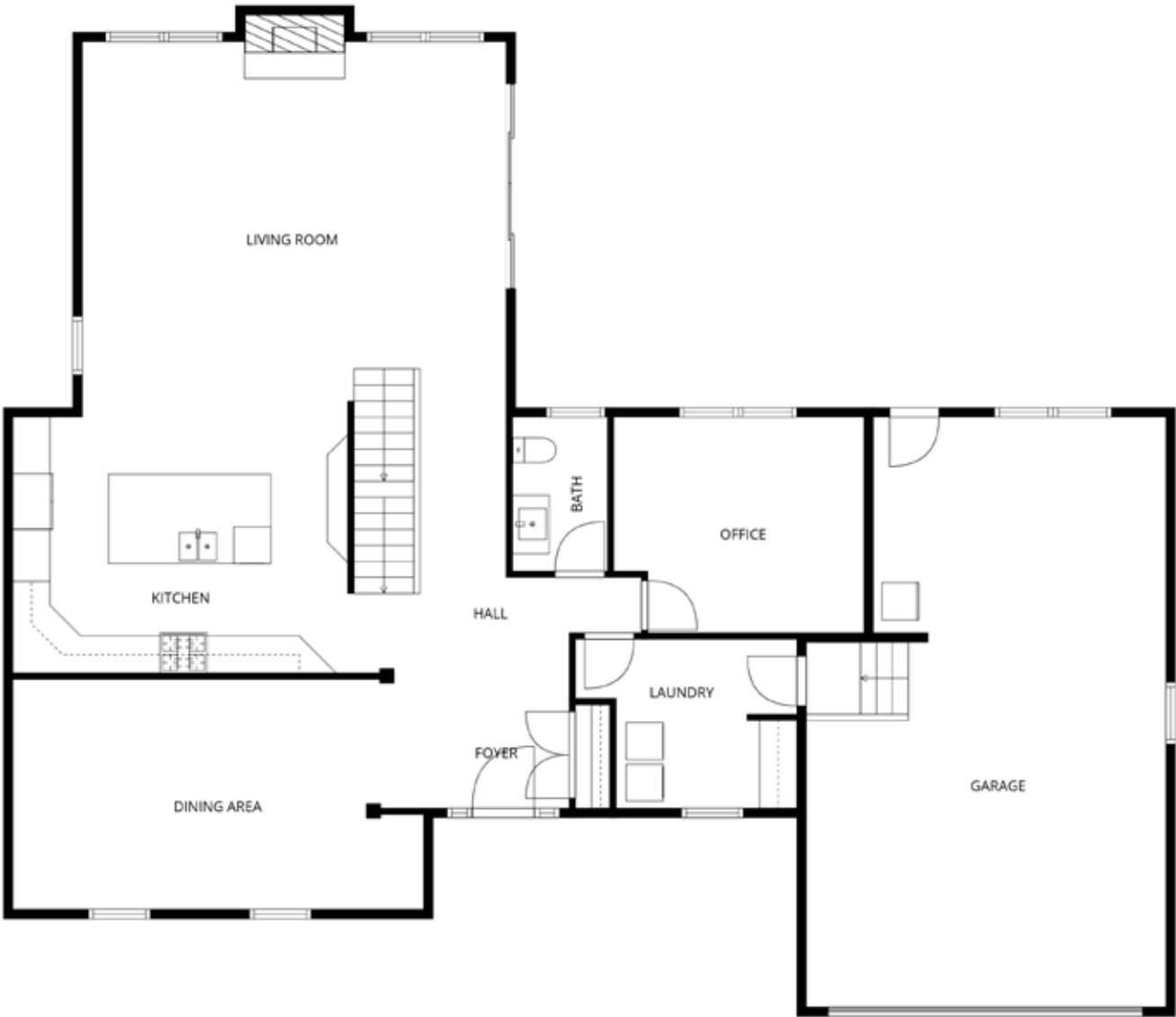
Taxes: \$13,980 (2025)

Inclusions: Viking Fridge, Viking 6 Burner Gas Cooktop, Viking Built-In Oven, Viking Dishwasher, Viking Microwave With Convection, Washer, Dryer, Pool Equipment, Garage Door Opener + 2 Remotes + Keypad, Electrical Light Fixtures, Window Coverings, shed

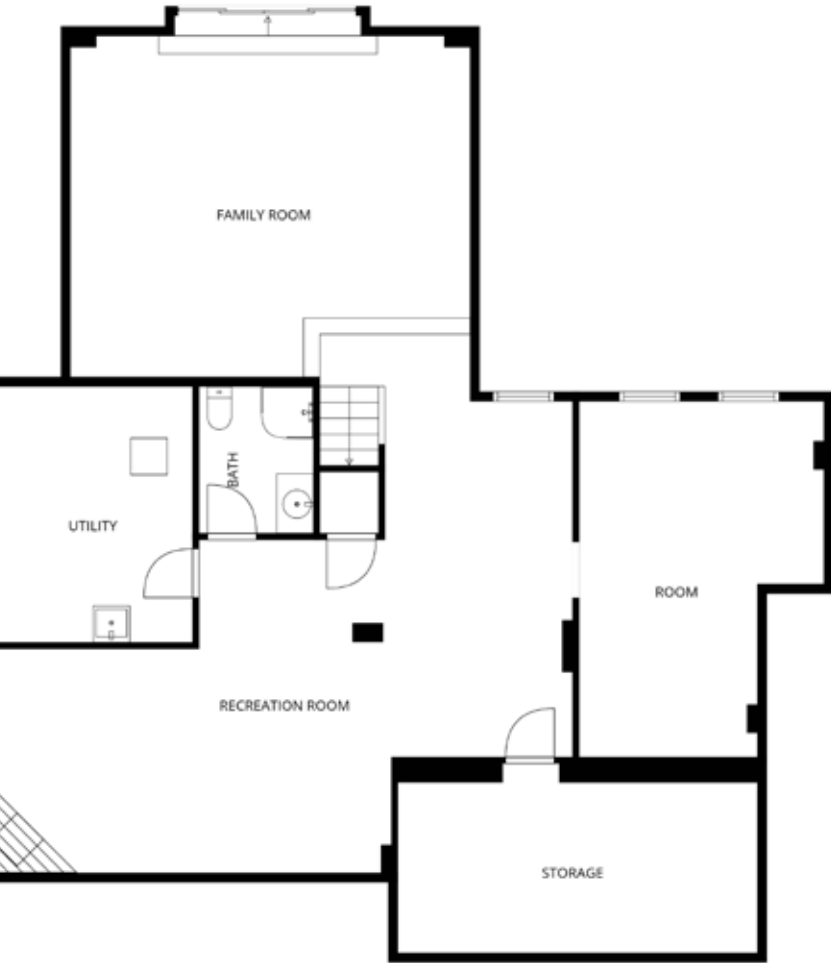
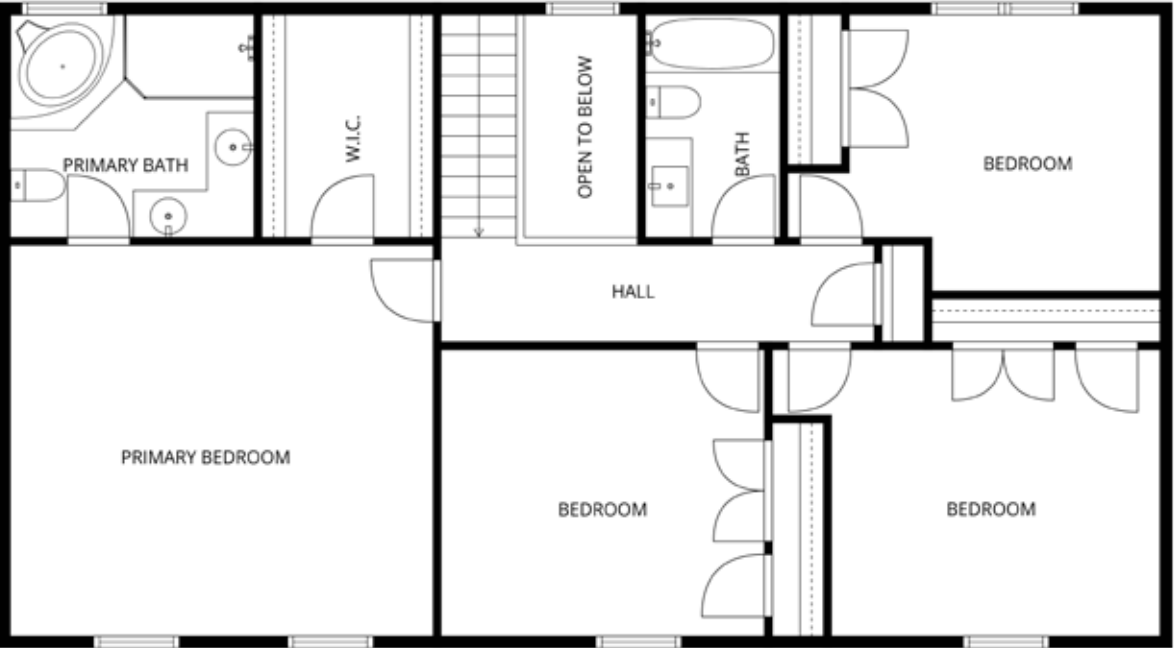
Exclusions: All TV's

Lot Size: 75 x 100 Feet

FLOOR PLANS



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.