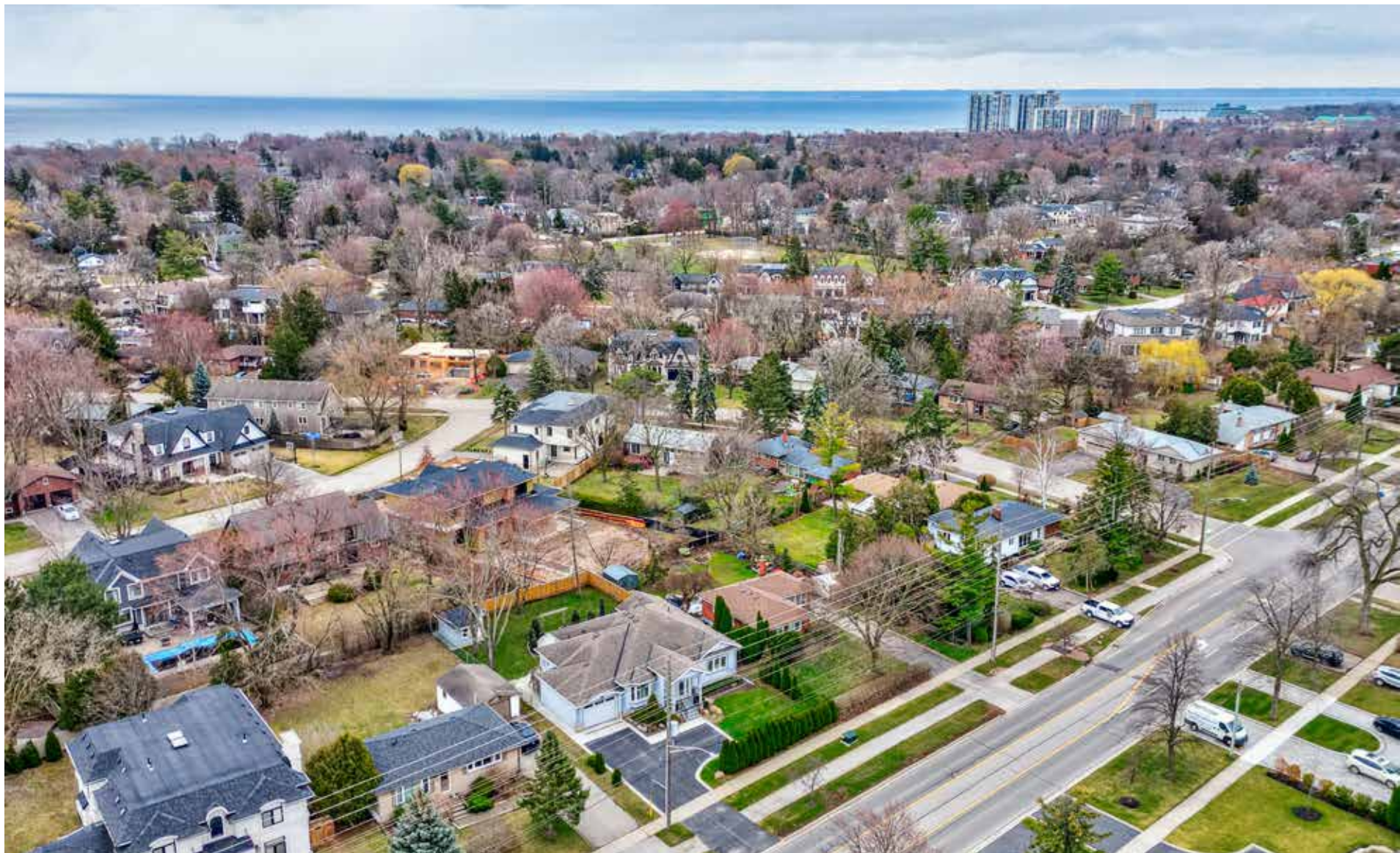


RINA DIRISIO
REAL ESTATE, BUT BETTER



1356 REBECCA STREET

OAKVILLE



TUCKED BEHIND TALL CEDARS. OFFERING A SHIELD OF PRIVACY FROM THE STREET. AWAITS YOUR CUSTOM DREAM HOME AND SERENE UTOPIA IN WEST OAKVILLE!

A mere 15-minute stroll south leads to the acclaimed Coronation Park, where family recreation and leisure await amidst the scenic beaches of Lake Ontario. Within a 5-minute walk, the South Oakville Centre provides all essential conveniences, including Metro, LCBO, Beer Store, Winners, banks, and various services. Embark on an adventurous 9-minute bike ride to reach the vibrant Bronte Heritage Waterfront Park, Bronte Harbour, and trendy Bronte Village, promising a day of enjoyment. For commuters, the QEW/403 highway and the Bronte GO Station are conveniently located within a 5-minute drive, ensuring seamless connectivity to major destinations.

You'll fall in love right at the curb with this impressive residence, where the beautiful stucco and stone façade, with precast stone door and window trim, create a striking visual appeal. Varied roof lines add architectural interest, leading to the dramatic front entrance highlighted by an extensively upgraded door system. An extended stone-lined double driveway welcomes you and provides guests and family access to the 1.5-car garage and ample parking spaces. Stepping into the backyard, you'll discover a haven for tranquil summer afternoons on the expansive composite wood deck with decorative side screening and unobstructed glass panel railings, offering ample space for lounging, grilling, and hosting gatherings in complete privacy. The staircase accesses the large concrete lower patio with a decorative pergola overlooking the pool-sized backyard and charming custom garden shed. Newer fencing and mature trees enhance privacy and serenity in the space, while generous green areas provide plenty of room for a future pool or for the children to play and explore.

This home is perfect for those who appreciate the convenience of one-floor living, with additional open-concept space on the lower walk-up level ideal for hosting casual family gatherings. Upon entering the foyer, an elegant ambiance accentuated by deep crown mouldings and baseboards, upgraded oversized stone floor tiles, and the spacious feel provided by 9-foot ceilings. The open-concept family room invites you to gather by the gas fireplace's glow for movie nights or catch up on the day's events. Double garden doors offer access to the large deck, perfect for enjoying fresh air or extending the festivities outdoors. The custom kitchen is impressive with its floor-to-ceiling cabinetry, granite counters, deluxe stainless steel appliances, and a large island ideal for casual meals or mingling with guests. An adjoining spacious and elegant dining room is well-suited for both daily family meals and hosting dinner parties. The private office on this level offers versatility as a workspace, homework area for children, or potential fourth bedroom. Retreat to the generous primary suite boasting a raised ceiling, crown mouldings, upgraded hardwood flooring, and a sizeable Palladian-style window grouping with a garden door leading to the expansive deck. Pamper yourself in the luxurious 4-piece ensuite bath featuring a deep moulded soaker tub, separate shower, elegant crown mouldings, and stone floor tiles. Two additional bedrooms on the main floor feature upgraded hardwood flooring, crown mouldings, and large windows with California shutters. Completing this level is a convenient 2-piece bathroom and an enormous, bright laundry room with garage access.

The lower level of this home offers endless possibilities for casual entertaining, with an abundance of open-concept space that you can tailor to your current lifestyle. Create a dedicated play area for the kids, set up a home gym, design a games room or lounge area, and still have ample room to spare. A wall of oversized windows floods the space with natural light, and sliding glass doors provide easy access to the patio and backyard. A French door leads to an oversized room, offering flexibility for various uses based on your preferences. Completing this level are a workshop and a lavishly appointed 3-piece bathroom featuring a large shower and a rejuvenating cedar sauna, sure to be a favourite retreat after a busy day.

From its meticulously planned layout to its stunning aesthetics, this custom residence exudes beauty inside and out. Indulge in the luxury of numerous upgrades, including deep crown mouldings, baseboards and trim, 9-foot ceilings and upgraded hardwood flooring. Large windows embellished with California shutters and custom blinds flood the space with natural light, while abundant pot lights add to the luminance. The deluxe cabinetry, stone counters and floor tiles enhance the home's elegance, while the lavish bathrooms offer luxuriousness. With ample space for daily living and grand entertaining, this fully finished 3-bedroom, 3.5-bathroom home is truly a masterpiece. This home was built new in 2010 but a portion of the original foundation was retained.

FOYER

- Upgraded double entry doors with full glass panels, scrolled iron insets, sidelights and Palladian-style transom
- Oversized stone floor tiles
- Elegant crown mouldings and deep baseboards
- Upgraded staircase to the lower level
- Large double door closet





OFFICE (17'5" X 11'10")

- Upgraded hardwood floor
- Extra-large bow window with California shutters
- Deep crown mouldings
- Pot lights



BRIGHT KITCHEN (15'9" X 13'1")





- Custom floor-to-ceiling cabinetry
- Extended-height upper cabinets with crown mouldings
- Several drawers including large pot drawers
- Super-sized custom island with an extended raised breakfast bar
- Granite counters and complementing tile backsplash
- Upgraded hardwood floor
- Convenient central vacuum vac pan
- Crown mouldings
- Large window with California shutters
- Upgraded stainless steel appliances including a French door fridge with water/ice dispenser, built-in wall oven and microwave, gas cooktop and downdraft range hood fan, built-in dishwasher and built-in wine/beverage fridge



DINING ROOM (13'1" X 9'7")

- Upgraded hardwood floor
- Deep crown mouldings
- Half-wall open to the hall area





FAMILY ROOM (16'0" X 15'4")

- Upgraded hardwood floor
- Deep crown mouldings
- Corner gas fireplace with an upgraded classic white mantel
- Pot lights and upgraded ceiling fan
- Large window and double garden door walkout with California shutters to the deck







BATHROOM (2-PIECE)

- Upgraded stone floor tiles
- Dark-stained furniture-style cabinetry
- Granite counter with an under-mount sink and upgraded wide-spread faucet
- Deep crown mouldings

LAUNDRY ROOM (10'11" X 9'6")

- Upgraded vary-size stone floor tiles
- Extensive dark-finished cabinetry
- White base cabinet with a stainless steel sink and upgraded faucet
- Elegant crown mouldings
- Large window with wide-slat blinds
- Exterior door with a glass insert
- Inside entry to the garage



PRIMARY BEDROOM (24'8" X 15'8")

- Upgraded hardwood floor
- Elegant crown mouldings
- Pot lights and upgraded ceiling fan
- Walk-in closet
- Huge Palladian style window grouping
- California shutters
- Garden door walkout to the deck and yard

ENSUITE BATHROOM (4-PIECE)

- Upgraded dark-stained cabinetry
- Granite counter with an under-mount sink and upgraded wide-spread faucet
- Elegant crown mouldings
- Upgraded oversize stone floor tiles
- Oversized moulded soaker tub with stone surround
- Large window with California shutters
- Separate shower





BEDROOM 2 (11'9" X 9'8") BEDROOM 3 (11'7" X 10'8")

The additional two main floor bedrooms are embellished with upgraded hardwood flooring, elegant crown mouldings, large windows with California shutters and ample closet space.

MAIN BATHROOM (4-PIECE)

The main bath offers upgraded oversized stone floor tiles, upgraded dark-stained cabinetry with a granite counter, under-mount sink, upgraded wide-spread faucet, large window with California shutters and a tub/shower combination with stone tile surround.



LOWER LEVEL



RECREATION ROOM (42'0" X 22'4")

Upgraded luxury plank flooring
Numerous pot lights
Wall to wall windows
Sliding glass door walk-up to the rear yard

GAMES ROOM/OFFICE (29'3" X 11'0")

Upgraded luxury plank flooring
Several pot lights
French door





BATHROOM (3-PIECE WITH SAUNA)

Beautiful furniture-style cabinetry
Granite counter with an under-mount sink
Upgraded floor tiles
Large shower with upgraded tile surround with a contrasting inlay
Relaxing cedar sauna

WORKSHOP (10'5" X 9'2")

Upgraded luxury plank flooring
Pot lights
Window



SCHOOLS

Public

Brookdale – English Track – JK – GR8

Pine Grove – French Immersion – GR02 – GR08

Thomas A. Blakelock – English & French Immersion – GR09 – GR12

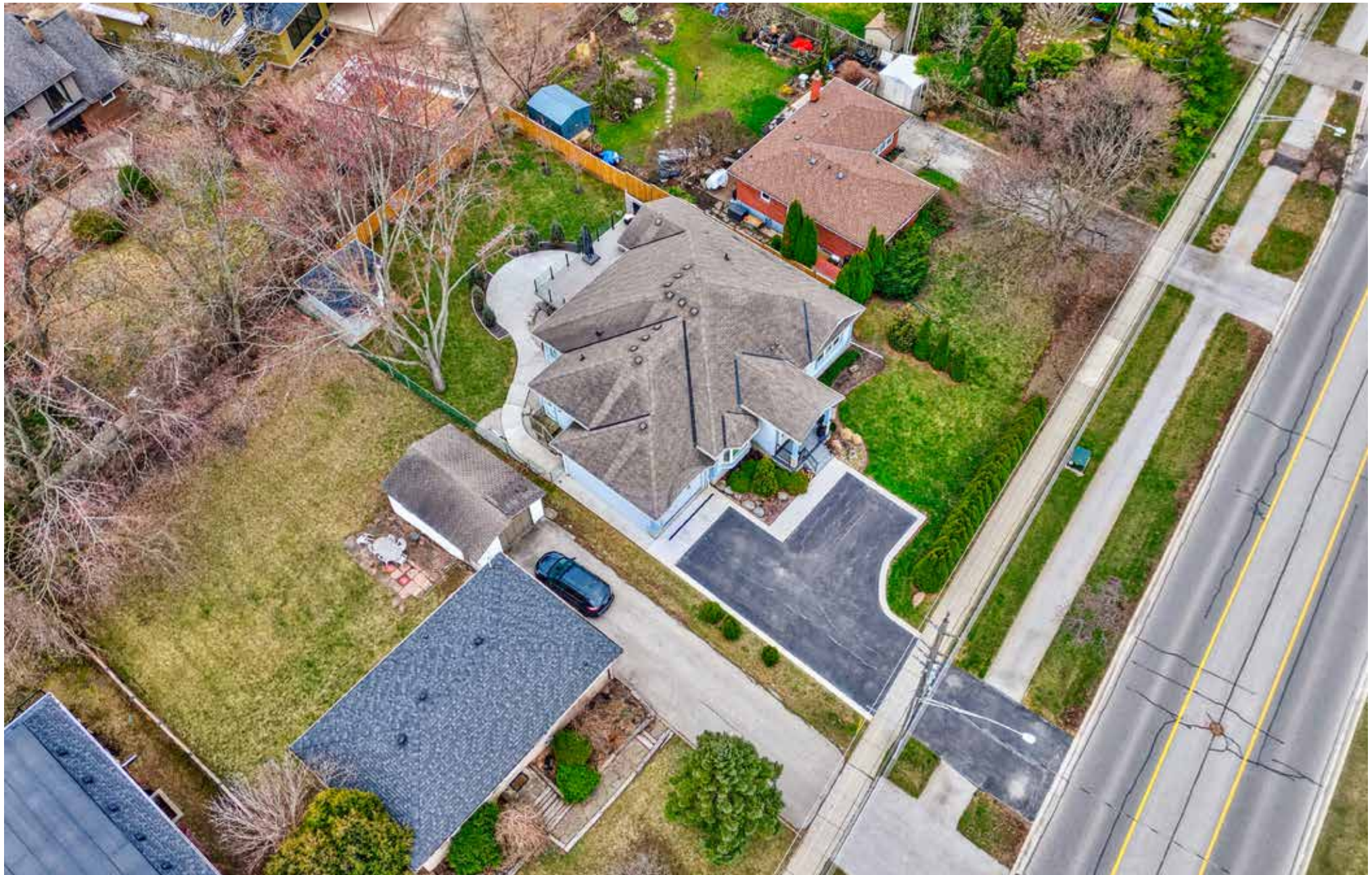
Catholic

St. Nicholas CES – English – JK – GR08

St. Mary CES – French Immersion - GR01 – GR08

St. Ignatius of Loyola CSS – French Immersion – GR09 – GR11

St. Thomas Aquinas CSS – English & Ext French Immersion – GR09 – GR12





ULTIMATE BACKYARD

Taxes: \$8,924.00/2023

Lot Size: 75.00 x 150.00 Feet

Inclusions: Built-in dishwasher, fridge, gas-cooktop, built-in microwave, built-in beverage fridge, built-in oven, washer, dryer, all electrical light fixtures, all window coverings, garage door opener, central vacuum, and water softener.

Rental Items: Hot water tank.



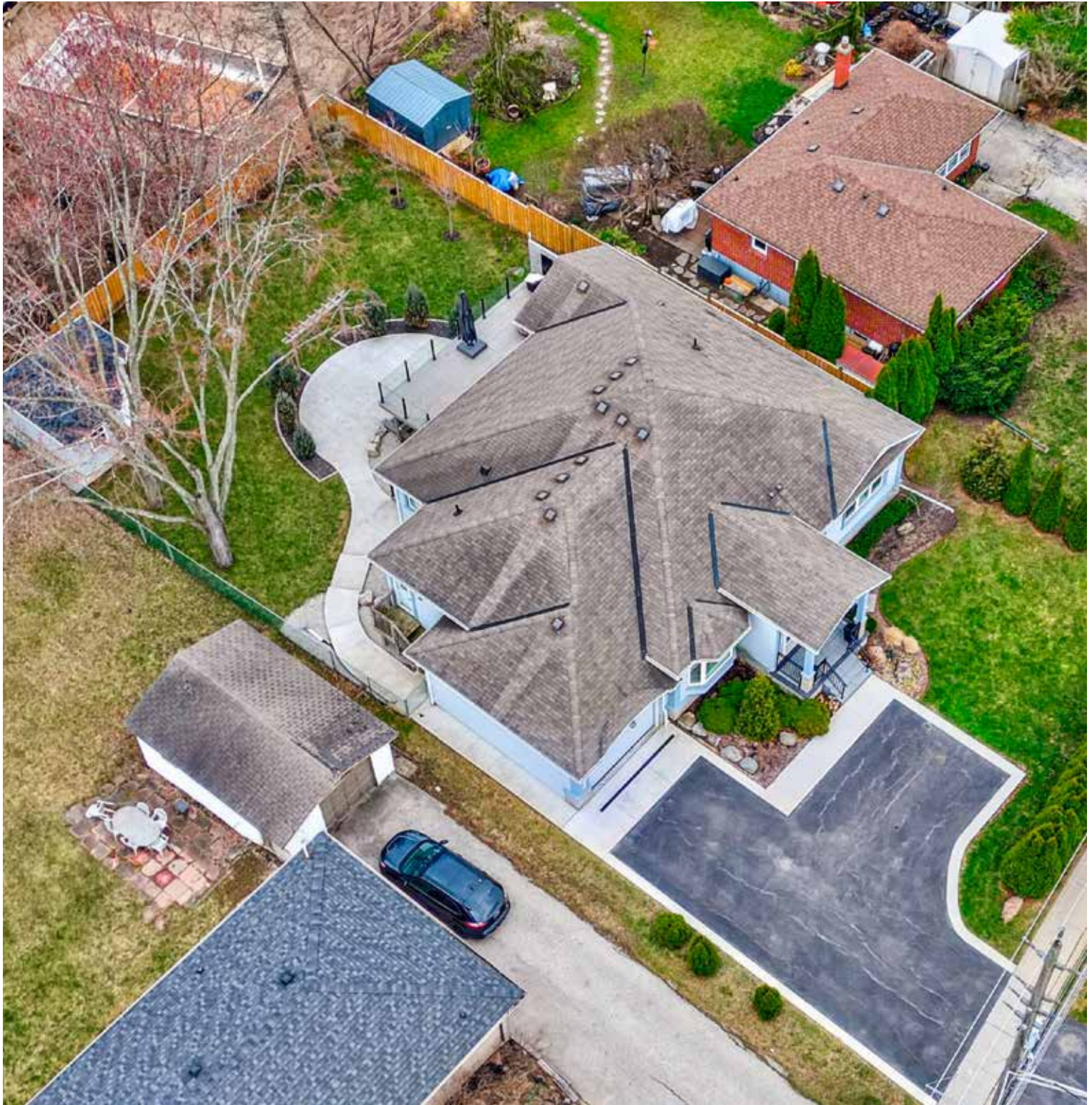




FLOOR PLANS

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







RINA DIRISIO
SALES REPRESENTATIVE
LIFETIME RESIDENT OF OAKVILLE

CELL 416.804.4347
EMAIL RINA@RINA.CA

251 NORTH SERVICE ROAD WEST
OAKVILLE ONTARIO L6M 3E7

Royal LePage Real Estate Services Ltd., Brokerage

RINA.CA

WE SELL REAL ESTATE BUT BETTER.



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