

1175 RIVERBANK WAY

OAKVILLE, ONTARIO



TANYA **CREPULJA** TEAM

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Set along the protected banks of Sixteen Mile Creek, this custom-built, estate-style residence rests on a rare 60 x 174 ft south-facing lot — framed by ravine at the front and rear, with a level of privacy and natural beauty seldom experienced. Welcome to 1175 Riverbank Way.

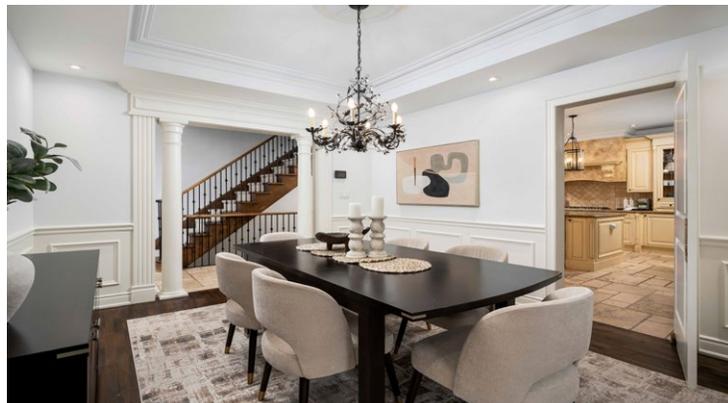
FEATURES:

- 4 + 2 bedrooms, 5 baths in 3550 sq ft above grade as per measured plan (3379 per MPAC) + 2018 sq ft finished lower level
- 497 sq ft 2 car attached garage + parking for up to 6 additional vehicles
- Exclusive Valleyview enclave of River Oaks, on one of North Oakville's finest streets
- Rare double ravine position – fronting onto a tranquil wooded ravine and backing directly onto Sixteen Mile Creek
- Awarded 'Best Custom Home' and finalist for 'Best Architectural Design' at the time of completion
- Brick and stone exterior elevation with interlock stone driveway and perennial landscaping
- Grand interior with 9ft smooth ceilings, upgraded trim and millwork, pot lights, designer chandeliers, hardwood and travertine floors
- Gracious principal rooms and expansive windows throughout
- Formal living room with custom built-ins and coffered ceiling
- Nearly 20 x 20 ft great/family room with dramatic floor to ceiling stone fireplace and stunning waffle ceiling
- Gourmet kitchen with custom cabinetry, ample storage/prep space, travertine and granite stone surfaces, upscale stainless-steel appliances including a gas range
- Spacious, light filled breakfast area highlighted by large windows and a statement chandelier
- Bright den/home office open to the kitchen and family room, is complete with a second walk-out to the backyard
- Separate formal dining room with breezeway access to the kitchen, is an elegant setting for hosting
- 2-piece powder room on the main level with pedestal sink and upscale fixtures
- 4 generously sized bedrooms on the second level, each with ensuite bath privilege
- Expansive primary suite at 20 x 19 feet, features a gas fireplace, two walk-in closets, sitting area, walk-out to a private balcony overlooking the backyard

- Gorgeous spa-inspired 4-piece primary bathroom ensuite with separate water closet, custom vanity cabinetry, marble floor and counters, frameless walk-in glass shower and freestanding soaker tub
- Finished basement features a large media/theatre room, gym/multi-purpose room, 5th bedroom, 3-piece bath, home office/6th bedroom and ample storage
- Incredible resort style backyard, reminiscent of an upscale Muskoka setting with its wooded ravine backdrop and four-season enjoyment
- Landscaped backyard features an inground pool, extensive stone hardscaping, hot tub, covered gazebo with built in gas fireplace, TV, cedar roof

Families will appreciate the proximity to some of Oakville's most sought-after schools, both public and private, including Rotherglen — an esteemed private school — and White Oaks Secondary School, with an impressive 8.8 Fraser Institute rating.

Just down Neyagawa, the brand new Sixteen Mile Sports Complex introduces a 65,000 square foot, state-of-the-art recreational facility to the area. Everyday conveniences are close at hand while commuting across the GTA is seamless with easy access to highways 407 and 403.





TANYA CREPULJA
BROKER

Royal LePage Real Estate Associates, Brokerage
101-1939 Ironoak Way, Oakville, ON L6H 3V8

647.293.3785 - Direct
905.949.8866 - Office

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TCTEAM.CA

For additional pictures & property info please visit:
www.1175RiverbankWay.com



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