



# 78 West River Street, Oakville

## Property Overview

- Spacious 4+1 bed, 4 bath home located in South Bronte - Steps to Lake Ontario
- Lot Size: 49.50 x 122.00
- 3028 sqft above grade floor space
- 4256 sqft of total finished floor space

## Foyer

- Spacious entrance with 20' ceilings
- Freshly painted - BM White Dove - Apr 2026
- Double door coat closet
- Marble tile flooring
- Contemporary glass rail staircase leading to upper level
- New broadloom on staircase - May 2026
- Front entrance with large palladium window - loads of natural light
- Custom pendant lighting

## Living Room

- Hardwood flooring - oak
- Pot lighting
- 20' Ceilings
- Freshly painted - BM White Dove - Apr 2026
- Modern new wall sconces - May 2026
- Soaring two storey window wall
- Convenient access to lower level
- Two large ceiling fans operated by wall switch
- Stairs with iron railing leading to family room

## Media Room

- Hardwood flooring - oak
- Pot lighting
- 10' Ceilings
- Extra-wide garden doors open to the private backyard with above ground pool
- Corner wood burning fire place with custom over mantel detail
- Freshly painted - BM Simply White - April 2026

## Kitchen

- Freshly painted - BM White Dove - April 2026
- Tile flooring
- Garden door leading to the private backyard
- 4 additional floor to ceiling windows overlooking private backyard

## Kitchen Con't

- Pot lighting
- 10' Ceilings
- Wall of cabinetry offering loads of storage
- Well maintained appliances. Refrigerator - Frigidaire, dishwasher - Whirlpool, wall mounted oven
- New glass cooktop - 2026
- Stairs leading to living room
- Entrance into dining room
- Adjustable track lighting

## Dining Room

- Hardwood flooring - oak
- Freshly painted - BM White Dove - April 2026
- Pot lighting
- 10' Ceilings
- Extra-wide garden doors with palladium window open to the private backyard
- Loads of natural light
- Decorative feature wall with architectural step detail
- Stairs leading to living room

## Family Room

- Hardwood flooring - oak
- Freshly painted - BM White Dove - Apr 2026
- Pot lighting
- 10' Ceilings
- Modern new wall sconces
- Decorative feature wall with architectural step detail
- Entrance to double car garage

## Powder Room - 2 Pc

- Extra large powder room
- New single sink vanity with lighted mirror - May 2026
- Tile flooring

## Mud Room

- Convenient access from the garage and side of the house



# 78 West River Street, Oakville

---

## Upper Level

- Glass railing overlooking lower level great room
- New broadloom in hallway - May 2026
- Pot lighting

## Bedroom No. 2

- New wide plank laminate flooring - 2025
- Large window with custom blinds
- Spacious walk in closet
- Ceiling light fixture

## Bedroom No. 3

- New wide plank laminate flooring - 2025
- Ceiling light fixture
- Clerestory-style windows - 5 pane
- Spacious double door mirrored closet

## Bathroom - 4 Pc

- New wide plank laminate flooring - 2025
- Extra large window
- Single sink vanity with laminate surfaces
- Stylish octagon tile backsplash

## Primary Bedroom

- New wide plank laminate flooring - 2026
- Stylish new wall sconces - May 2026
- Double door closet with built in shelving
- Glass block accent wall
- Extra large walk through closet to primary ensuite with additional storage
- 2 large windows offering loads of natural light

## Ensuite Bathroom - 5 Pc

- Newer double sink vanity with quartz surfaces
- Freshly painted - BM White Dove - April 2026
- Built in soaker tub with tile surround
- Windows throughout - loads of natural light
- Walk out to balcony sitting area
- Built in dresser

## Laundry Room

- Tile flooring
- Built in cabinetry - lots of storage

## Laundry Room Con't

- Newer stainless steel sink
- Large window
- Whirlpool washing machine

## Third Level - Flex Space

### Loft / Bedroom / Office

- New broadloom - May 2026
- Freshly Painted - BM White Dove - April 2026
- Garden door leading to large balcony overlooking private backyard
- Pot lighting

## Lower Level

### Recreation Room

- Pot lighting
- Wood burning fireplace
- Carpeted throughout
- Freshly painted - BM White Dove - April 2026
- Large storage closet

### Den / Bedroom

- New wide plank laminate flooring - 2025
- Double door closet
- Freshly painted - BM White Dove - April 2026

### Bedroom No. 4

- New wide plank laminate flooring - 2026
- Freshly painted - BM White Dove - April 2026
- Large window
- Newer light fixture

### Bathroom - 4 Pc

- Single sink vanity
- Tile flooring
- Tiled tub/shower surround

### Utility Room / Mechanical

- Hot water tank - General Electric - Owned
- Laundry tub
- Furnace - Trane - 2016
- Lennox electric air cleaner



# 78 West River Street, Oakville

---

## Exterior

- Private backyard oasis with on ground swimming pool
- Easy entertaining with large two level wrap around deck
- Newer balcony railing over looking rear yard
- Fully fenced rear yard with side entrance gate
- Forested ravine behind the property line

## General

- All main floor and upper levels had the popcorn removed and scraped to smooth ceilings - 2026