



PRESTIGE  
HOME COLLECTION

133 TRACINA DRIVE | OAKVILLE

INVIDIATA®

RE/MAX ABOUTOWN  
REALTY CORP. BROKERAGE



133 TRACINA DRIVE  
OAKVILLE

**Unparallel finishes define this Luxurious Custom Built home on extra wide lot in sought after South West Oakville.**

With impeccable design and technology throughout, custom architectural details include plaster crown mouldings, high ceilings, imported Austrian engineered wide plank hardwood flooring, coffered ceilings, panelled walls, Michael Angelo marble countertops, floor to ceiling windows, French patio doors, Custom Cabinetry and Mill Work throughout and Herringbone marble tile flooring.

The exceptional floor plan suited for entertaining includes a Grand foyer, Formal living and Dining rooms, a spacious Gourmet kitchen with beautiful custom floor to ceiling cabinetry and oversized island with gorgeous Imported Michael Angelo Italian Marble Counters, an impressive great room with stunning coffered ceiling and large French doors leading to private rear patio and gardens. The Second level includes 4 spacious bedrooms all with Ensuite privileges and a Lavish Master Retreat with large Custom Dressing Room and Spa like 5 piece Master Bath.

This magnificent home also features a Main Floor Den, Served, Mudroom, Fully finished Lower Level with 5th Bedroom and two extra bathrooms, Laundry and utility room and incredible two car tandem garage with commercial grade finishes and custom shelving and cabinets.

This home is located on one of the most beautiful tree lined streets in South West Oakville and is steps to the Lake and Coronation Park and is minutes to Bronte Harbour, Bronte Village, Go Transit, QEW and great schools including the prestigious Appleby College.



FOYER



LIVING ROOM



DINING ROOM



GREAT ROOM



KITCHEN



SERVERY



POWDER ROOM



OFFICE/DEN

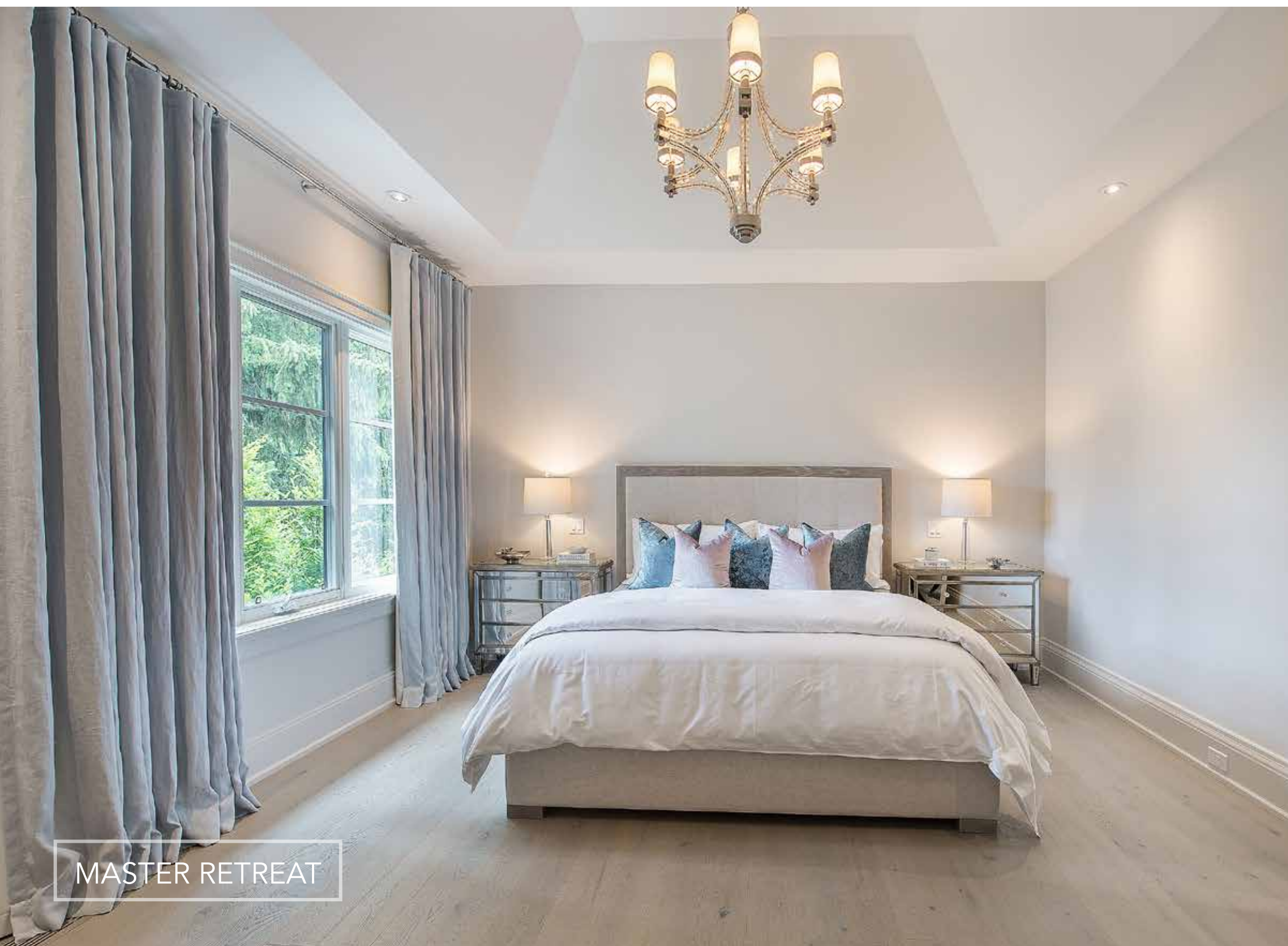


MUD ROOM





UPPER LANDING



MASTER BATHROOM



BEDROOM TWO



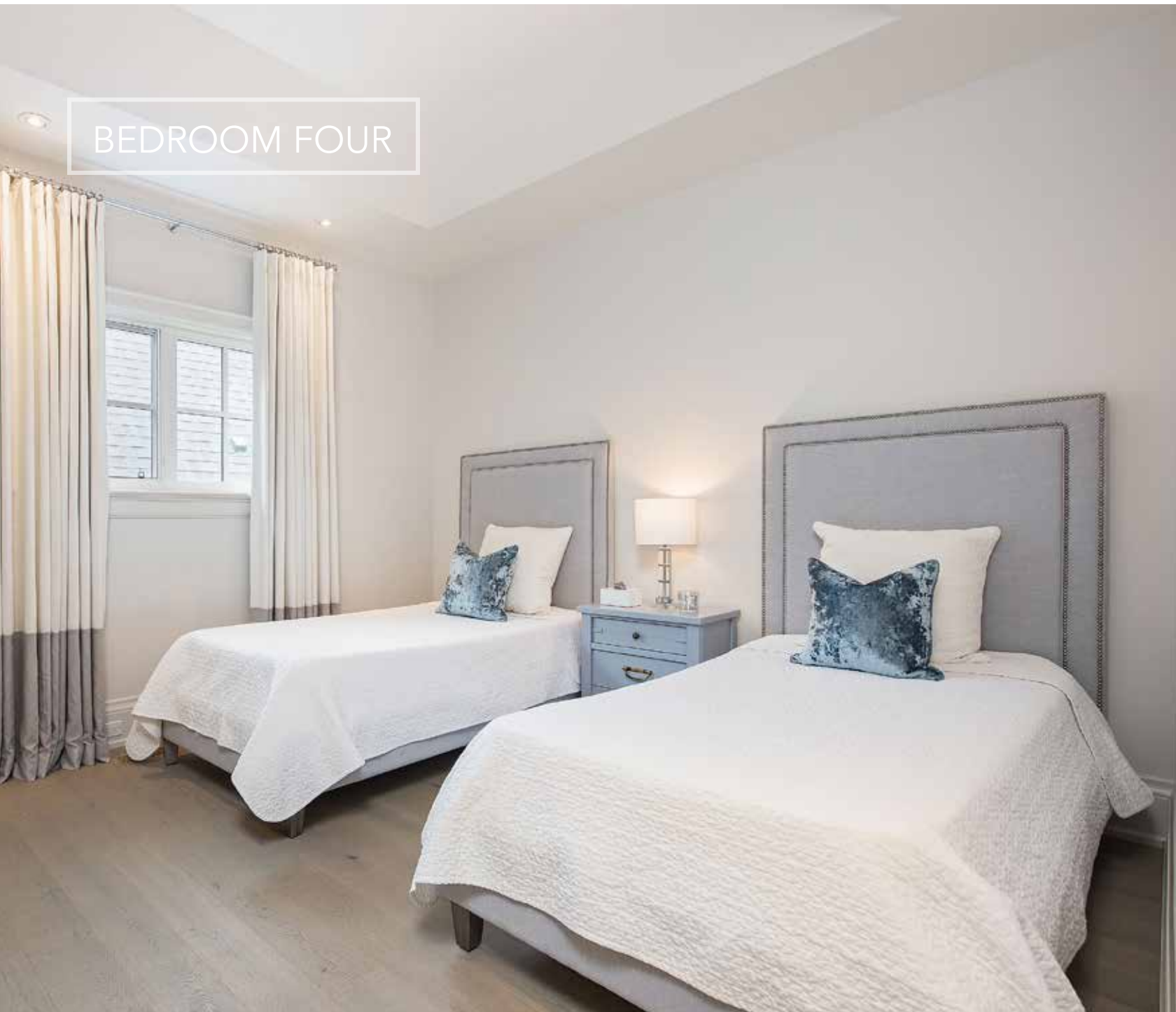
BEDROOM THREE



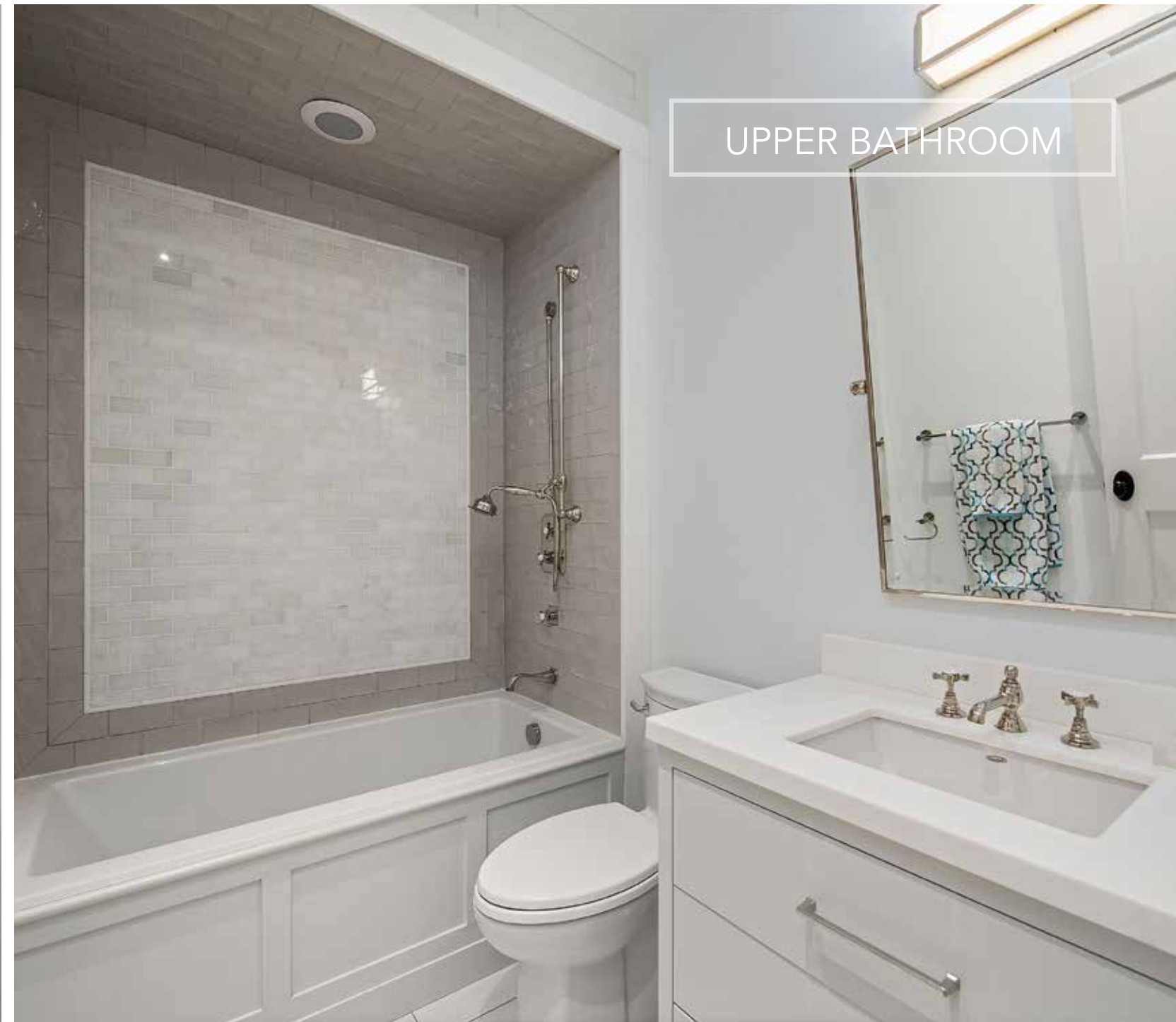
ENSUITE BATHROOM



BEDROOM FOUR



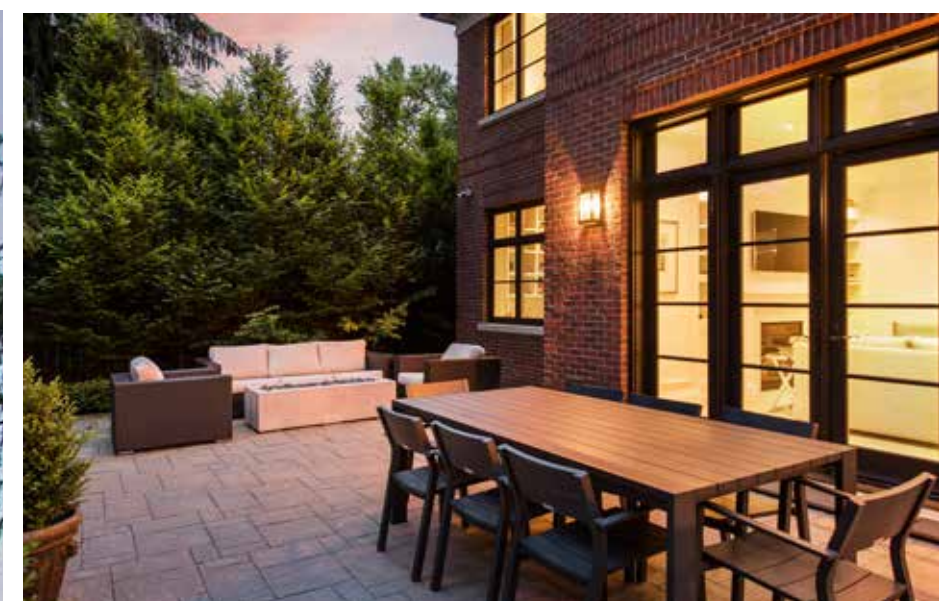
UPPER BATHROOM



LOWER LEVEL









# DETAILS

## ARCHITECTURAL DETAILS & FINISHES

- Extra deep Cove Plaster Mouldings by Classic mouldings
- LED pot-lighting throughout
- Smooth Finished Ceilings throughout
- Ridely Windows
- Custom Draperies throughout
- 10 foot ceilings on main floor
- 9 foot ceilings on second level
- 9 foot ceilings on lower level
- Central vac throughout
- Built in ceiling speakers in master bedroom, kitchen, dining room and exterior
- 8 foot doors throughout with dark bronze hardware
- Upgraded 8.5" baseboards and 4 ¼ casings throughout
- Imported Austrian Wide Plank Engineered Hardwood Flooring
- 2 Gas Fireplaces
- Crestron thermostat and home automation system

## FOYER

- Solid dark stained 9 foot Mahogany front entry door with frosted glass side panels (15 year warranty )
- LED Pot-lighting
- Elegant Hurricane style Chandeliers
- Crown mouldings
- Decorative light fixture
- Dual built in seating benches with built in storage and custom velvet cushions and antique mirror feature walls
- Two spacious coat closets with automatic light feature
- Dark bronze door handles
- 8.5" Baseboards
- Light Imported Escarpment tile flooring with contrasting boarder

## FORMAL LIVING ROOM

- Floor to ceiling custom arched windows overlooks front gardens
- Custom linen drapery and drapery rod
- LED Pot-lighting
- Gas fireplace with imported Michael Angelo marble surround and elegant white mantel
- Dual decorative chrome light sconces with fabric shades
- Crown moulding
- Panelled wall mouldings
- 8".5 Baseboards
- Imported Austrian Engineered wide plank Hardwood Flooring

## FORMAL DINING ROOM

- Floor to ceiling custom arched windows overlooks front gardens
- Custom linen drapery and drapery rod
- LED Pot-lighting
- Gas fireplace with imported Michael Angelo marble surround and elegant white mantel
- Dual decorative chrome light sconces with fabric shades
- Crown moulding
- Panelled wall mouldings
- 8".5 Baseboards
- Imported Austrian Engineered wide plank Hardwood Flooring

## MAIN FLOOR POWDER ROOM

- 2 piece
- Pot-lighting
- Crown moulding
- Designer Wall Paper
- Decorative light fixtures
- Custom Built in Grey and White Two Toned Vanity with 2 banks of drawers and upgraded Chrome hardware
- Dual Chrome light sconces with fabric shades
- Separate Water Closet with pocket door
- 8.5" Baseboards
- Imported Austrian Engineered Wide Plank Hardwood Flooring

## DEN

- LED Pot-lighting
- Crown moulding
- Large window overlooking rear gardens
- Custom built in floor to ceiling cabinetry in pale grey finish
- Built in double desks with file drawers in pale grey finish
- Decorative Cork and chalk board wall
- 8.5" Baseboards
- Imported Austrian Engineered Wide Plank Hardwood Flooring

## KITCHEN & BREAKFAST ROOM

- LED Pot-lighting
- Built in sound system
- Two decorative chandeliers with fabric shades above island
- Custom floor to ceiling cabinetry in Pale Sky Grey Finish
- Upper display cabinetry with glass doors and shelving
- Crown Moulding
- Undermounted LED Cabinetry lighting
- Upgraded Chrome Hardware
- Spice and utensil organizer drawers
- Integrated bread box
- Pullout garbage and recycling cabinet
- Oversized rectangular undermount stainless steel sinks
- Dorn Bracht Faucet and separate spray imported from Germany
- Contrasting Dark Grey Island with extra drawers and storage (also includes power outlet for microwave ) and recessed Breakfast Bar
- Imported Michael Angelo Italian Marble Countertops
- Imported Spanish White Beveled Subway Tile Backsplash and Breakfast Area wall in High Gloss Finish
- Integrated Sub Zero Fridge with dual freezer drawers
- Two Built in Wolf Wall ovens with convection feature
- Wolf 6 burner gas cook top
- Integrated Broan Range Fan in Custom Range Hood Canopy
- Integrated Asko Dishwasher
- Imported Austrian Engineered Wide Plank Hardwood throughout
- Custom Built in Chef's Desk with Marble top and filing drawers
- Custom Built in bulletin board above desk area
- Breakfast area with decorative light fixture from Prima Lighting
- French doors off Breakfast Area leads to stone patio and beautiful rear gardens

## SERVERY

- Servery
- Adjoining to Kitchen
- Large walk in Pantry with pocket doors and built in shelving
- Pot-lighting
- Custom Extended Height Cabinetry with Glass Inserts in Pale Sky Grey finish
- Undermounted LED Cabinetry Lighting
- Upgraded Chrome Hardware
- Imported Michael Angelo Italian Marble Counter top
- Water filter
- Second Integrated Asko Dishwasher
- Sink stainless steel undermount sink with Dorn Bracht Gooseneck pulldown spray faucet
- Imported Spanish white beveled white subway tile backsplash in high gloss finish

## GREAT ROOM

- Open to kitchen and breakfast area
- Pocket doors can close room off to grand entrance and hall
- Crown Moulding
- Impressive Coffered Ceiling with LED Pot Lighting
- Decorative Panelled Wall Mouldings

- Gas fireplace with Imported Michael Angelo Italian Marble surround
- Custom Built-ins in light sky grey finish
- Panelled walls
- Coffered ceilings with LED pot-lighting
- 2 light scones above shelves
- Pocket doors off family room and foyer
- French doors off family room lead to stone patio and rear gardens
- Floor to ceiling windows

## MUD ROOM

- LED Pot-lighting
- Upgraded 8 foot Entry Door with extended frosted glass insert
- Custom floor to ceiling Built in Cabinetry and Closets with automatic lighting
- Dedicated shoe closet
- Rough-In laundry area handles
- Rough-In laundry area
- Base Cabinet with Stainless Steel undermount sink and Dorn Bracht Faucet
- Imported Michael Angelo Italian Marble Counter
- Shower
- California shutters

## THIRD BEDROOM

- Decorative light fixture
- 3 windows with California shutters overlook-ing front and side gardens
- Double closet doors with dark bronze handles
- Neutral broadloom carpeting

## FOURTH BEDROOM

- Decorative light fixture
- Double closet doors with dark bronze handles
- Bay-window with California shutters
- Overlooking front gardens
- Entry to Double Car Garage
- Custom Side Entry door
- Sink with marble countertop same as kitchen with custom cabinet
- Alarm system panel
- Upgraded diagonal tile flooring

## SECOND LEVEL

- Grad Oak staircase with upgraded black Rod Iron Pickets leads to second level
- Large window with custom drapery and detailed wall panelling adds elegance to staircase
- LED Pot-lighting
- Tray ceiling
- Crown moulding
- Panelled walls
- Large sky light
- 8.5" baseboards
- Imported Austrian Engineered Wide Plank Hardwood Flooring
- Closet with custom laundry shoot
- Linen closet with built in shelving

## MASTER RETREAT

- Double Doors
- Separate Entrance vestibule with crown moulding, LED Pot-lighting and linen closet
- Pocket doors
- Impressive Angled Tray Ceiling
- Crown Moulding
- LED Pot-lighting
- Built in sound system
- Elegant Crystal Chandelier
- Large Window overlooking rear gardens with Custom Drapery and Designer Drapery Rod
- Built in cabinetry and shelving
- 8.5" baseboards
- Imported Austrian Wide Plank Hardwood Flooring

## DRESSING ROOM

- Spacious dressing room with Custom Wood Grained Built in Cabinetry and Shelving
- Centre Island with deep drawers for storage and marble counter top
- LED Pot lighting



- Crown Moulding
- Elegant Chandelier with Large Drum Shade
- Oversized window with Custom Linen Drapery and Designer Drapery Rod
- 8.5" Baseboards
- Imported Austrian Wide Plank Hardwood Flooring

## MASTER BATHROOM

- Spa Like 5 piece Bath
- LED Pot lighting
- Large window with Custom Drapery
- Oversized frameless glass shower with Carrera Marble Tile, 2 overhead lights, Built in bench seating, recessed niche and upgraded overhead Rain shower system
- Custom shelving
- Soaker Tub with floor mounted Dorn Bracht Faucet and Spray Wand
- Custom White Double Vanity with centre bank of drawers
- Built in mirrors and Chrome Vanity lighting
- Imported Michael Angelo Italian marble counter with under mount sinks
- Dorn Bracht Chrome faucets
- Recessed Built in Medicine Cabinet
- Custom Built in Display Cabinetry
- Decorative Chandelier with Fabric Drum Shade
- Separate water closet with window and LED pot light
- Carrera Marble Herringbone tile flooring with solid boarder

## BEDROOM 2

- Angled Tray Ceiling
- Large Widow overlooking front gardens
- Custom Roman Style Blind
- Decorative Orbit Style Light fixture in Stainless Steel finish
- Double closet doors with custom built in organizers and drawers and automatic lighting
- LED Pot-lighting
- 8.5" Baseboards
- Imported Austrian Engineered Wide Plank Hardwood Flooring
- Pocket door leads to Jack and Jill bath

## 4 PIECE JACK AND JILL BATH

- Large Palladian Window with Custom Roman Blind overlooking front gardens
- Custom White Vanity with drawers and open shelving
- White quartz countertop with dual under-mount sinks
- Dorn Bracht Chrome Wide Spread Faucets
- Dual decorative suspended adjustable Mirrors
- Dual light sconces
- Decorative chandelier with Fabric Drum Shade above Vanity
- Spacious Glass shower with Imported Spanish Beveled White Subway Tile and Decorative Glass Penny Tile Insert
- Rain shower head system
- Separate water closet with LED Pot Light
- Marble tile flooring

## BEDROOM 3

- LED Pot-lighting

- Angled Tray Ceiling
- Crystal Chandelier
- Large Window over looking front gardens
- Custom Roman Style Blind
- Dual closets with custom White organizers, automatic lighting and double doors
- 8.5" baseboards
- Imported Austrian Wide Plank Hardwood Flooring
- Dual closets with custom White organizers and double closet doors
- Pocket bathroom door leads to Jack and Jill Bath

## BEDROOM 4

- Large Window with Custom Drapery
- LED Pot lighting
- Angled Tray Ceiling
- Large closet with custom organizers, double closet doors and automatic lighting
- 8.5" baseboards
- Imported Austrian Engineered Wide Plank Hardwood Flooring

## 4 PIECE ENSUITE BATH

- Custom White Vanity with oversized drawers
- Quartz countertop with rectangular under mount sink and Chrome Dorn Bracht Wide Spread Faucet
- Porcelain Title flooring
- Shower Tub combination with Poduits Neptune soaker Tub, white imported Spanish beveled subway tile surround with marble inlay, niche and overhead light

## LOWER LEVEL

- Oak staircase open to above with black decorative rod iron pickets leads to fully finished lower level with large Side Window and Panelled Wall mouldings
- Imported Wide Plank Wood Laminate flooring throughout
- 8.5' baseboards
- 8' doors
- 9 foot ceilings
- LED Pot lighting
- Large Recreation room with oversized window overlooking rear gardens
- Gym Area with Upgraded Padded Flooring
- Large Walk in Storage Closet with LED Pot Lighting
- Separate Utility Room
- Finished Storage beneath staircase

## LAUNDRY ROOM

- LED Pot Lighting
- Oversized Window Overlooking side yard
- Custom Built in extended height Cabinets and Shelving
- Quartz Counters
- White Imported Spanish Beveled Subway Tile backsplash
- Deep Stainless Steel sink
- Whirl-pool High Efficiency Washer and Dryer
- Built in Broom Closet
- Upgraded Diagonal Tile Flooring

## BASEMENT POWDER ROOM

- 2 piece
- Custom Vainty with two banks of drawers
- Quartz countertop with under mount sink and Dorn Bracht Chrome Wide Spread Faucet

- Two Chrome light sconces and LED Pot Light
- Oversized Porcelain Tile Flooring
- Separate Water Closet

## BEDROOM 5

- Spacious bedroom with oversized window over looking side yard
- LED Pot Lighting
- Dual large closets with Double Closet doors
- 8.5" baseboards
- Imported Wide Plank Laminate Flooring

## 4 PIECE ENSUITE BATH

- LED Pot Lighting
- Custom Vanity
- Quartz countertop with undermount sink and Chrome Dorn Bracht Wide Spread Faucet
- Tub Shower combination with Imported Spanish Beveled White Subway Tile in High Gloss finish
- Mosaic marble tile inlay, overhead light and upgraded shower system
- Recessed window with marble surround overlooking side yard

## EXTERIOR

- Timeless Stone and Brick Exterior
- Elegant Black Window Casings and Shutters
- Professionally Landscaped with Indiana flagstone Front walkway
- Manicured Boxwood Hedging
- Mature Trees
- Interlock stone patio at Rear
- Custom stone retaining wall
- Perennial Gardens
- Gas line for barbecue
- Private Pool Size Backyard with Mature Trees
- Plans available for Cabana and Pool in Rear Gardens

## GARAGE

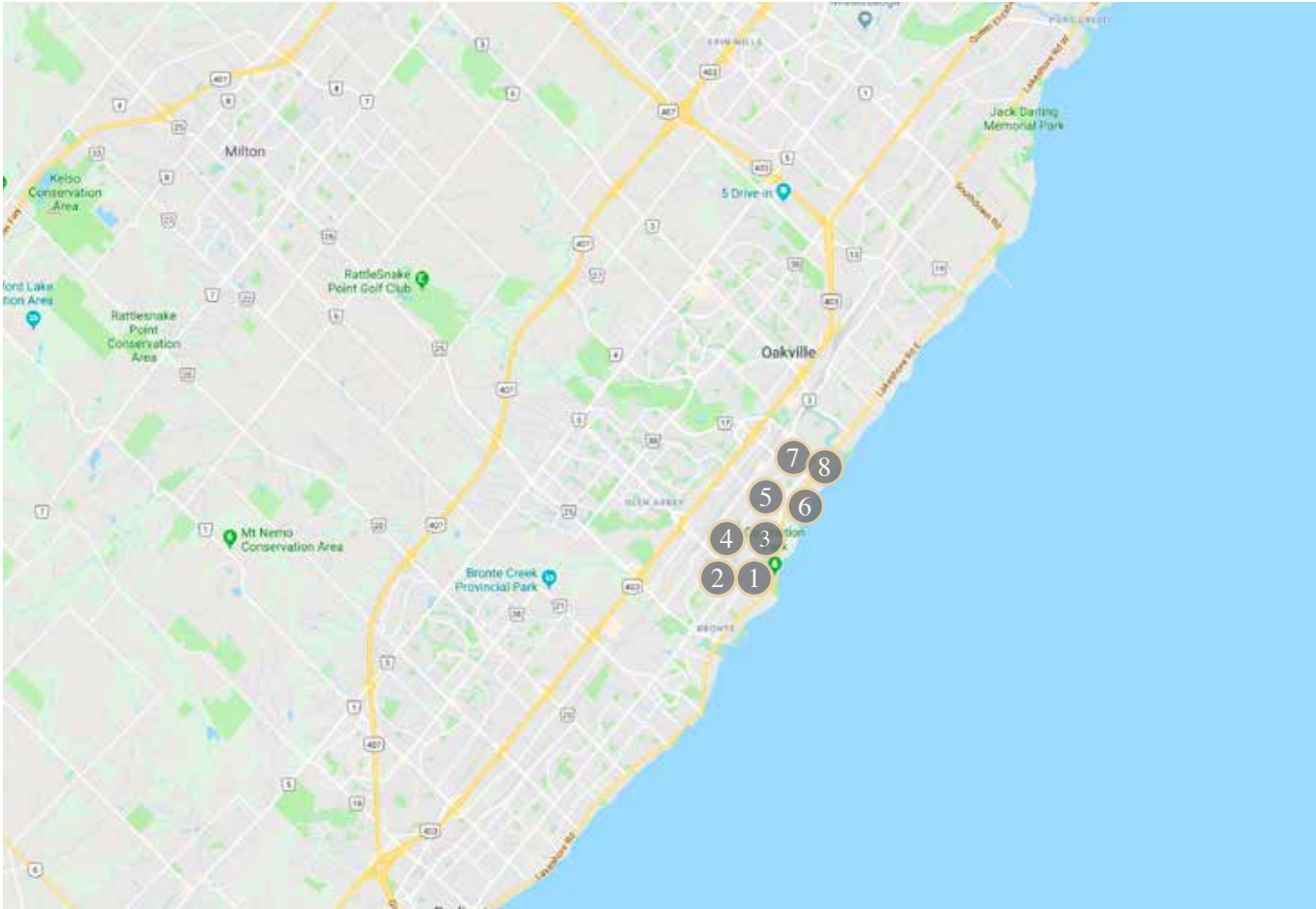
- Spacious Double Car Garage with Tandem space for third vehicle
- Insulated Wood Doors
- Imported Commercial Grade German Impact Resistant Tile Flooring
- Installed Custom Slot Style Racking System
- Garage living Built in Shelving and Cabinetry
- Rough in for Electric Car Plug
- Double Exterior Side Doors
- Access to Mud Room

## INCLUSIONS

- All wall mounted TVs
- All electrical light fixtures
- All draperies and rods
- All appliances including Sub Zero Fridge, Wolf built in wall ovens and gas stove top, two Asko dishwashers, Whirlpool washer and dryer
- Crestron thermostat and home automation system
- Security system and cameras
- 200 Amp Electrical
- \*Hotwater tank is a rental
- 



# SCHOOLS



1 133 TRACINA DRIVE  
OAKVILLE, ONTARIO

2 EASTVIEW  
2266 Hixon Street, Oakville  
Phone: (905) 827-1541  
English Track  
JK - Gr.6

3 T.A. BLAKELOCK  
1160 Rebecca Street, Oakville  
Phone: (905) 827-1158  
French Immersion  
Gr.9 - Gr.12

4 PINE GROVE  
529 Fourth Line, Oakville  
Phone: (905) 844-6371  
French Immersion  
Gr.2 - Gr.8

5 ST. NICHOLAS CES  
255 Morden Road, Oakville,  
Phone: (905) 339-0731  
English Track  
JK - Gr.8

6 ST. THOMAS AQUINAS CSS  
124 Dorval Drive, Oakville,  
Phone: (905) 842-9494  
English Track  
GR.9 - Gr.12

7 OAKVILLE CHRISTIAN SCHOOL  
112 Third Line, Oakville  
Phone: (905) 825-1247  
English Track  
JK - Gr.8

8 APPLEBY COLLEGE  
540 Lakeshore Rd W, Oakville  
Phone: (905) 845-4681  
English Track  
GR.7 - Gr.12

# The Town Of Oakville: A Wonderful Place To Live.



Oakville Is A Vibrant Community Within The Greater Toronto Area Situated between the cities of Mississauga and Burlington The Town Of Oakville is a beautiful lake side town with a strong heritage, preserved and celebrated by its residents. This thriving town was founded in 1827 and is now home to approximately 166,000. Oakville provides all the advantages of a well-served urban center, while also maintaining its small town charm. Along historical downtown streets, Oakville offers a mix of converted 19th century buildings, which accommodate over 400 fine shops, services and restaurants.

Residents and visitors of Oakville enjoy many of the local attractions such as the Oakville Center for the Performing Arts, which is host to theater, dance, music and comedy performances all year round, Galleries, Historical sites and local architecture. For the avid or amateur golfers Oakville has 7 different golf courses including PGA recognized Glen Abbey, which has been host to several Canadian opens. Oakville is growing and growth is a good thing. It generates new business, new jobs, and the revenue we need to support all the programs we equate with a high quality of life. Oakville's strong and diversified economic base offers excellent location for both new and expanding business. Currently over 260 national and international corporate headquarters are located in Oakville. While growth is extremely important to Oakville the environment and quality of life is also a top priority. The Town of Oakville has

established many programs and approaches that have enhanced these issues.

Oakville Is A Great Place For The Entire Family Oakville residents enjoy over 2,400 acres of park space with many groomed hiking trails and several recreation centers which provide programs for all ages. For boaters Oakville features two picturesque harbours with docks and slips for sail and power boats. For added entertainment Oakville has many annual community festivals including The Waterfront Festival, Festival of Classics, Jazz Festival and several parades for the children throughout the year.

## THE INVIDIATA TEAM

With passion and vision, helping people realize their goals in real estate, and through the process, developing meaningful and lasting relationships. Over the past 27 years, we have earned a reputation of excellence in Luxury Real Estate. Our specialized knowledge of the upper-tier market, housing features, and trends has uniquely positioned us to provide the highest level of service, expertise and competence to this exclusive segment of the market. The Invidiata Team is comprised of people who share a similar work ethic, and philosophy of valuing people over properties. Our team of licensed agents, administrative support & marketing professionals work

together to ensure all the details of your sale are handled efficiently.

WE ARE COMMITTED TO UNDERSTANDING THE NEEDS OF OUR CLIENTS. THE INVIDIATA ADVANTAGE

Exposure For Your Home – Open House Tours, Community Sponsorship & Special Events Systemization - Proprietary Market Data & Client Management Systems Top Quality Marketing - In-House Graphic Design, Photography & Printing Luxury & Lakefront Homes - Unmatched Knowledge & Experience in Luxury & Lakefront Properties Worldwide Network - Exclusive International Memberships & Partnerships A Great Team - Over 170 Years of Combined Experience The Invidiata Collection Magazine - 120,000 Copies per Year Invidiata.com - #1 Most Visited Agent Website Award Winning Results - A Consistent Reputation For Achieving Excellence



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# INVIDIATA®

RE/MAX ABOUTTOWNE  
REALTY CORP. BROKERAGE\*

#1 RE/MAX TEAM  
WORLDWIDE  
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\*2 RE/MAX TEAM WORLDWIDE  
2013 2011 2010 2009 2008



#1 RE/MAX TEAM  
IN CANADA  
FOR OVER A DECADE  
2014 2013 2012 2011 2010 2009  
2008 2007 2006 2005 2004 2002 2001

INDEPENDENTLY OWNED AND OPERATED | 86 WILSON STREET, DOWNTOWN OAKVILLE