



Together, for better!

一份信任，三份回报!



Features of 2339 Rideau Dr. Oakville

This Is Your Dream Home!

It's All In The Details! Truly A One-Of-A-Kind Fernbrook Home With The Emphasis In Privacy, Unparalleled Design, Function And Craftsmanship. 2339 Rideau Drive Was Spared No Expense And Features Every Amenity One Could Ever Desire Both Inside And Outside Of A Home.

A Fernbrook Sherwood Model But Was Redesigned To Be Unique And Completely Unmatched In Its Neighbourhood. Masterfully Designed 5855 Sqft Of Living Space Offers Smart Technology, A Fully Equipped Custom Chef's Kitchen, Ultimate Entertainment Area, 2 Private Wine Cellars And An Expansive Master Suite. The Meticulously Maintained Home Boasts Timeless, Thoughtful Finishes And Sophistication Beyond Compare.

The Ultra Private And Luxurious Outdoor Getaway Offers Ample Exclusivity With Abundant Greenery And Sophisticated Landscaping. It Features Modern Heated Inground Saltwater Pool, All Indiana Limestone, Hot Tub Jacuzzi, Custom Cabana With A Unique Live Roof! The Covered Porch Seating Area Provides Impressive Fireplace, The Brazilian Ipe Ceiling With Pot Lights And Speakers Throughout Is Enough To Set The Perfect Atmosphere To Entertain.

This State Of An Art Oasis Is Ready For The Most Discerning Buyer. Located In The Highly Coveted Area Of Joshua Creek And Is Just Moments To Top Schools, Parks, Trails, Plazas And Highway Access... This Is The House You've Been Dreaming Of...

General Features

- One Of A Kind Sherwood Model House Uniquely Built By Ferbrook In Prestigious Joshua Creek
- Exquisite Yard Landscaped By Award-Winning "International Landscaping" Company
- 5855 Sqft Of Renovated Living Space With 4+1 Bedrooms And 5 Washrooms And A Walk-Out Lower Level
- Designer's Chandeliers, Light Fixtures And Dimmable LED Potlights Throughout The House
- Designers' Wallpaper Covering In Several Accent Walls Throughout The House
- Hunter Douglas Silhouette Window Coverings Throughout The House
- Electrical Panel Is 200 Amp Service With 2 Additional Sub-Panels For Distribution
- Smart Audio System With High-Quality Built-In Speakers Inside And Out Controlled By A Multi-Zone Sonos System/App

Upgrades

- Majority Of The House & Exterior Freshly Painted By Benjamin Moore Paint In 2021
- Basement Fully Completed In 2021 (70" TV Included)
- Hardwood Flooring With Custom Made Matching Solid Wood Flush Mount Floor Vents
- Oversized (18"X36") Honed And Polished Travertine Tile Flooring
- Lutron Light Switches And Touch Dimmer Controls Throughout The House
- All Outlets And Switch Panels Replaced With Screwless Ones
- Trim, Baseboards, Window Frame Casing/Stool, Doors With 1/4 Turn Lever Style Knobs, Hinges Throughout The House
- Whirlpool Washer And Dryer In Upper Level In 2019; Samsung Washer And Dryer In Lower Level In 2018
- New Kitchen By Award-Winning Interior Designer Goran Tijanac Of "Line To Line Inc" In 2018
- Roof Shingles & Underlayment Replaced In 2018



Together, for better!

一份信任，三份回报!



Main Level

Entry Vestibule

Oversized Honed And Polished Travertine Tile Flooring
Large 8' Closet With Organizers And Automatic Light
One-Piece Honed Travertine Bullnose Step Leads To Center Hall
Arched Doorway With Dark Painted Trim

Home Office

Secluded Office With 8' Tall Door In Vestibule
Oak Hardwood Flooring With Matching 7.5" Oak Baseboard
Large West-Facing Window With Upgraded Stool
9.5' Smooth Ceiling And Crown Mouldings
Dimmable LED Pot Lights & Built-In Speaker Recessed In Ceiling
Wiring Up For TV And Internet

Powder Room

Just Off The Vestibule With 8' Tall Door
Oversized Honed And Polished Travertine Tile Flooring
Smooth Ceiling And Crown Mouldings
Designer's Wallpaper
Designer's Black Chandelier By "Fine Arts"
Window With Hunter Douglas Sheer Shade
Toto Toilet And Pedestal Sink

Mudroom

Oversized Honed And Polished Travertine Tile Flooring
Built-In Cabinet/Closet And Wash & Dryer & Utility Sink
Porcelain Backsplash With Quartz Ceaser Countertop
Access To The Garage

Library

Open Concept Versatile Space
Oak Hardwood Flooring
Smooth Ceiling And Crown Mouldings
Dimmable LED Pot Lights & Built-In Speaker Recessed In Ceiling
Large Window With Hunter Douglas Sheer Shade

Dining Room

Oversized Honed And Polished Travertine Tile Flooring
Designer's Showpiece Crystal Chandelier By "Schonbek"
Wainscoting And Side Nook With Designer's Wall Sconces
Recessed Smooth Ceiling And Crown Mouldings
Dimmable LED Pot Lights & Built-In Speaker Recessed In Ceiling
Large Window With Hunter Douglas Sheer Shade
Additional Soundproof Insulation In Ceiling

Family Room

Raised One Step From Main Floor
Oak Hardwood Flooring
18' Open-To-Above 2-Storey Coffered Ceiling
Two Showpiece Chandeliers By "Fine Arts"
Electric Napoleon Fireplace With Black Porcelain Surround
15' Tall Mantle With Designer's Wallpaper And Oversized Mouldings
Wall-Mounted Tv And Sound Bar With Wiring Behind The Mantle
Built-In Speaker Recessed In Ceiling
Two Large Windows With Hunter Douglas Silhouette Shades
The Above Window Shade With Remote Controller
Solid Oak Hardwood Staircase With Iron Picket
Berber Carpet Runner With Upgraded Pattern

Chef's Kitchen

Oversized Honed And Polished Travertine Tile Flooring
Designed By Award-Winning Interior Designer Goran Tijanac
Custom Built Cabinet With Spice Drawer/Rack & Pull-Out Drawers
Oversized Porcelain Backsplash
Two Sets Of Franke Sinks And Blanco Faucets
Ceasar Stone Premium Quartz Countertops
Oversized 10'X5'4" Central Island With Usb Plugs And Extra Storage
Top-Of-The-Line Jenn-Air Appliances (Never Used)

- Built-In French Door Fridge With Designer's Black Interior
- Built-In Wall-Oven And Microwave
- Built-In Dishwasher
- 6-Burner Gas Cooktop

Custom Range Hood Cover Over Professional Grade Ventahood
Temperature-Controlled Wine Display Cabinet For 52 Bottles
Designer's Pendant Light Set Over Island By "Tom Dixon"
Dimmable LED Pot Lights & Built-In Speaker Recessed In Ceiling
Large Patio Door Walk-Out To Backyard Balcony
Windows And Patio Door With Hunter Douglas Coverings

Balcony

Brazilian Engineered Ipe Wood Deck With Full Drainage System
Custom 7' Etched Glass Panels On 2 Sides For Full Privacy
Two Natural Gas Hookups And Hose Bib Connection
Hidden And Heated Floor Drains
Two Designer's Italian Urns For Seasonal Planting
Smart Drip-Irrigation Connections Controlled By App
Tempered Glass Railings Seamlessly Framed By Stainless Steel Posts



Together, for better!

一份信任，三份回报!



Upper Level

Primary Bedroom

Upgraded Patterned Berber Carpeting
Smooth Ceiling And Crown Mouldings
Pot Lights & Built-In Speaker Recessed In Ceiling
Double Large Windows With Hunter Douglas Sheer Shade
Spacious His And Hers Walk-In Closets With Organizers
Wall Switches For Bedside Lamps
Additional Soundproof Insulation On Interior Walls

Primary Ensuite

Oversized Honed And Polished Travertine Tile Flooring
Smooth Ceiling And Crown Mouldings
Pot Lights & Built-In Speaker Recessed In Ceiling
Extra Wide Furniture Style Vanity With Double Sinks
Large Soaker Tub With Roman Columns
Large Window With Hunter Douglas Sheer Shade
Designer's Chandelier Above Tub By "Fine Arts"
Separate Walk-In Glass Shower Room With Travertine Bench
Toto Toilet

Second Bedroom

Upgraded Patterned Berber Carpeting
Smooth Ceiling With Designer's Light Fixture By "Fine Arts"
Large Window With Hunter Douglas Sheer Shade
Large Closet With Custom Organizers & Automatic Lighting
Wall Switches For Bedside Lamps
Additional Soundproof Insulation On Wall Facing Staircase
Sharing Jack & Jill Bathroom With Third Bedroom

Third Bedroom

Upgraded Patterned Berber Carpeting
Vaulted Ceiling Beside Large Window
Potlights & Designer's Light Fixture By "Fine Arts"
Two Large Windows With Hunter Douglas Sheer Shade
Large Closet With Custom Organizers & Automatic Lighting
Wall Switches For Bedside Lamps
Sharing Jack & Jill Bathroom With Second Bedroom

Jack & Jilly Bathroom

Ceramic Tile Flooring
Designer's Wallpaper
Window With Hunter Douglas Sheer Shade
Furniture Style Vanity With Framed Mirror

Fourth Bedroom

Upgraded Patterned Berber Carpeting
Vaulted Ceiling Beside Large Window
Potlights & Designer's Light Fixture "Fine Arts"
Two Large Windows With Hunter Douglas Sheer Shade
Large Walk-In Closet With Organizers
Wall Switches For Bedside Lamps
4pc Ensuite Bathroom

Fourth Bedroom Ensuite

Ceramic Tile Flooring
Designer's Wallpaper
Window With Hunter Douglas Sheer Shade
Furniture Style Vanity With Framed Mirror & Wall Sconces

Laundry Room

Ceramic Tile Flooring
Wall-Mounted Storage Cabinets
Laundry Sink With Glass Backsplash
Whirlpool Washer And Dryer With Matching Pedestal
Large Linen Closet With Professionally Designed Shelving



Together, for better !

一份信任，三份回报！



Lower Level – Walkout

Media Room

- Engineering Hardwood Flooring
- Recessed Smooth Ceiling
- Designer's Light Fixture And Pot Lights
- Large Window Overlooking Backyard Hot Tub
- Wall-Mounted TV With Wiring Behind
- Central Media Cabinet With Invisible Door
 - Sonos Zone Controlling All Built-In Speakers
 - Audio Source Zone Amplify All Built-In Speakers
 - Central Location For All Cable Boxes And Home Printer
 - Audio/Servers On Movable Roller Rack

Recreation Room

- Porcelain Tile Flooring
- Recessed Ceiling With LED Uplighting And Pot Lights
- 2 Lighting Fixtures Perfect For A Billiard
- Built-In Speaker Recessed In Ceiling
- Large Window Overlooking Entertainment Area
- Patio Door Walk-Out To Backyard Porch And Hot Tub
- Black Built-In Cabinetry With Designer's Wallpaper Accent Wall
- Custom Bar Area
 - Built-In Display Shelf And Cabinet With Potlights
 - Plumbed For Wet Bar And Wired For Fridge
 - 2 Sets Of Built-In Stand-Up Bar Table

5th Bedroom/Nanny Suite

- Engineering Hardwood Flooring
- Purple Background Wall With Window
- Smooth Ceiling With Built-In Speakers & Surround Sound System
- Custom Built-In Media Unit/Equipment With Wall Shelf & Display Potlights
- Wall-Mounted TV With Built-In Sound Bar
- Built-In Custom Queen Size Bed
- Designer's Pendant Light Fixtures At Bed Sides
- Large Walk-In Closet With Built-In Organizers And Drawers
- Closeted Electrical Panel

Basement Bathroom

- Oversized Honed And Polished Travertine Tile Flooring
- Smooth Ceiling With Pot Light & Built-In Speakers
- Designer's Wallpaper Accent Wall
- Custom Millwork Furniture Style Vanity
- Freestanding Clawfoot Soaker Tub
- Designer's Pendant Light Fixtures Above Tub
- Separate Walk-In Glass Shower Room With Travertine Bench

Walk-In Wine Cellar (Rough-In With Building Plan)

- Limestone Accent Wall And Flooring From Inside Out
- Natural Flagstone Flooring & Wall Stone Set In Concrete
- Hand Carved Indiana Limestone Arch Doorway
- Seamless Tempered Glass Door
- Natural Stone/Rock Faced Matured Stone Facing Entrance
- One Feature Wall Inside Cellar
- Smooth Ceiling With LED Pot Lights
- Full Spray Foam Insulation
- Pre-Wired And Plumbed For Wine Chiller Rough-In
- Plumbing Rough-In For Bar Sink
- Designer's Plans And Visual Renderings Are On-Site (For Future 1400 Bottle Wine Cellar)
- Can Turn Into Sauna

Mechanical Room / Lower Laundry

- Porcelain Tile Flooring
- High-Efficiency Furnace And Electroair Cleaner
- Built-In Cabinet With Work Space
- Secondary Laundry Facilities With Samsung Washer & Dryer
- Large Upright Frigidaire Freezer
- On-Demand Tankless Water Heater
- Electrical Panel

Storage Room + Cold Cellar

- Spacious Built-In Closet
- Large Cold Cellar With Ample Storage
- Extra Storage Space Below The Staircase

Heated Garage

- Built-In High-Efficiency Infrared Heaters
- Full Spray Foam Insulation
- Access To Yard Via Side Door
- Inside Entry To Mudroom Via Granite Steps
- Pot Lights & Built-In Speaker Recessed In Ceiling
- 2 Garage Door Openers And Remote Controllers
- Hose Bib Connections For Both Hot And Cold Water
- Storage Space For Tools And Yard Equipment
- Double Central Vacuum Outlets



Together, for better !

一份信任，三份回报！



Backyard Oasis & Front Yard

Heated Swimming Pool

36'X12' Inground Lined Saltwater Pool With Entry Steps
3 Stainless Steel Controlled Waterfalls Spouts
Waterfalls Are Set In 26' Indiana Limestone Wall With Coping
2 LED Lights Inside Pool & Above Waterfalls
The LED Lights Are Automatically Controlled By Smart App
All Pool Equipment Controlled By Smart App
Gas Heated Pool With Filter Cartridge/UV System

Covered Porch

Just Off The Walk-Out Basement
Granite Coping Stone Fireplace
Built-In Napoleon Gas Fireplace With Indiana Slabs Facing
Indiana Limestone Display Wall Niches
Ipe Ceiling With Dimmable LED Potlights & Built-In Speakers

Hot Tub Jacuzzi (2018)

Party Size Jacuzzi For 6 People
Controlled By Smart App
Sunken In Concrete Basin With Heated Floor Drains
Bromine Water Conditioning
Stainless Steel Countertop Bar Ledge
Floating Indianan Limestone Steps To The Tub
Wide Urns With 4' Tall Yewsf For Back Privacy
18' Tall Serbian Spruce Surrounded For Side Privacy
Corten Steel Panels Next To Hot Tub & Walkway For Privacy

Heated Cabana (2018)

Custom Built By Brick Skirting & Brazilian Engineered Ipe Siding
Custom Cabinet With Organizers
Built-In Beverage Fridge
Stainless Steel Bar Counter Connected With Mirror Facing
The Mirror Facing With LED Lighting
Sedum Live Roof With Built-In Irrigation And Drainage System
Backyard Mechanical Room For All Outdoor/Pool Equipment

- Pump, Filter, Gas Heater
- Barracuda Automatic Pool Vacuum & Hose
- All Pool Equipment Controlled By Smart App
- Electrical Panel & Control Center For Pool, Hot Tub, Lightng, Irrigation including Router For Internet

Hidden Storage Area

Behind The Live Wall At The Cabana
Outside Of A Stainless Steel Glass Door
Ipe & Concrete Pathway Leads To Tool Shed & Storage Area
3 Sections Of Corten Steel Fencing

Hardscaping

Custom-Cut Corten Steel Panels Along The Side Of The House
4' Indiana Limestone Floating Steps Walkway With Built-In LED Lighting
Custom Keypad Locking Stainless Steel Yard Gate With Etched Glass Inserts
Oversized 24"X36" Indiana Limestone For Main Patio
48" Indiana Limestone For Pool Coping
Electrical Controlled System Heated Water Drains & Balcony Downspouts
Steel Support Columns Covered By Indiana Limestone
Drain System Connected To Electrical Heating Cables
Floor & Hot Tub Drain System Is Automated And Heated

Landscaping & Irrigation System

14' Columnar European Hornbeams Surround The Pool For Privacy
Sustainable Drainage System
Drip Irrigation Behind The Live Wall Opposite The Fireplace
English Style Boxwoods In Front Of The Live Wall
Lush Groundcover Under The European Hornbeams
Designer's Italian Urns For Seasonal Plantings
Rainbird Multi-Zone Irrigation System Controlled By Smart App
Different Zone Is Controlled Separately
2 Pieces Of Live Vertical Walls Filled With Plants (Pool Side & Entry Side)
Cabana Live Roof With Built-In Irrigation And Drainage System
Evergreen Yews Camouflaging The Hot Tub

Exterior Lighting

Full Landscaping Lighting Throughout The Front & Rear Property
Exterior Kichler Cast Iron LED Lighting
LED Strip Lighting Around Cabana Bar
Lighting Fixtures On Corten Steel Panels
Ornamental Lawn With Accent Uplighting Around Trees
Indiana Limestone Side Walkway With Built-In Lighting
App Controls All Backyard Lightings Includes Pot Light Cabana & Deck/Bar

Front Yard

Attached Double Car Garage With Asphalt Driveway
Brand New Black Flagstone Granite Steps Leading To Front Porch
Stainless Steel Arched Railings
Steps Edged With Coping Border And Oversized Slab
14' Columnar Mature European Hornbeams For Privacy
Lush Groundcover Under The European Hornbeams
English Style Boxwoods Surround Tall Mature Yews
Moss Boxes Groundcover In Steel Frame Elevated Planters
18' Mature Trees Provide Privacy To Driveway
Flower Beds Surrounded By Ornamental Grasses



Together, for better!

一份信任，三份回报!



Inclusions & Exclusions

Inclusions

All Kitchen Appliances

- Cooktop And Rangehood
- Built-In Wall Oven/Microwave
- Built-In Dishwasher
- Built-In Fridge

All Hunter Douglas Window Coverings Throughout The House

All Lighting Fixtures And Chandeliers

Central Vacuum

2 Garage Door Openers And Remotes

2 Sets Of Washer And Dryer

3 Wall-Mounted TVs

Built-In Bed And Media Unit/Equipment In Guest Bedroom

Lower Level Media Closet Sound System And Built-In Speakers

Media Roller Rack With Equipment

All Pool Equipment

- Vacuum With Hose
- Brushes
- Net With Pole
- Scrub Brush With Pole

Hot Tub

Outdoor Urns

Beverage Fridge In Cabana

Infrared Garage Heaters

Plans For Walk-In Wine Cellar

Full Landscaping Drawing Plan View & 3D Available

Storage Shed

Exclusions

Tucci Patio Umbrella On The Balcony

Freezer In Mechanical Room

All Outdoor Furniture

BBQ

Small Cactus Urn In Backyard

Watering Hoses

Rental Items

Tankless Water Heater From Reliance