

OAKVILLE · BRONTE WEST



PRESENTED FOR SALE

493 Tipperton Crescent

OAKVILLE, ONTARIO

\$2,549,999

5+1

BEDROOMS

6

BATHROOMS

3,729

SQ FT LIVING

10,860

SQ FT LOT

PROPERTY & COMMUNITY GUIDE

THE
mansour
GROUP



A private, resort-inspired retreat on a coveted Bronte West crescent.

Set on a quiet, family-friendly crescent in one of Oakville's most sought-after pockets, 493 Tippeton Crescent backs directly onto protected greenspace – no rear neighbours, only trees. It is a home built for the way families actually live: room to grow, space to host, and a backyard that feels like a permanent vacation.

Inside, an open-concept main floor anchors everyday life around a chef's kitchen and oversized island. A fully self-contained in-law suite – with its own living room, bedroom and bath opening to the yard – offers rare flexibility for extended family or guests.

Upstairs, the primary suite is a genuine retreat with a spa-inspired five-piece ensuite and a custom walk-in closet. The finished lower level adds a theatre, wet bar, games area and dedicated laundry. Outside, a saltwater pool, cedar sauna, hot tub, covered patio and cabana bar complete the picture.

This guide walks you through the home room by room, its professionally engineered renovations and floor plans, everything included in the sale, and the exceptional Bronte West community that surrounds it.

Backs onto greenbelt

Saltwater pool

Main-floor in-law suite

Spa primary ensuite

Custom walk-in closet

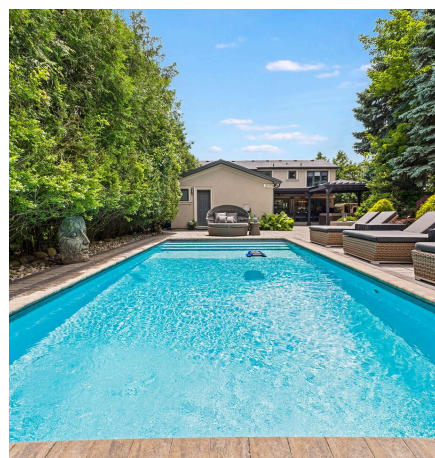
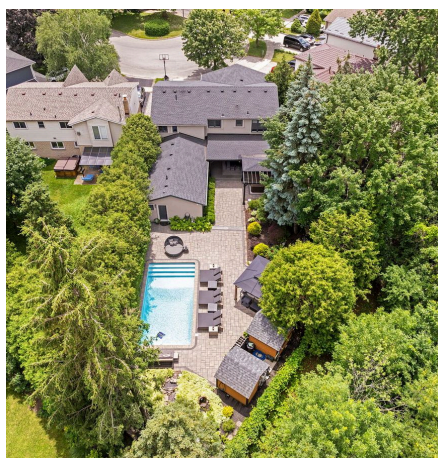
Finished lower level

Cedar sauna & hot tub

Cabana bar

6-car parking

Steps to Queen Elizabeth Park



THE DETAILS

Property at a Glance

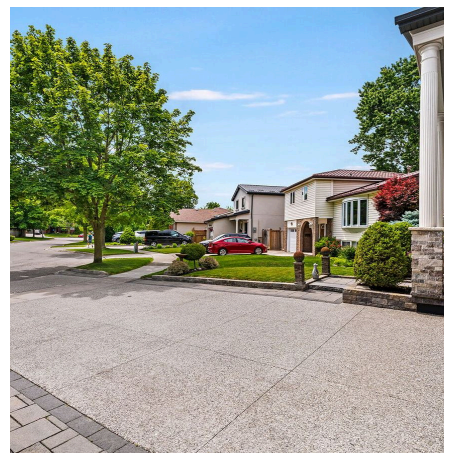
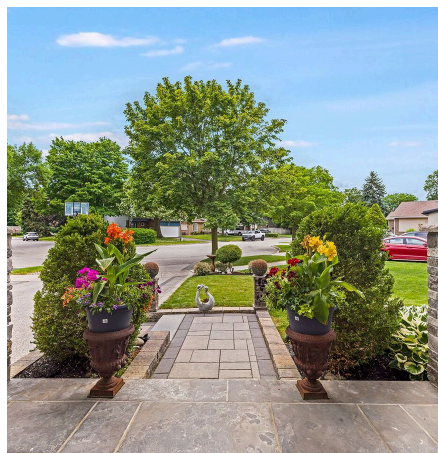
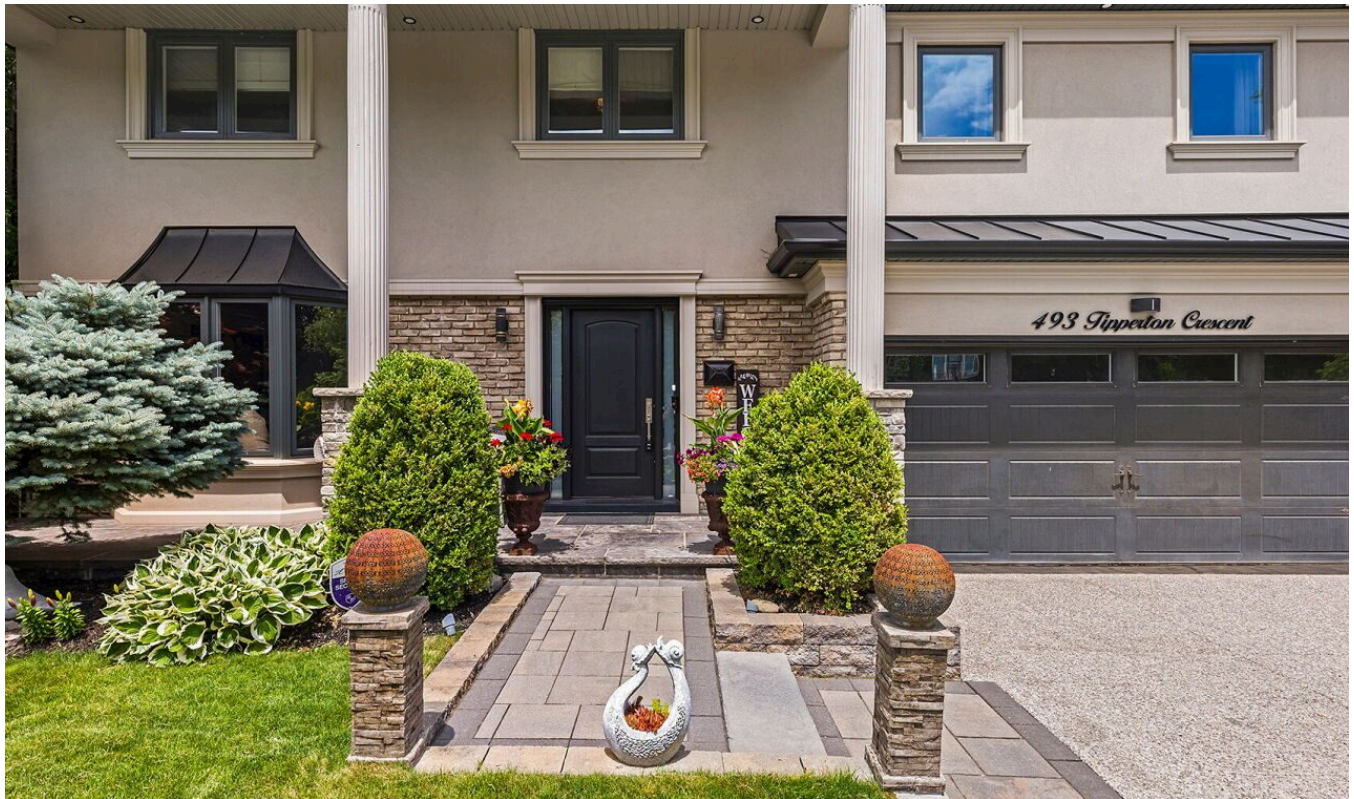
List Price	\$2,549,999	Style	2-Storey Detached – Freehold
Bedrooms	5 + 1 (in-law suite)	Bathrooms	6 (5 full + 1 half)
Above-Grade Finished	2,975 sq ft (MPAC)	Total Living Space	≈ 3,729 sq ft (incl. lower level)
Lot	36.26 ft frontage × 109.66 ft – pie-shaped	Lot Area	10,860 sq ft
Backing Onto	Protected greenbelt – no rear neighbours	Pool	Inground salt-water
Parking	6 total (2-car garage + 4 driveway)	Year Built	1973 – extensively renovated & expanded
Zoning	RL5-0	Property Taxes	\$9,181 (2025)
Municipality	Town of Oakville, Halton Region	Community	Bronte West (1020 - WO West)



Lot is an irregular pie shape (36.26 × 109.66 × 114.85 × 33.18 × 154.88 ft), widening substantially toward the rear. All measurements and taxes to be verified by the buyer. Above-grade area 2,975 sq ft per MPAC; total finished living space approx. 3,729 sq ft including the lower level.

A commanding presence behind mature landscaping.

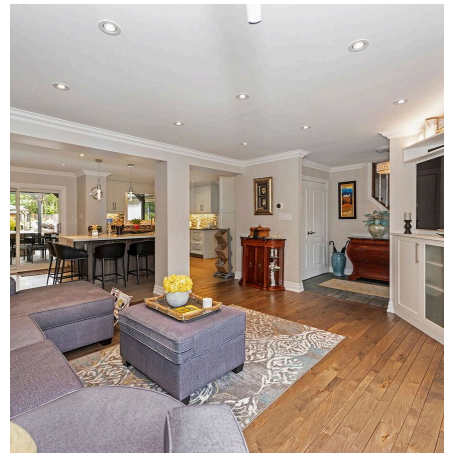
Grand covered portico with columns, custom stonework, professional gardens and an extra-wide aggregate driveway with parking for six.



THE MAIN FLOOR

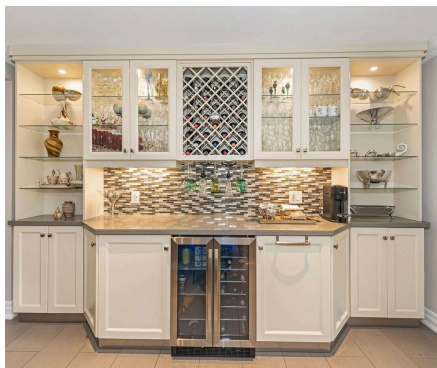
Open-concept living, designed for gathering.

Rich hardwood, custom built-ins and a bright bay window flow from the foyer through the great room and family room to the heart of the home.



A chef's kitchen with an entertainer's servery.

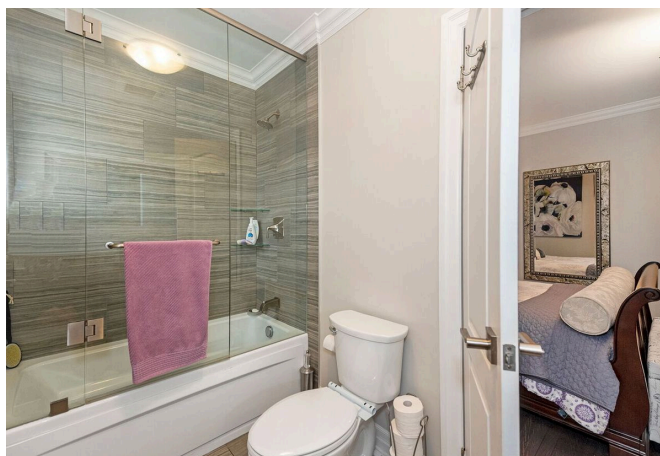
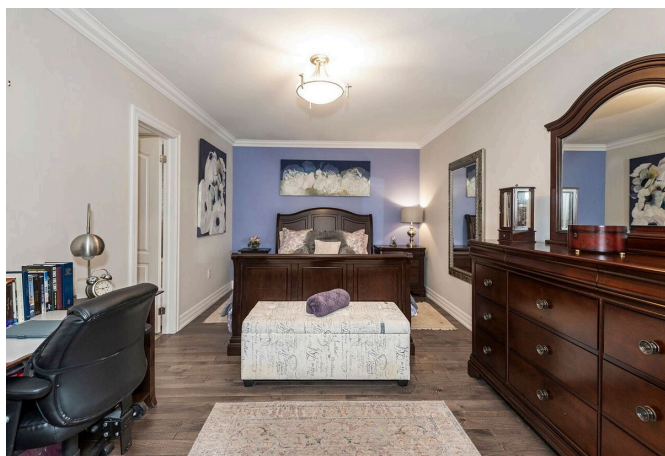
Oversized quartz island with gas cooktop and built-in oven, full stainless appliance suite, and a dedicated wet-bar servery with wine display – steps from a formal dining room warmed by a stone fireplace.



MAIN-FLOOR IN-LAW SUITE

A private suite of its own.

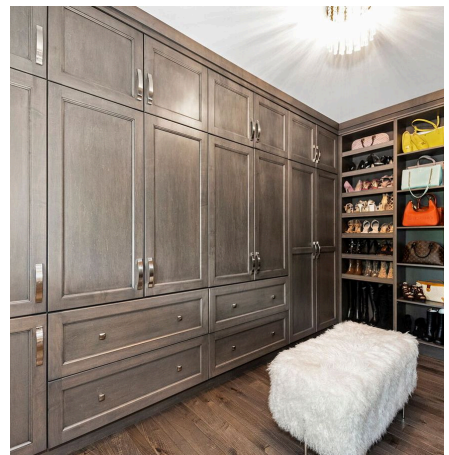
A rare, fully custom in-law suite on the main level – complete with its own living room, kitchenette, bedroom and full bathroom, opening directly to the backyard. Ideal for extended family, live-in support, or guests who deserve their own space.



THE PRIMARY RETREAT

A spa-inspired owner's suite.

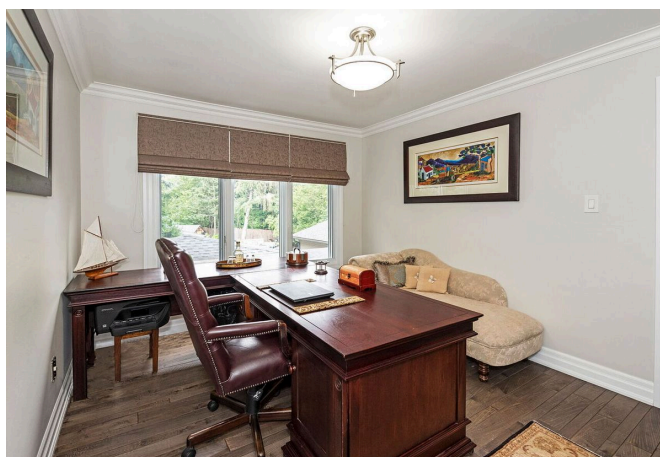
A serene primary bedroom pairs with a five-piece spa ensuite – freestanding soaker, glass shower and double vanity – and a separate, custom-outfitted walk-in closet built for real storage.



BEDROOMS & LOWER LEVEL

Room for everyone — and room to play.

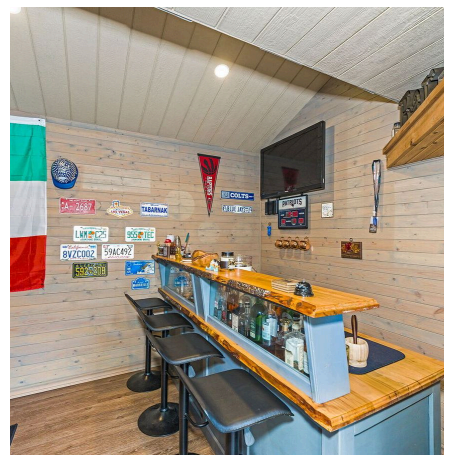
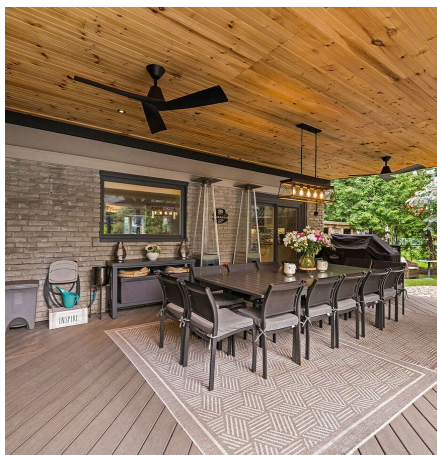
Generous secondary bedrooms and a home office give a growing family flexibility, while the fully finished lower level delivers a media/theatre lounge, games area with pool table, wet bar and a dedicated laundry room.

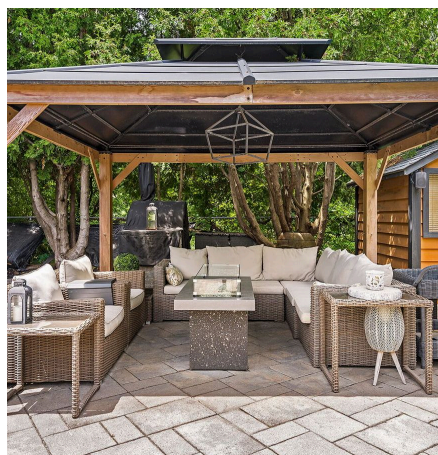
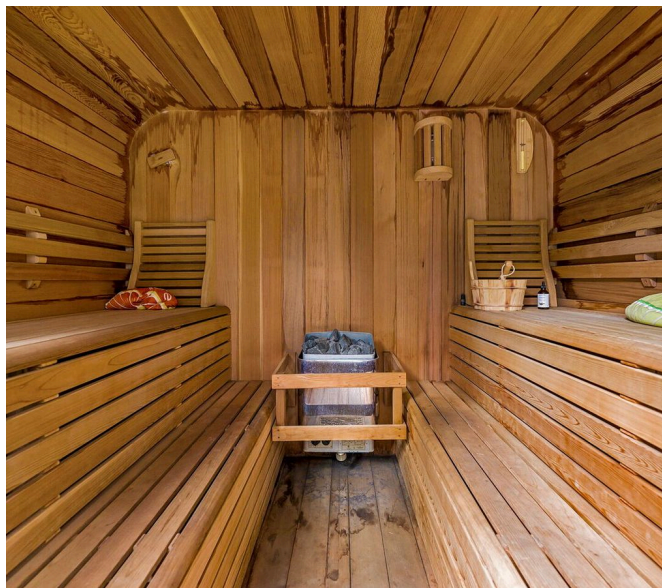


THE BACKYARD RESORT

Your own private resort, backing onto the trees.

An entertainer's dream: heated saltwater pool, covered patio with dining, cabana bar, cedar sauna, hot tub, gazebo lounge, pizza oven and fire pits – all wrapped in mature, private landscaping with no rear neighbours.





OUTDOOR LIVING

Resort amenities, at home year-round.

Saltwater pool · Cedar sauna · Hot tub (2016) · Covered patio & cabana bar · Gazebo lounge · Pizza oven · Wood & gas fire pits · Outdoor sound · CCTV security · Honda back-up generator · Change rooms & storage sheds.

LAYOUT

Floor Plans

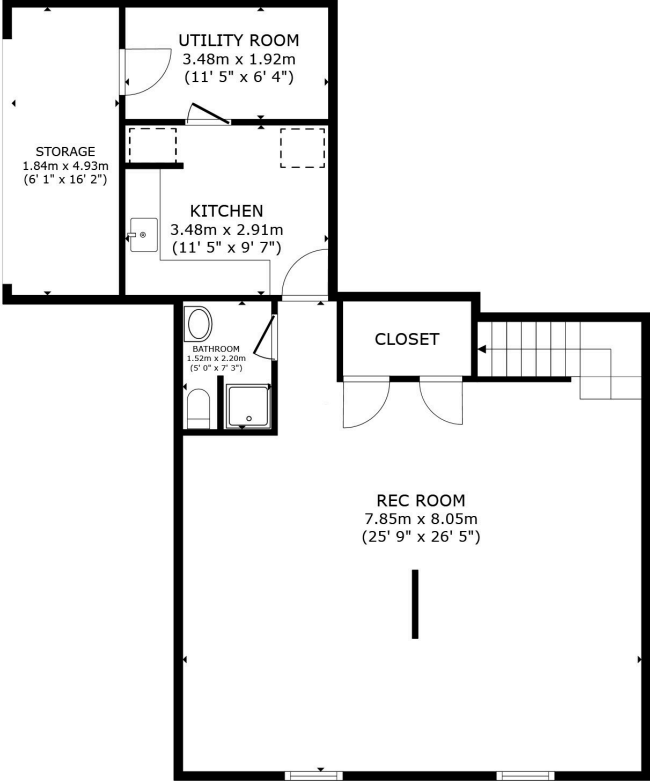
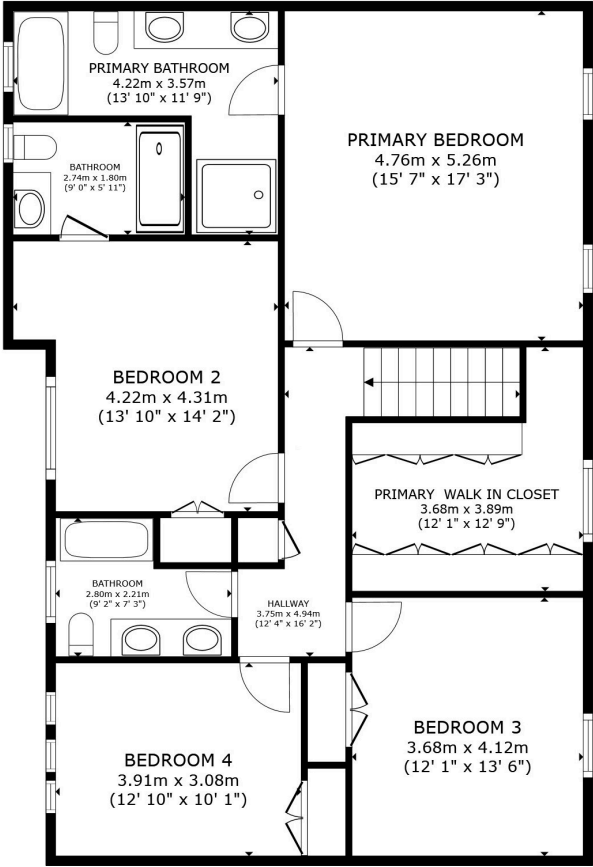
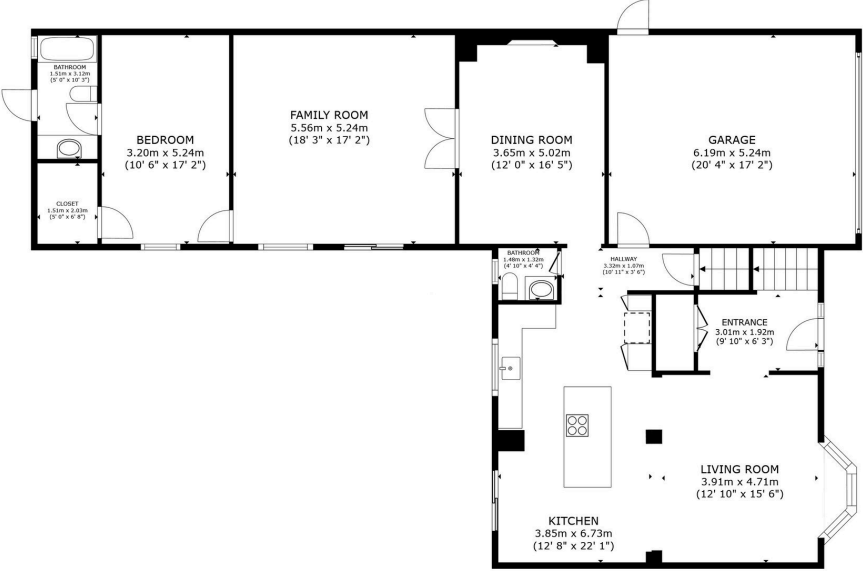
Approximate gross internal area of 3,729 sq ft across three levels, plus an attached double garage. Dimensions are approximate; buyer to verify.



GROSS INTERNAL AREA
 FLOOR 1 89.2 m² (960 sq.ft.) FLOOR 2 140.4 m² (1,511 sq.ft.) FLOOR 3 116.8 m² (1,257 sq.ft.)
 EXCLUDED AREAS : GARAGE 32.5 m² (350 sq.ft.)
 TOTAL : 346.4 m² (3,729 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

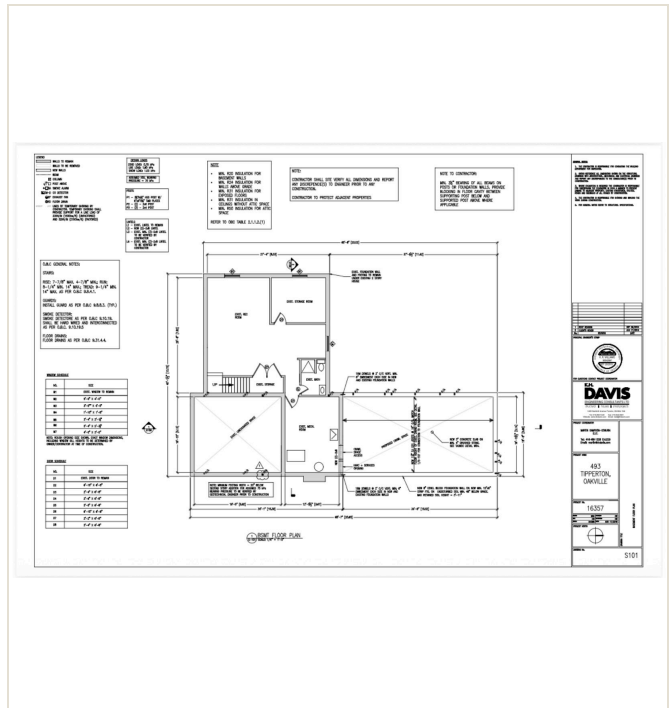


FLOOR PLANS – BY LEVEL



Professionally Engineered

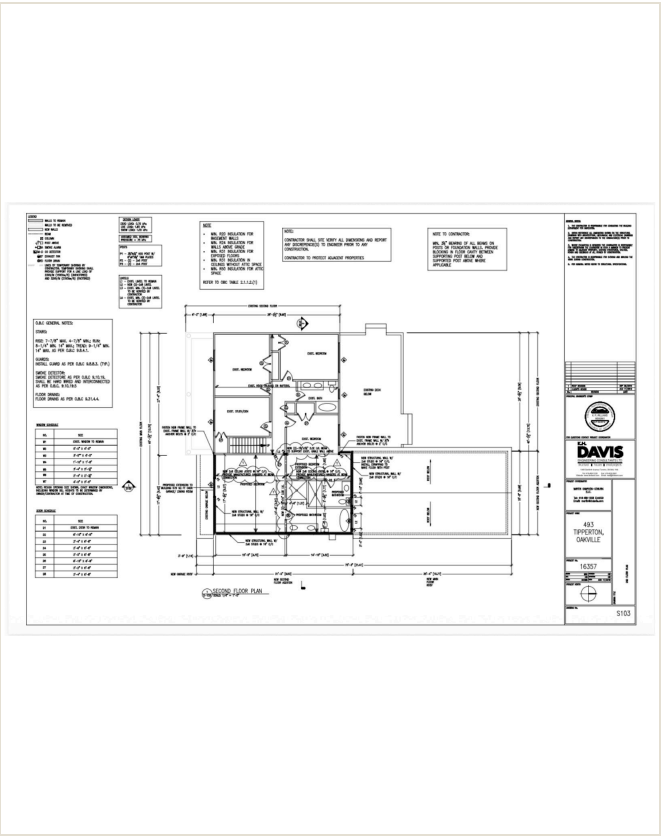
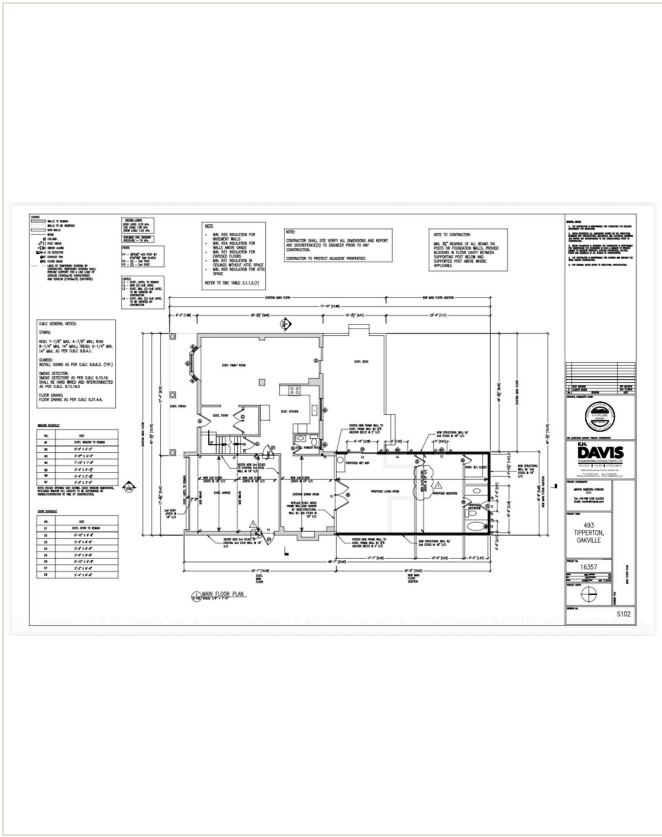
The home's extensive additions and structural renovations were designed and stamped by **K.H. Davis Engineering Consultants Ltd.** The permitted drawings below document the site plan, structural framing and floor-by-floor additions – offering buyers full transparency and peace of mind.



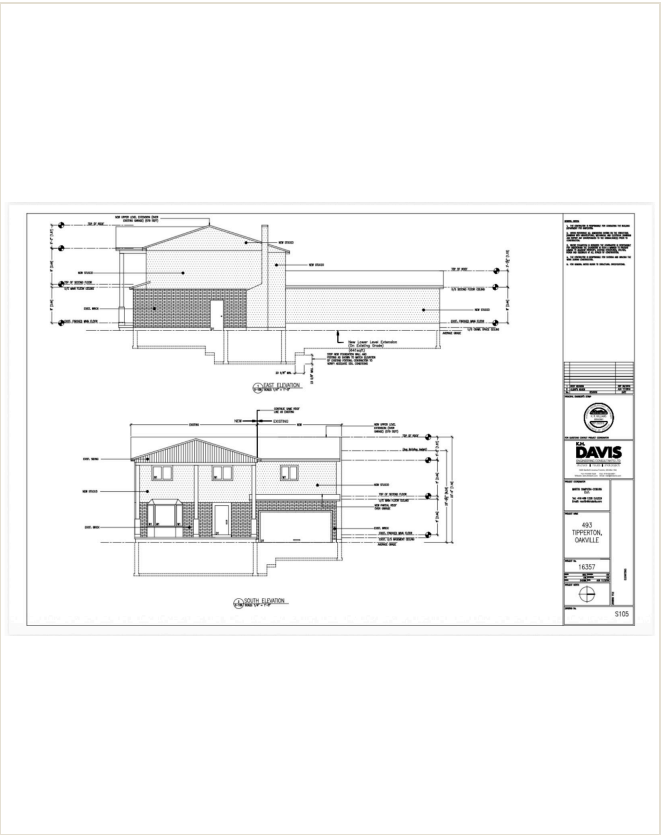
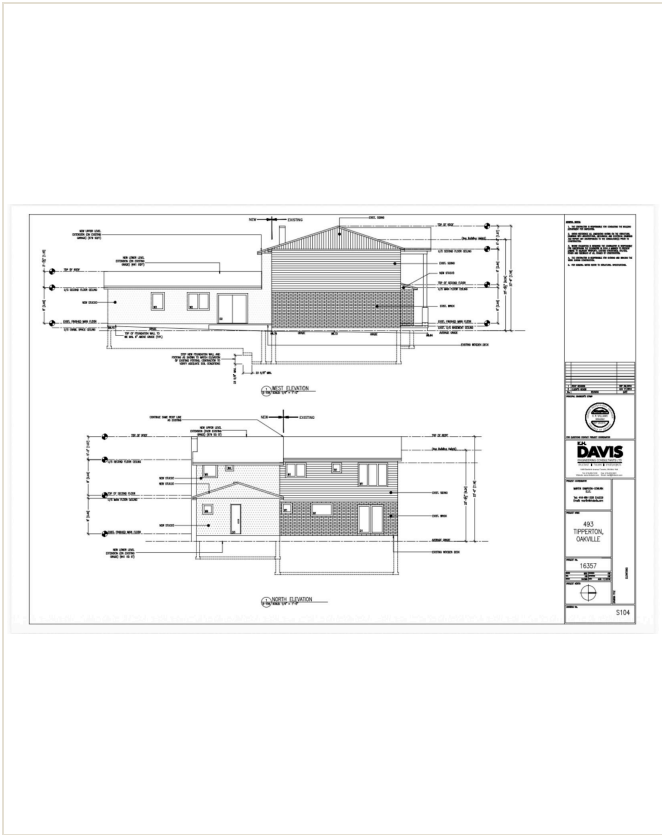
SITE STATISTICS (FROM ENGINEERED DRAWINGS)

Site area 10,860 sq ft · Total gross floor area 3,385 sq ft · Lot coverage 26.6% · Overall building height 7.59 m. Additions include expanded main and second floors over the original 1973 structure.

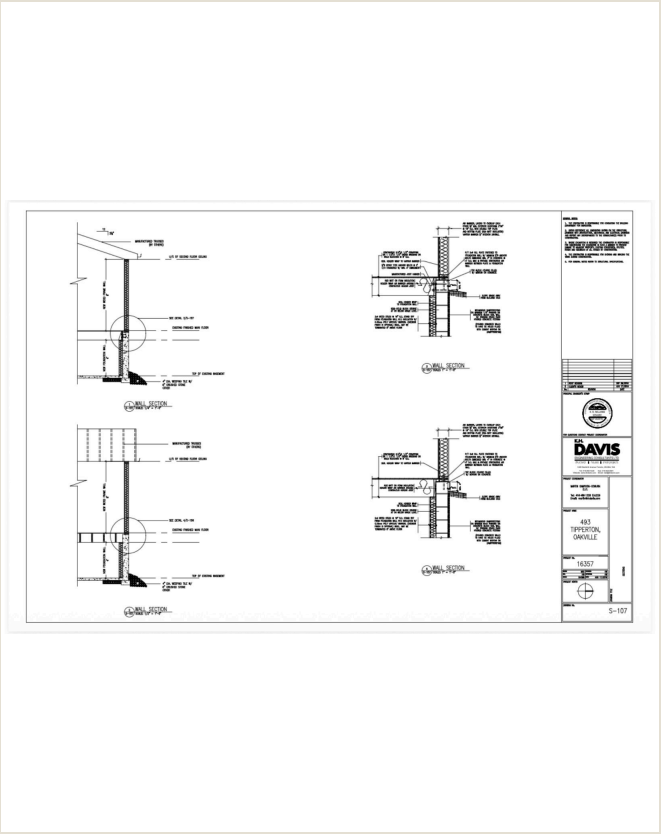
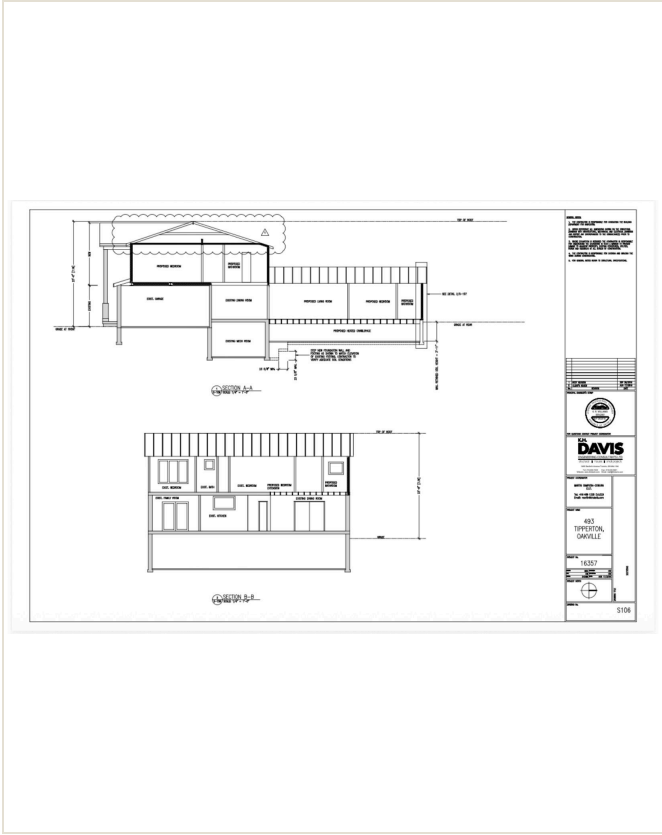
RENOVATIONS & ADDITIONS – ENGINEERED DRAWINGS



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RENOVATIONS & ADDITIONS – ENGINEERED DRAWINGS





SCHEDULE C

Chattels & Fixtures

Items included in, and excluded from, the purchase price. This summary forms part of the Agreement of Purchase and Sale; all included items are provided in "as-is" condition unless otherwise stated.

INCLUDED IN THE SALE

MAIN FLOOR

- ✓ Fridge
- ✓ Countertop gas range
- ✓ Stove
- ✓ Microwave / warming drawer
- ✓ Dishwasher
- ✓ Wine fridge
- ✓ Home lighting-automation hubs

IN-LAW SUITE

- ✓ Fridge
- ✓ Microwave

LOWER LEVEL

- ✓ Fridge
- ✓ Bar fridge
- ✓ Dishwasher
- ✓ Stacker washer & dryer
- ✓ Chest freezer
- ✓ Pool table & cues
- ✓ Projector & projector screen

BACKYARD & POOL

- ✓ Inground salt-water pool equipment & accessories
- ✓ Pool cleaner / skimmer & vacuum
- ✓ Hot tub (2016)
- ✓ Cedar sauna
- ✓ Gazebo
- ✓ Backyard bar fridge, TV & stereo system
- ✓ 4x outdoor speakers
- ✓ Portable A/C (bar)
- ✓ Pizza oven & utensils

EXCLUDED FROM THE SALE

THROUGHOUT THE HOME

- × Artwork
- × Furniture
- × Area rugs
- × Small appliances
- × TVs & audio/video equipment (incl. game consoles)

LOWER LEVEL

- × Stereo system
- × Game console (PS5)
- × Speakers (2 front, 4 surround, centre, sub) & brackets
- × Multimedia equipment, remotes & cables
- × Arcade machine
- × Popcorn machine

BACKYARD

- × Napoleon gas BBQ & utensils
- × Big Green Egg, table & utensils
- × Patio furniture & heaters
- × Bluetooth unit, artwork & décor in bar
- × Items in tool shed & change room
- × Snowblower, garden equipment & tools
- × Ladders
- × Vegetable garden boxes
- × 1 storage box by patio

GARAGE

- × Gym equipment
- × Battery chargers & batteries
- × Garbage cans



THE COMMUNITY

OAKVILLE, ONTARIO

Bronte West

LAKESIDE LIVING ON OAKVILLE'S WEST SHORE

Consistently ranked among Canada's best places to live, Oakville pairs a charming lakeside-town feel with big-city convenience. Bronte West is one of its most established, family-friendly enclaves – mature tree-lined streets, top-rated schools, and the harbour, beaches and waterfront trail of Lake Ontario just minutes away.

0.3 km

TO QUEEN ELIZABETH PARK

~2.5 km

TO BRONTE HARBOUR

35 min

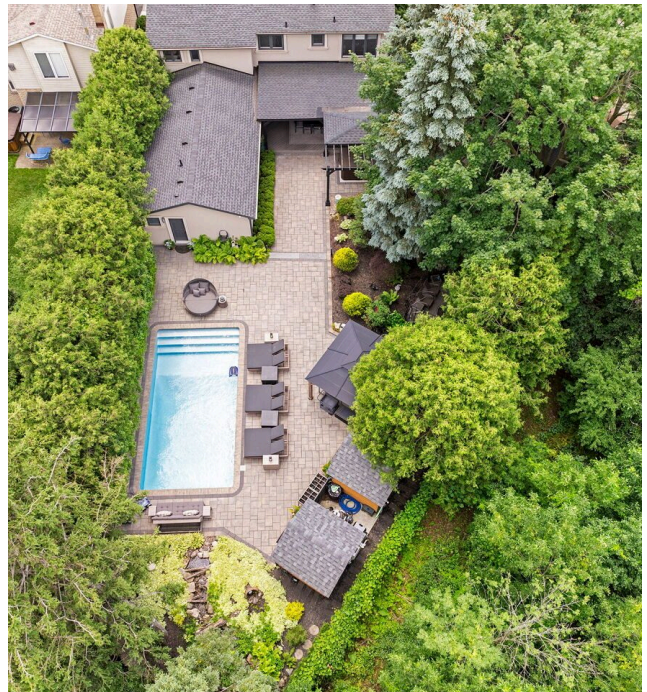
GO TRAIN TO TORONTO

Minutes to the harbour, the beach and the boardwalk.

Bronte grew up around its harbour on the shores of Lake Ontario, and that waterfront heritage still defines daily life. Just a few minutes south, **Bronte Heritage Waterfront Park** offers a sandy beach, lighthouse, pier and boardwalk, a marina, and direct access to the regional **Waterfront Trail** for walking and cycling.

The revitalized **Bronte Village** along Lakeshore Road West is the neighbourhood's social heart – cafés, bakeries, boutiques and waterfront patios with unobstructed lake views. It's the kind of place where a morning walk ends with a coffee by the water.

Prefer the east end? Historic downtown Oakville and Sixteen Mile Creek are a short drive away, adding another harbour, more dining and boutique shopping to the mix.



Bronte Heritage Waterfront Park

Beach, pier, marina & boardwalk · ~2.5 km



Bronte Village Shops & Dining

Lakeshore Rd W waterfront patios · ~2.5 km



Bronte Harbour & Marina

Boating & sailing on Lake Ontario



Waterfront Trail

Regional walking & cycling network

EDUCATION

Top-rated public, Catholic, French & private schools.

Families are served by the Halton District and Halton Catholic school boards, French-language boards, and standout private options – including internationally recognized Appleby College, all within a short distance.

Gladys Speers Public School

14-min walk · 1.0 km

PK-6 · PUBLIC · HALTON DSB

Eastview Public School

18-min walk · 1.4 km

PK-8 · PUBLIC · HALTON DSB

Thomas A. Blakelock High School

3.0 km

9-12 · PUBLIC · FRENCH IMMERSION & SPECIALIST HIGH SKILLS

Pine Grove Public School

3.7 km

2-8 · PUBLIC · FRENCH IMMERSION

École élémentaire Patricia-Picknell

2.8 km

PK-6 · PUBLIC FRENCH · CS VIAMONDE

St. Dominic Catholic Elementary

2.4 km

PK-8 · CATHOLIC · HALTON CDSB

St. Thomas Aquinas Catholic Secondary

5.0 km

9-12 · CATHOLIC · HALTON CDSB

Oakville Christian School

2.1 km

PK-8 · PRIVATE

Appleby College

4.0 km

7-12 · PRIVATE · BOARDING & DAY

A community centre at the end of the street.

Perhaps the neighbourhood's greatest everyday luxury sits a four-minute walk away: the **Queen Elizabeth Park Community & Cultural Centre (QEPCCC)** at 2302 Bridge Road. This flagship facility packs indoor & outdoor pools, a fitness centre, gymnasium, arts & cultural studios, a theatre, and youth & older-adult centres into one destination – with year-round drop-in and registered programs for every age.

The surrounding **Queen Elizabeth Park** adds tennis, basketball, sports fields and playgrounds right at the doorstep, with two more parks and trail access all within a short walk.



Queen Elizabeth Park

4-min walk · 0.3 km

2302 BRIDGE RD

Playground, 8 tennis courts, basketball court & 2 sports fields – right at the end of the street.

Donovan Bailey Park

6-min walk · 0.5 km

BRONTE AREA

Named for the Olympic sprinter – open green space and play areas.

Petro-Canada Park

8-min walk · 0.6 km

356 BRONTE RD

Trail access connecting into Oakville's green corridor.

SPORTS & RECREATION

Home to the **Oakville Soccer Club** – Canada's largest youth soccer organization – plus the Oakville Recreational Hockey League, YMCA of Oakville leagues, swim, tennis and skating programs. Sixteen Mile Sports Complex and Pine Glen Soccer Centre round out a deep menu of competitive and house-league play.

Connected, convenient and well-served.

COMMUTING & TRANSIT

Bronte GO Station (~1.3 km) puts Union Station roughly 35 minutes away on the Lakeshore West line. Oakville Transit stops just a 2-minute walk away, and the **QEW** and **Highway 403** are minutes north – with Pearson International Airport about 30 minutes away.

HEALTH & SAFETY

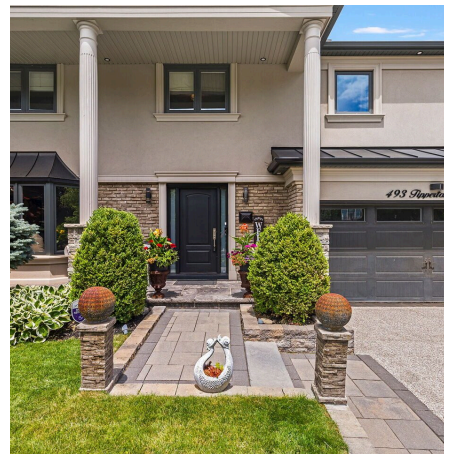
Oakville Trafalgar Memorial Hospital (Halton Healthcare) provides full-service, modern care nearby, backed by Halton Region police, fire and EMS. Oakville is consistently ranked among Canada's safest and most livable communities.

DINING & SHOPPING

Waterfront restaurants and cafés in **Bronte Village**, everyday shopping along Speers Road and Bronte Road, and the boutiques and restaurants of **historic downtown Oakville** – plus Oakville Place and big-box centres a short drive away.

THE LIFESTYLE

Mature, tree-lined streets and a strong sense of community, minutes from the lake yet moments from every convenience – Bronte West offers a rare balance of small-town warmth and big-city access.





ARRANGE A PRIVATE VIEWING

Let's find your way home.

493 Tippeton Crescent is offered for sale at \$2,549,999. For a private showing, the full photo & video tour, or a no-obligation conversation about buying or selling in Oakville, get in touch anytime.

3D MATTERPORT TOUR

VIDEO WALKTHROUGH

William Mansour

REAL ESTATE SALESPERSON · LPT REALTY

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This guide is provided for information purposes only and does not form part of any agreement of purchase and sale. Measurements, square footage, taxes, lot dimensions and all details are approximate and to be independently verified by the buyer and buyer's representative. Chattels & fixtures per Schedule C. School catchments, distances and community amenities subject to change. Not intended to solicit properties already listed for sale or buyers/sellers under agency contract. E.&O.E.