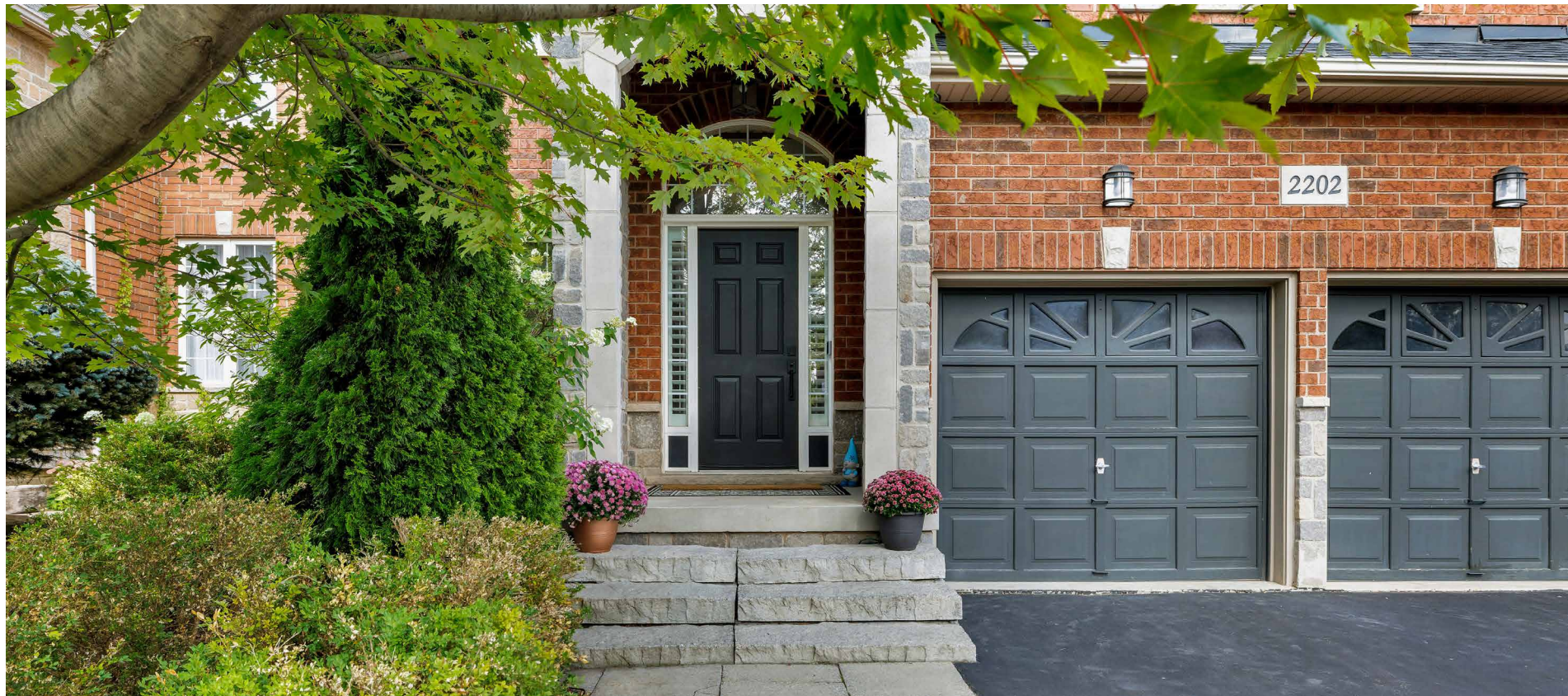


RINA DIRISIO
REAL ESTATE, BUT BETTER



2202 BROOKHAVEN CRES

OAKVILLE



OUTSTANDING. CUSTOM 'MARKAY' BUILT. ELEGANT 5+1-BEDROOM HOME WITH 4 BATHROOMS. AND A NEWLY FINISHED BASEMENT IN WESTMOUNT. ONE OF OAKVILLE'S MOST SOUGHT-AFTER FAMILY - FRIENDLY COMMUNITIES.

Walk to the highly-rated Garth Webb High School, West Oak Trails Community Park, Grand Oak Park and. A vast trail system that weaves along ponds and through neighbourhood parks offers great family adventures, and the Abbey Plaza and Glen Abbey Community Centre are a 3-minute drive, and the Oakville Hospital is five minutes away. Major highways, including the 407 ETR and the QEW/403, are within a 6-minute drive for commuters.

Captivating curb appeal with a brick and stone façade, lush gardens and a mature shade tree, a long double driveway leading to the attached double garage and upgraded stone walkways and steps to the arched covered front entrance. Fantastic low-maintenance private rear yard with built-in outdoor speakers and an extensive wrap-around stone patio surrounding the inviting saltwater pool set against a backdrop of evergreens and mature trees illuminated with garden lighting. In-ground speakers in front yard.

Sophistication greets you the moment you step inside this large, well-planned luxury home. Nine-foot main floor ceilings, hardwood flooring on the main floor and upper-level family room and hall, updated staircase and bathrooms, pot lights, built-in speakers in living room and kitchen and California shutters add to the contemporary style. The living room with a gas fireplace and the separate dining room provide ample space, whether entertaining or gathering with family. Work remotely in the beautiful main floor office and the updated powder room and laundry room with inside entry to the garage, adds to the convenience. The dream kitchen features abundant white cabinetry with china cabinets, granite counters, a movable island, stainless steel appliances, and double garden doors open to the private backyard paradise and pool. Upstairs, you'll find an open-concept family room, five generous bedrooms and two full modern bathrooms.

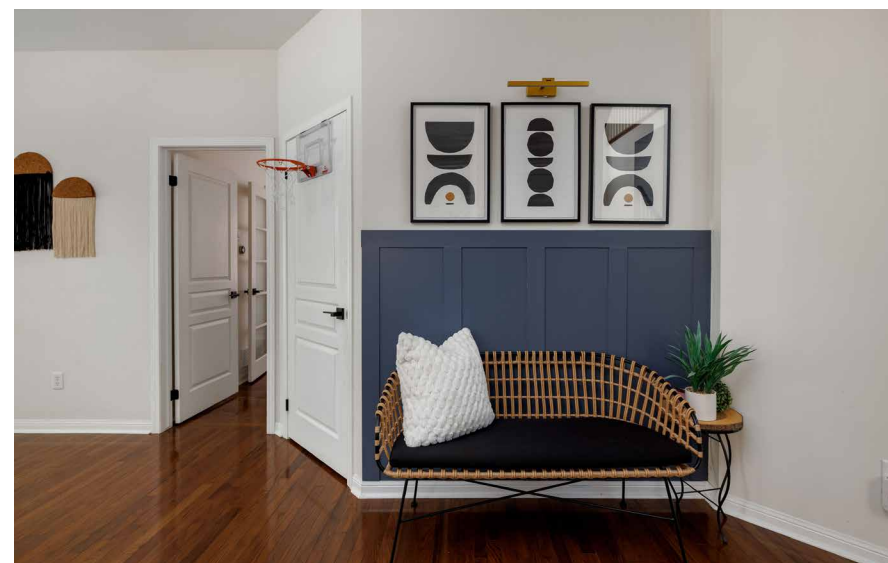
The primary retreat features a walk-in closet and a lavish updated 4-piece ensuite bathroom with an oversized soaker tub and separate glass shower. The recently finished basement (2025) offers abundant additional living space with style, featuring a large recreation room, a second kitchen, an office/playroom, a sixth bedroom, a 3-piece bathroom, and a laundry room, making it perfect for a self-contained in-law suite. Improvements include some new windows and a new roof (2016), pool pump and liner, and a refurbished filter (2021), a Bosch security system, and landscape lighting.

MAIN LEVEL



FOYER (13'7" X 8'6")

- Upgraded entry door system with two sidelights and a large Palladian-style transom
- California shutters
- Venetian plaster-style feature wall
- Oversized porcelain floor tiles
- Upgraded hurricane-style pendant lighting and pot lights in the hall area
- Nine-foot main floor ceilings
- Impressive oak staircase with updated railings
- Walk-in closet



LIVING ROOM (17'7" X 11'11")

- Gas fireplace with a classic white mantel
- Built-in speakers
- Numerous pot lights
- Hardwood flooring
- Large window with California shutters
- French doors to the den





DINING ROOM (12'6" X 11'11")

- Hardwood flooring
- Large window with California shutters
- Stylish chandelier with a drum

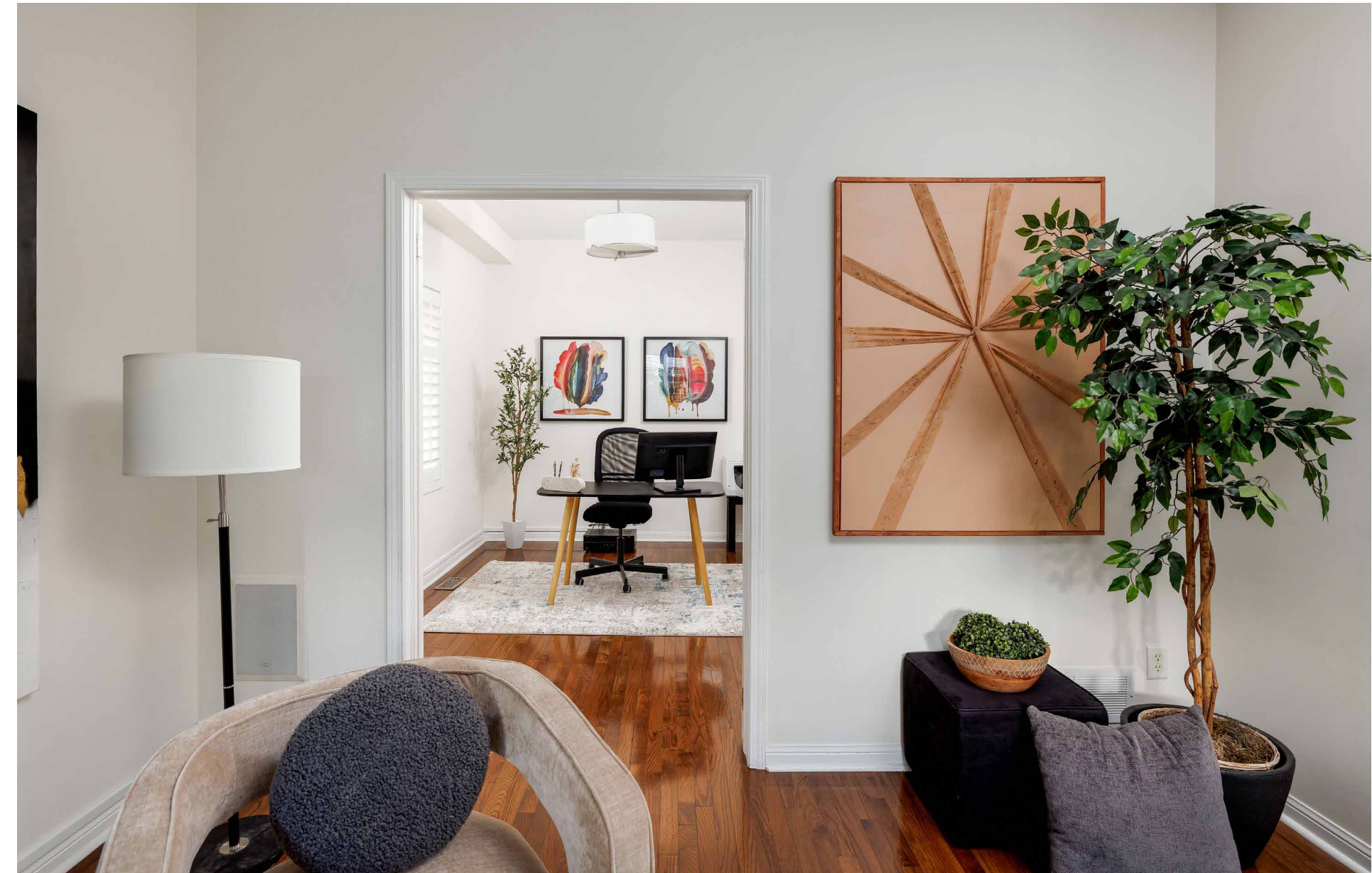


KITCHEN



KITCHEN (17'8" X 12'11")

- Extensive white cabinetry
- Extended-height upper cabinets with two built-in china cabinets
- Custom range hood fan canopy
- Separate pantry
- Furniture-style moveable island with a breakfast bar
- Granite counters and backsplash with wood mouldings
- Oversized floor tiles
- Several pot lights and chic modern island lighting
- Stainless steel appliances, including a fridge, slide-in electric range, and a built-in dishwasher
- Double garden door walkout with California shutters to the backyard paradise
- Built-in speakers



DEN (11'7" X 8'11")

- Five-panel glass French doors to the living room
- Hardwood flooring
- Pendant-style chandelier with a drum shade
- Large window with California shutters

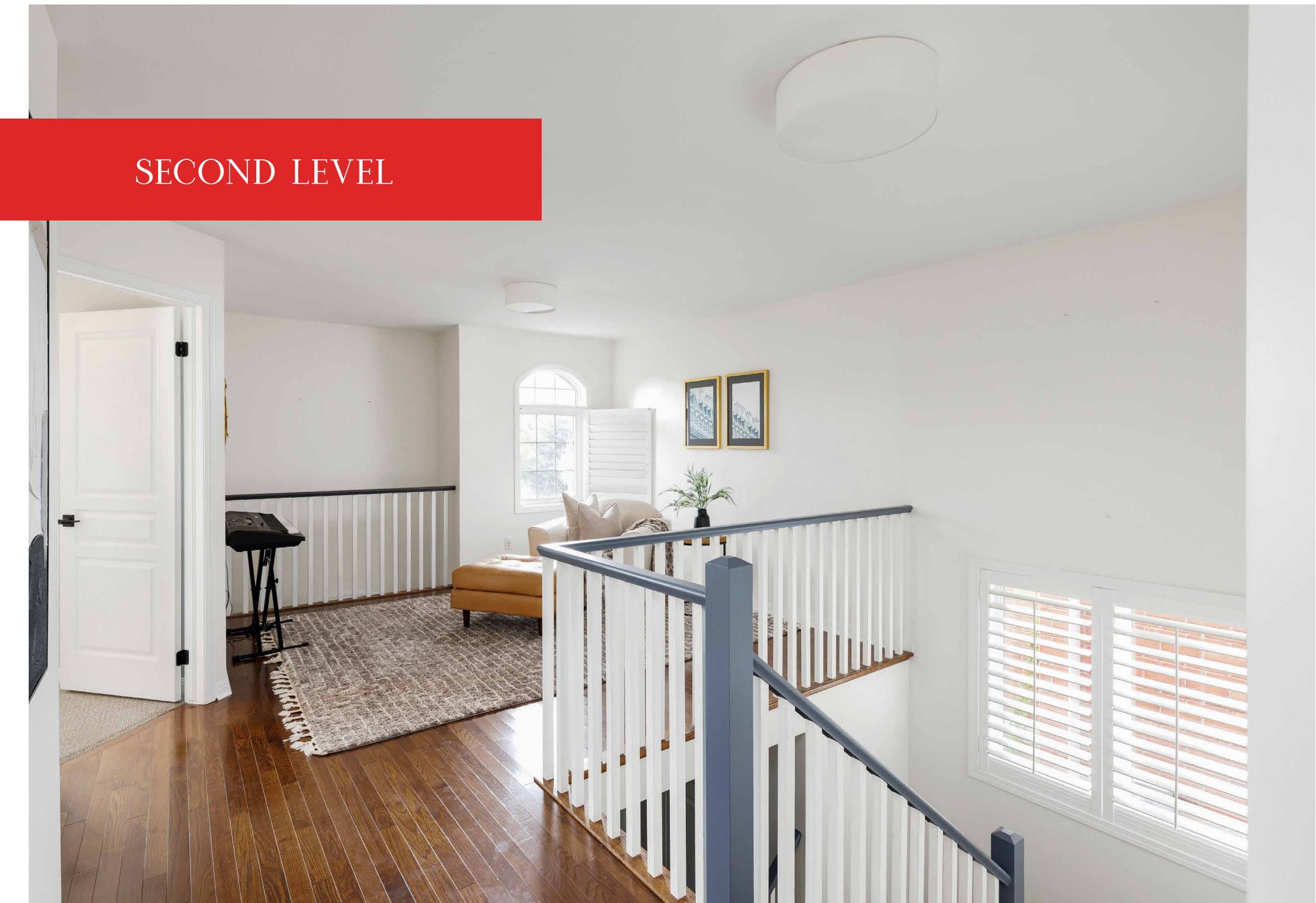


BATHROOM (2-PIECE)

- Large window with California shutters
- Upgraded white plumbing fixtures, including a pedestal sink
- Oversized stone-look floor tiles

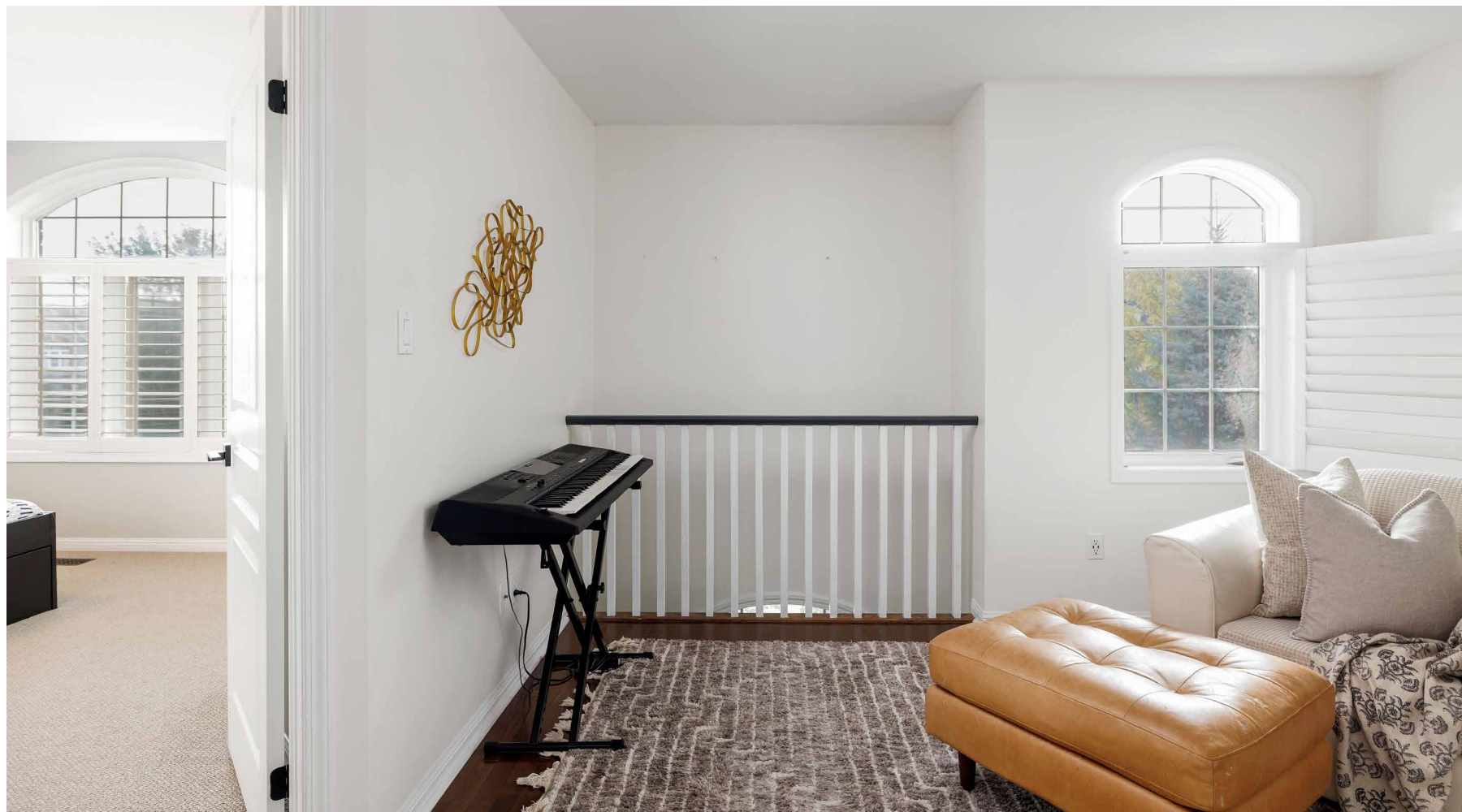
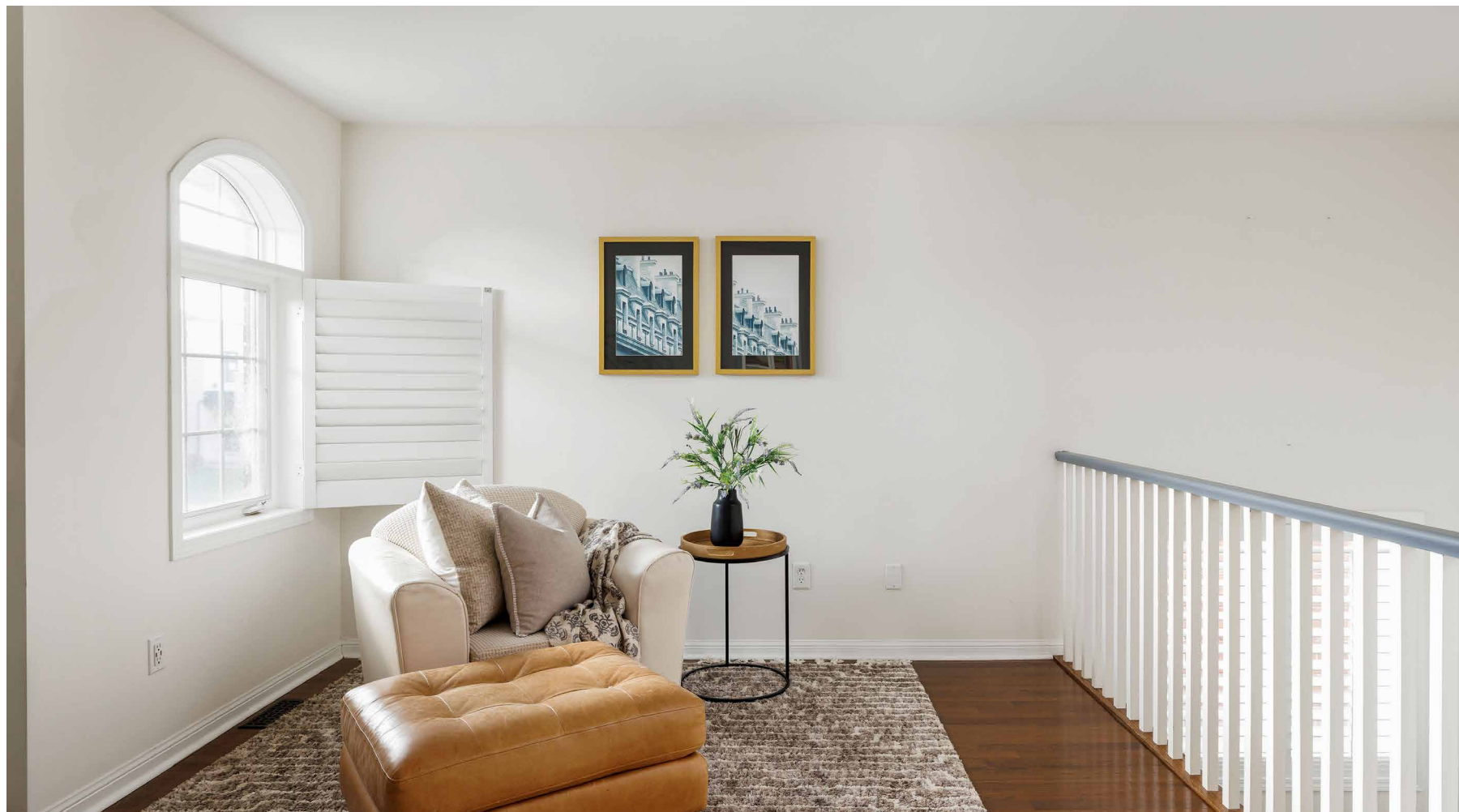
LAUNDRY (8'2" X 5'5")

- Plenty of upgraded upper cabinetry
- Granite counter
- Upgraded base cabinet with a stainless steel washtub
- Upgraded porcelain floor tiles
- LG washer and dryer
- Inside entry to the attached double garage



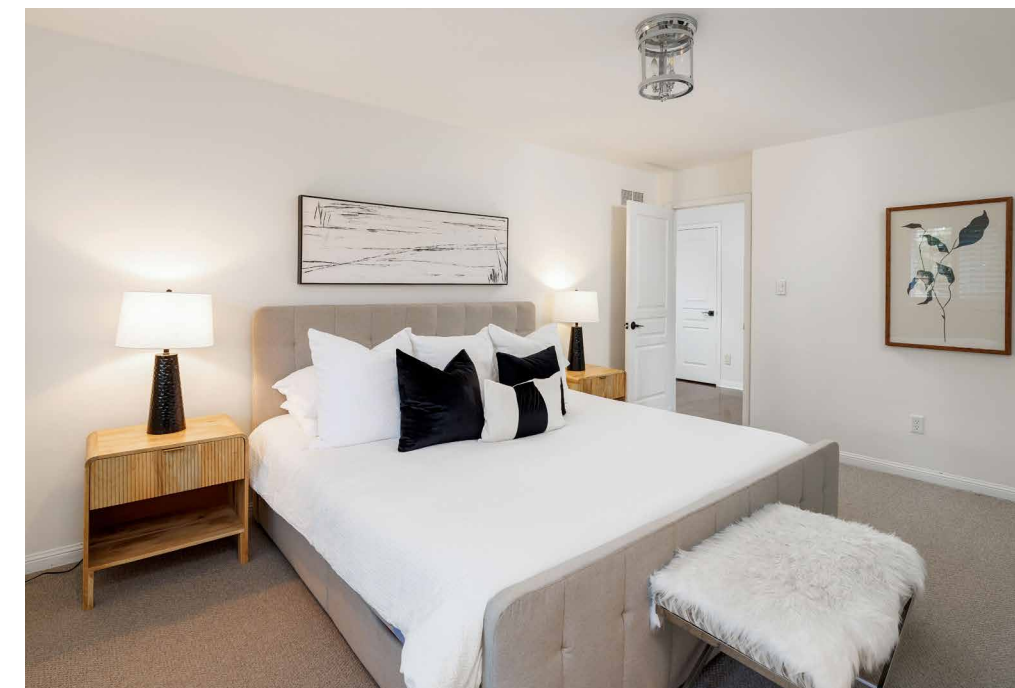
FAMILY ROOM (14'5" X 10'11")

- Open railings to the staircase and to the foyer below
- Beautiful hardwood flooring
- Palladian-style window with California shutters



PRIMARY BEDROOM (16'11" X 12'0")

- Large window with California shutters
- Upgraded ceiling light fixture
- Walk-in closet
- Neutral broadloom





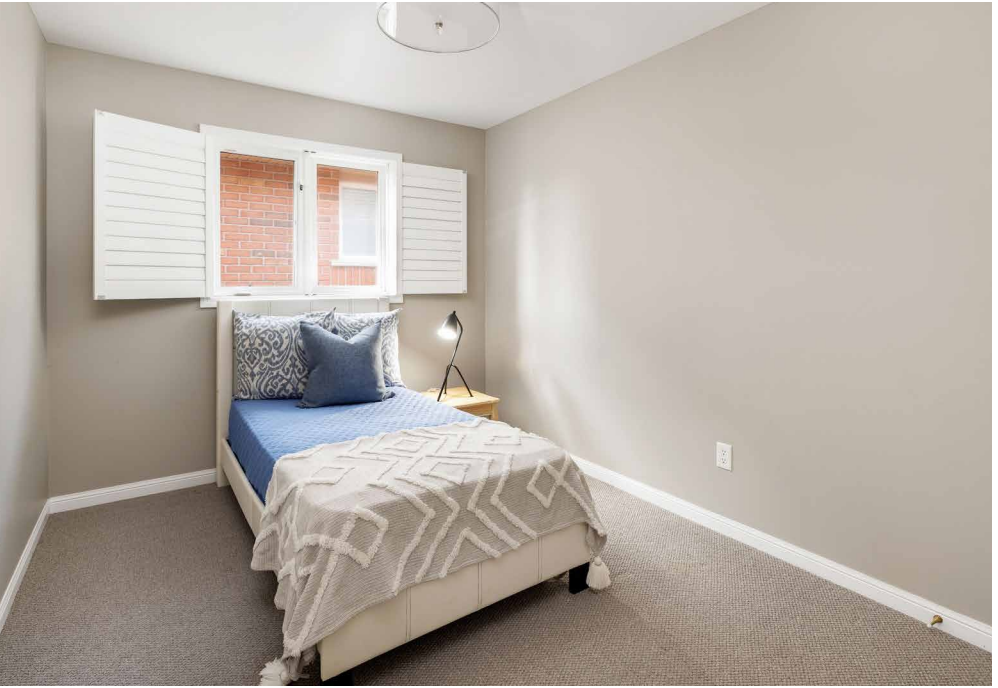
ENSUITE BATHROOM (4-PIECE)

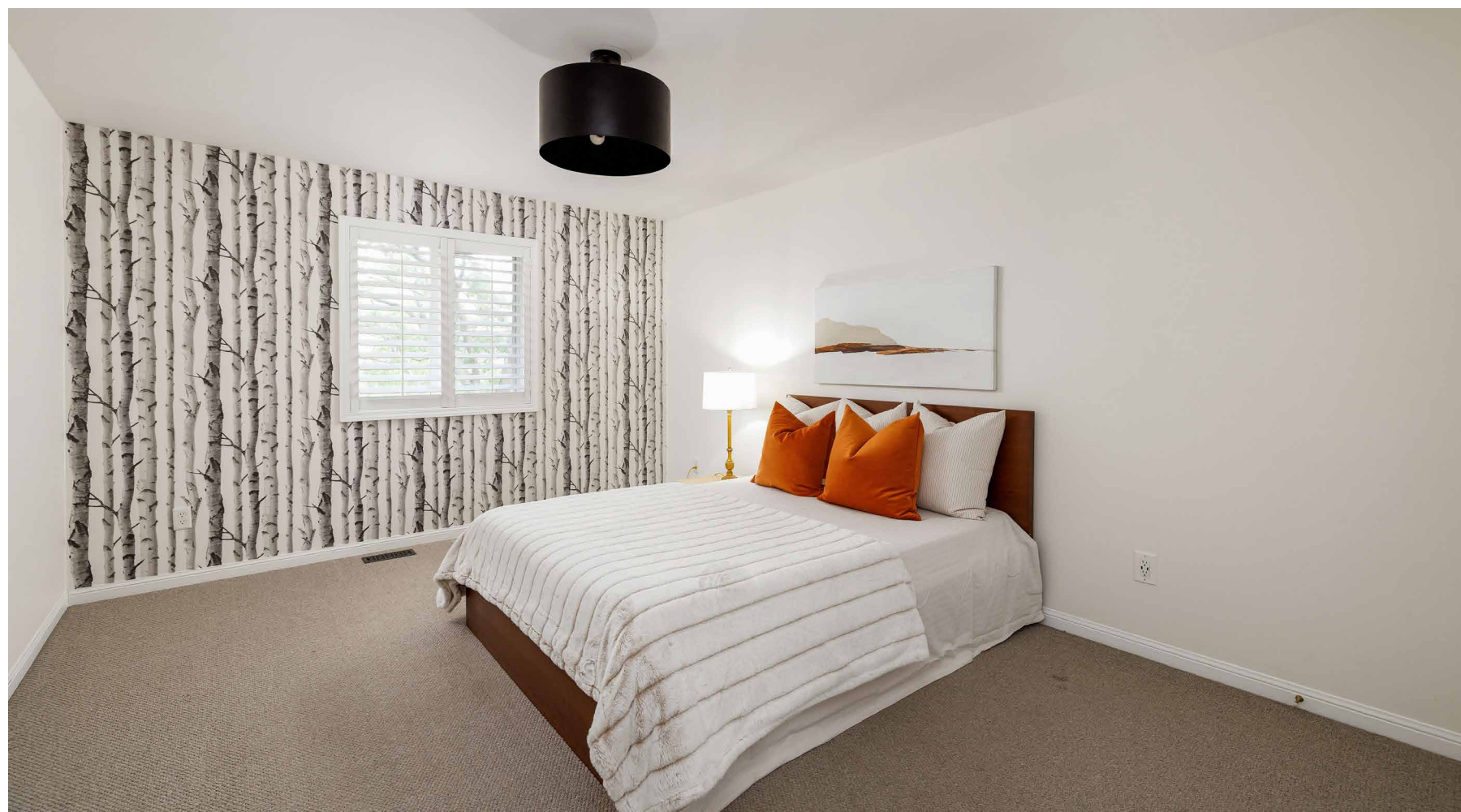
- Upgraded cabinetry with large drawers and a lower display shelf
- One-piece moulded counter with an integrated sink
- Upgraded floor tiles
- Oversized soaker tub with a floor-mounted faucet with a spray wand
- Corner shower with oversized marble-look tile surround, rain shower head, and a frameless glass enclosure



BEDROOM 2 (17'7" X 11'11") BEDROOM 3 (11'7" X 8'11") BEDROOM 4 (15'4" X 10'6") BEDROOM 5 (15'4" X 11'2")

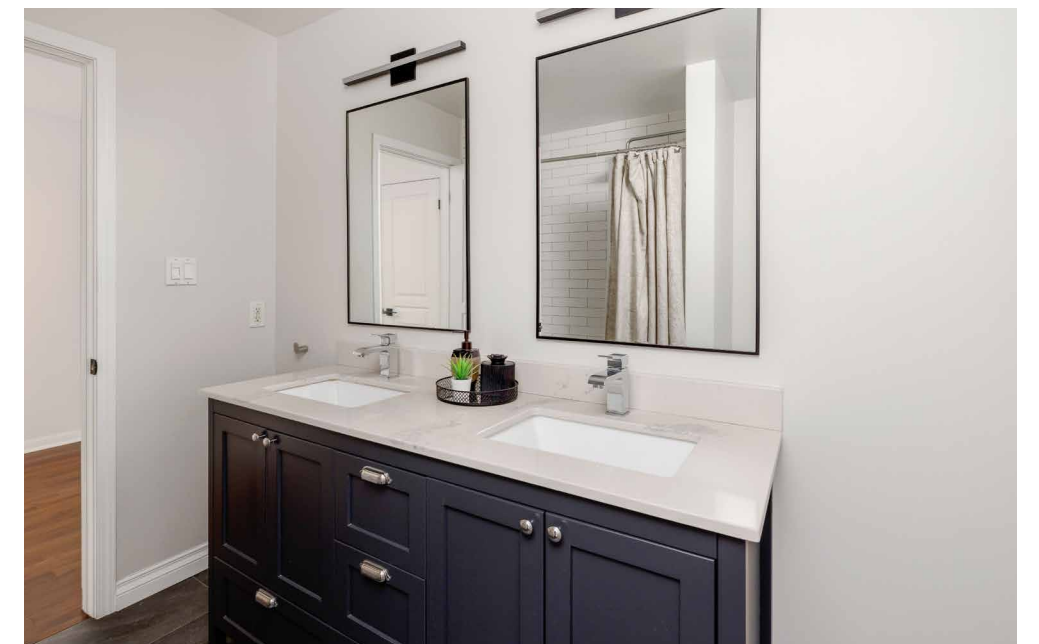
- Four additional bedrooms on the second floor have upgraded light fixtures, neutral broadloom, large windows with California shutters and ample closet space.





BATHROOM (5-PIECE)

- Beautiful updated main bathroom with sleek furniture-style cabinetry with drawers, quartz counter with two undermount sinks, chic vanity lighting, window with California shutters, upgraded floor tiles and a tub/shower combination with oversized subway tile surround.



LOWER LEVEL



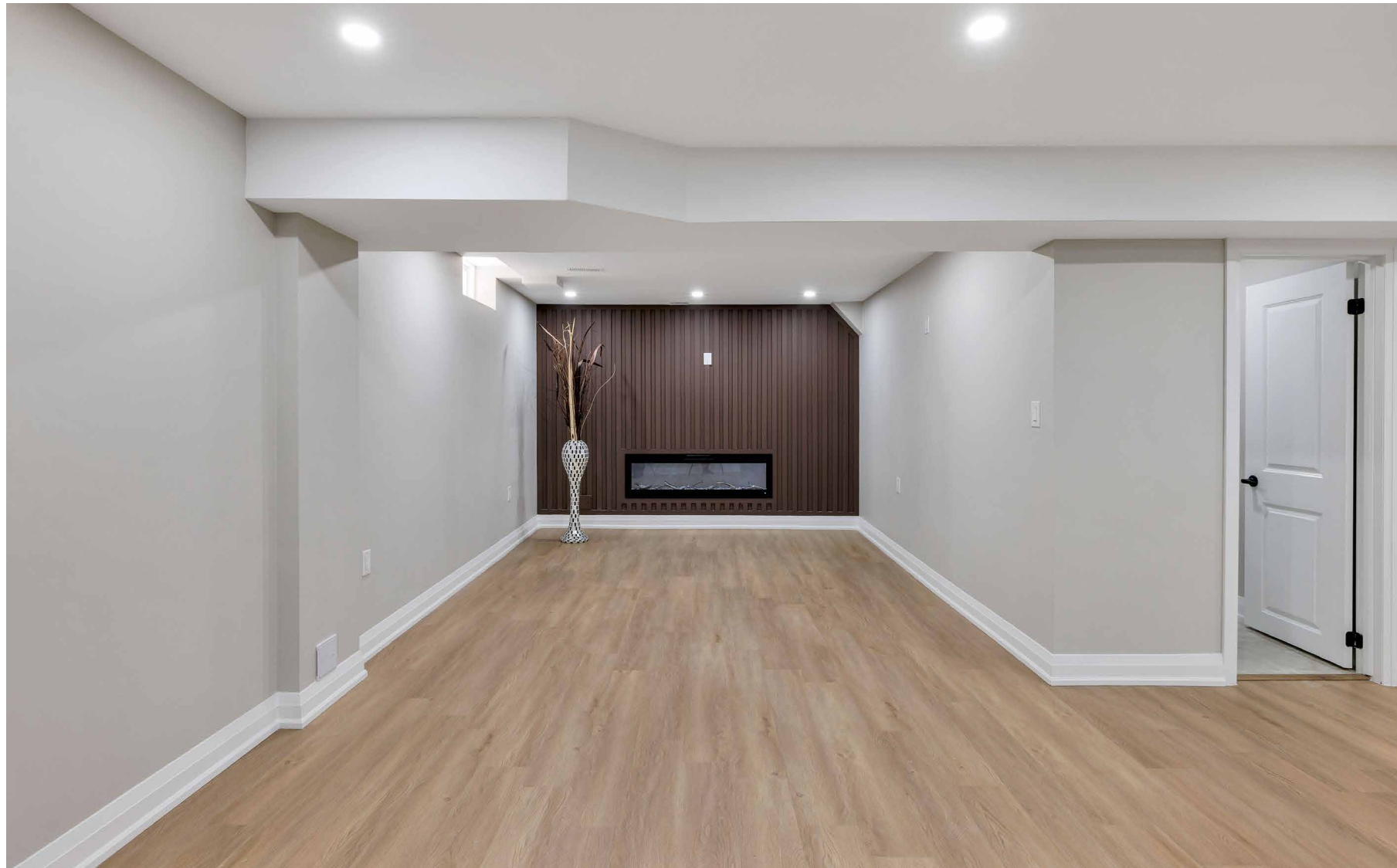
LOWER HALL/ FLEX AREA

- Wide-plank laminate flooring
- Custom wall mouldings
- Pot lights
- Window



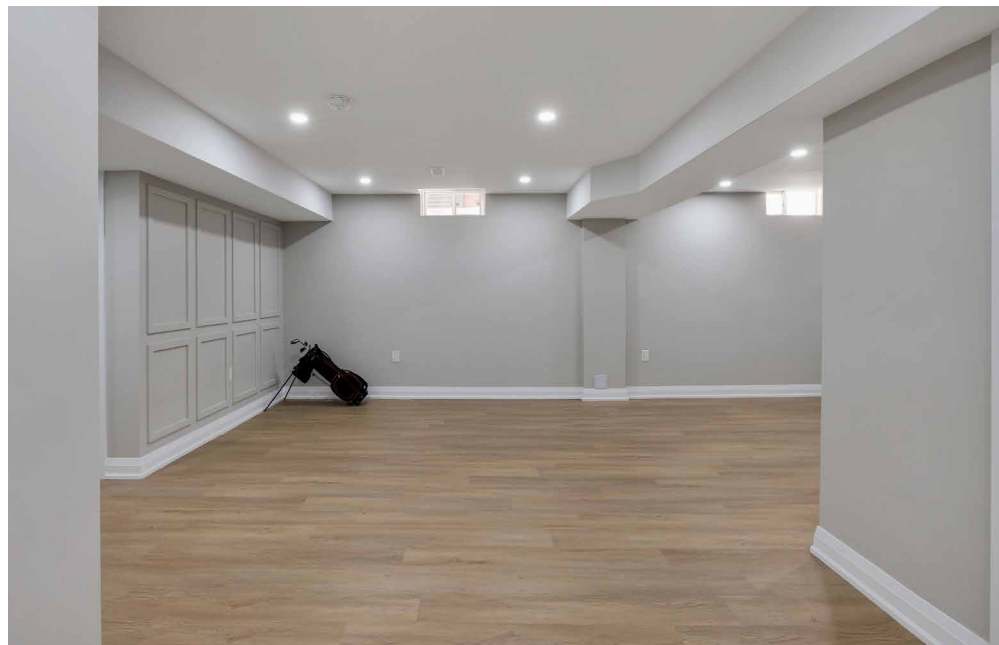
OFFICE/PLAYROOM (10.7' X 12')

- Upgraded broadloom
- Ceiling light fixture



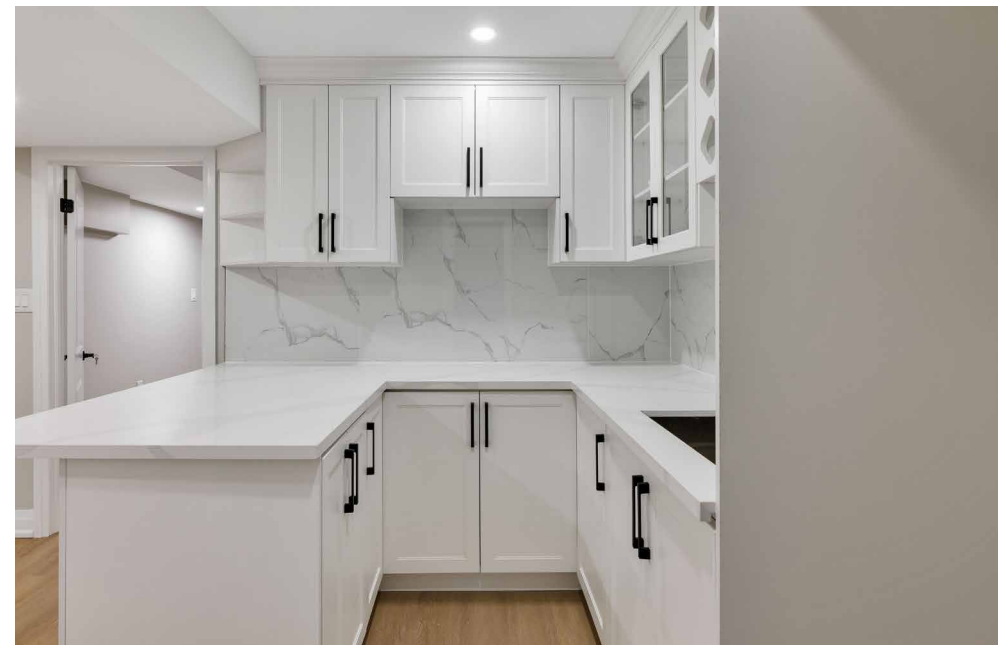
RECREATION ROOM (21.4' X 25.3')

- Wide-plank laminate flooring
- Several pot lights
- Wood slat feature wall with a linear fireplace
- Prewired for a flat-panel TV



BAR (7.9' X 9')

- Sleek white cabinetry
- Upper cabinets with a corner display shelf, china cabinet, and a built-in wine rack
- Peninsula/island with a breakfast bar
- Quartz counters and a complimenting slab backsplash
- Walk-in storage pantry





BEDROOM 6 (12.8' X 12.5')

- Wide-plank laminate flooring
- Extended window
- Walk-in closet

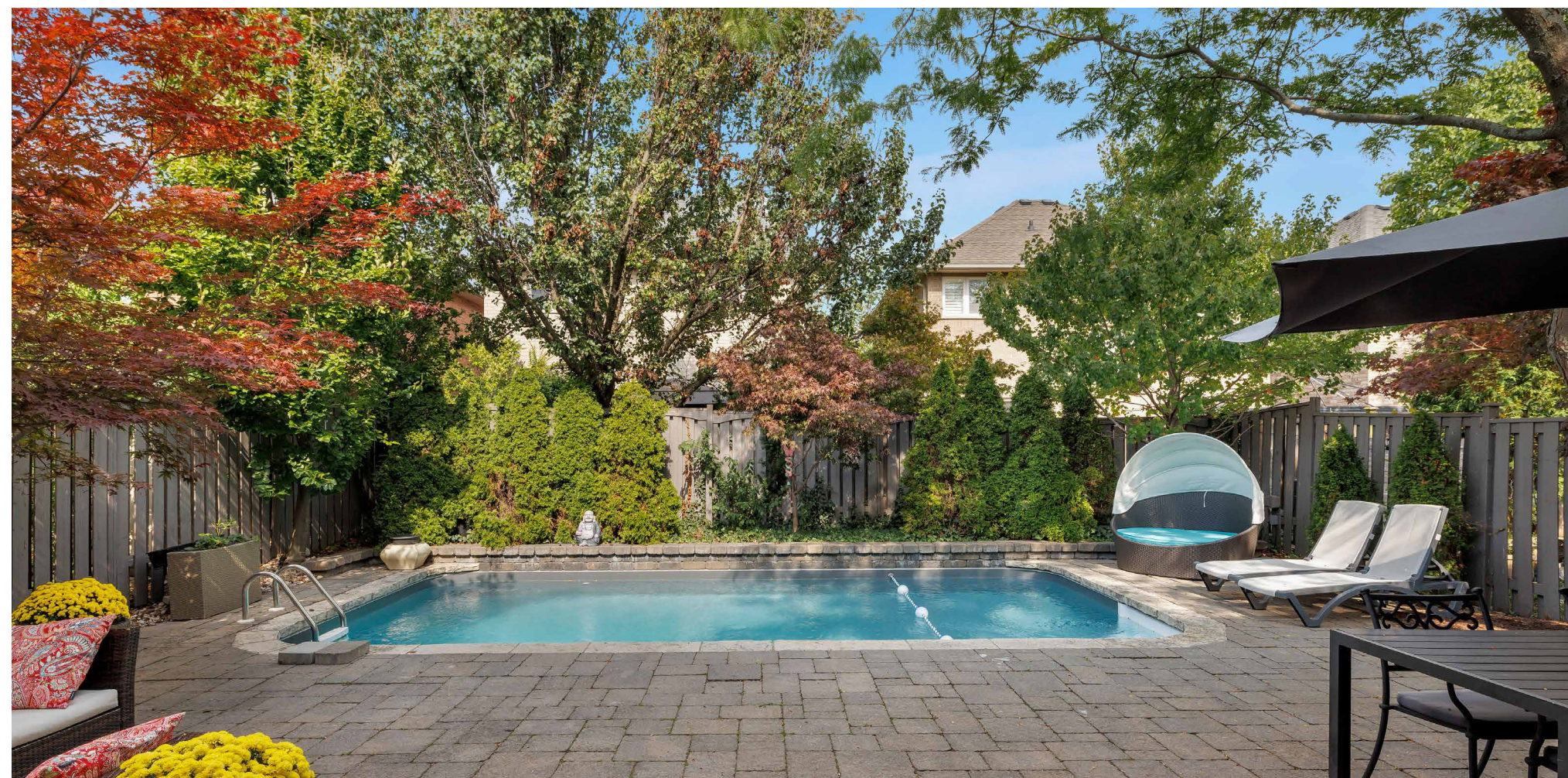
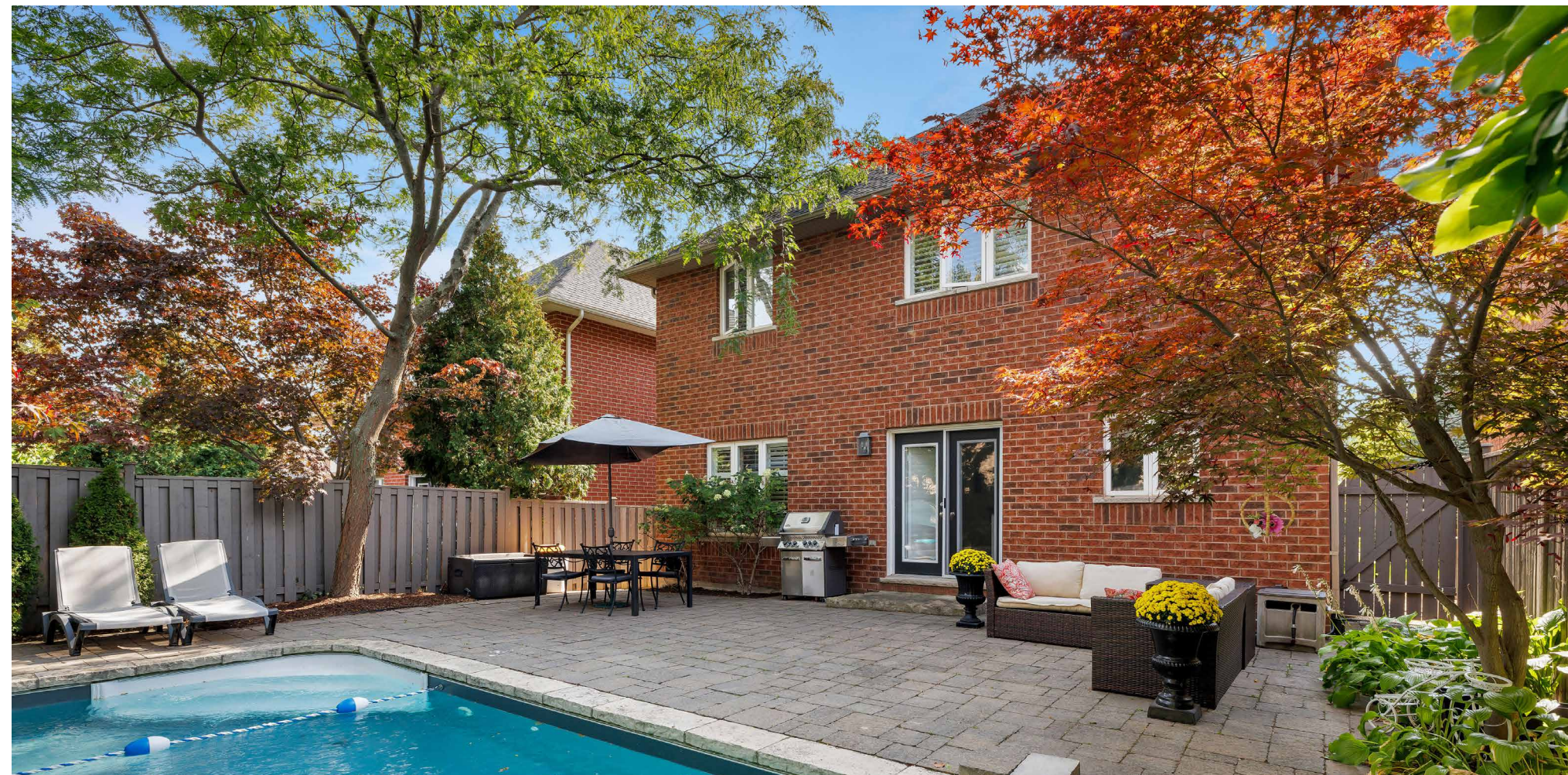


BATHROOM (3-PIECE)

- White cabinetry with a bank of drawers
- Quartz counter and an undermount sink
- Upgraded high-gloss floor tiles
- Oversized shower with stone-look tile surround and a sliding glass door enclosure
- Upgraded black accessories and trim

LAUNDRY ROOM

- Prewired and plumbed for a stacked washer and dryer
- Wide-plank laminate flooring



SCHOOLS

Elementary
Emily Carr – English Track – JK – GR08
Forest Trail – FI – GR02 – 08
St. Joan of Arc CES – JK -
St. Mary CES – FI – GR01 – 08, Exf – GR05 - 08

Secondary
Carth Webb – English Track/FI – GR09 - 12
St. Ignatius of Loyola CSS – Regular Track/FI/Exf – GR09 - 12



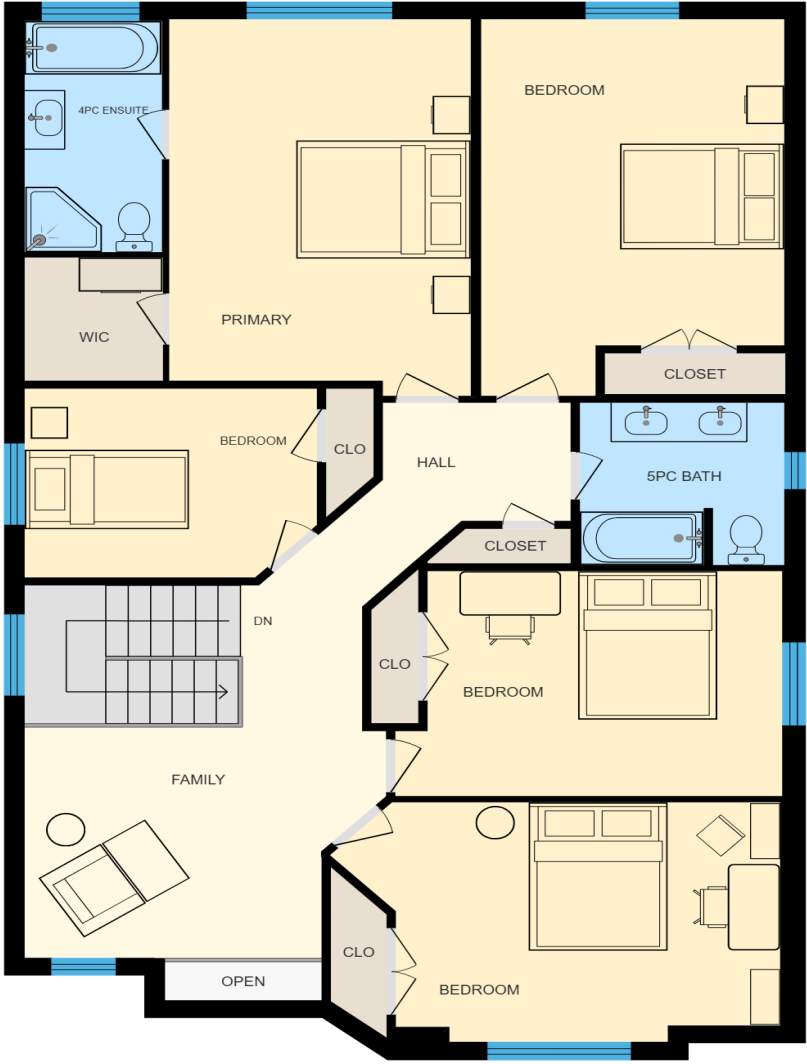
Taxes: \$7745 (2025)

Lot Size: 40.03 x 109.91ft

Inclusions: Built-in dishwasher, fridge, stove, washer, dryer, microwave, all elfs, all window coverings, central vac, all pool equipment, gdo, inground sprinklers (front yard), built-in speakers in living & dinning + built-in outdoor speakers

Exclusions: Bedroom white cabinets

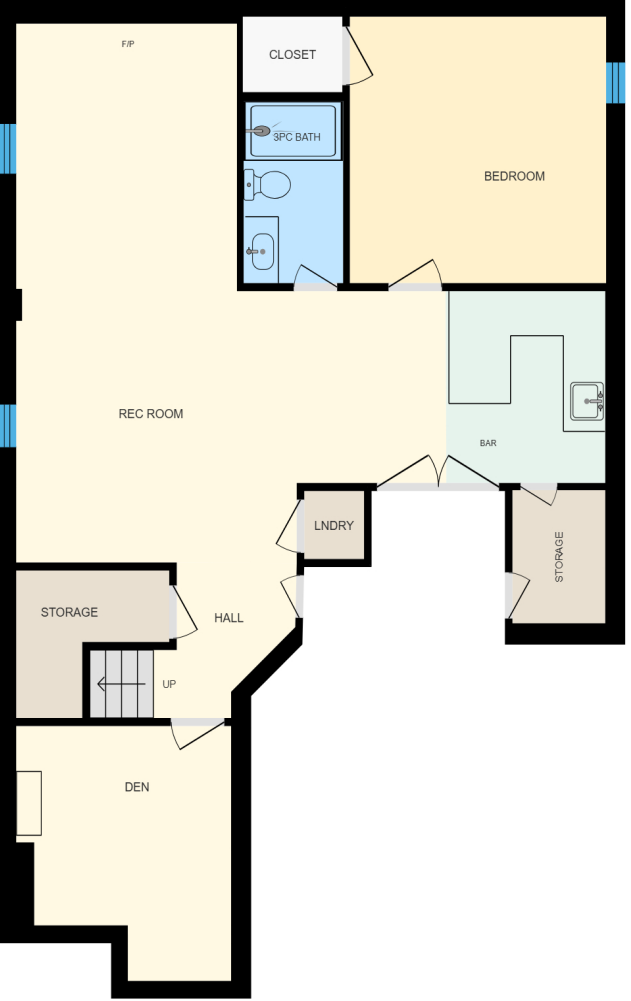
FLOOR PLANS



All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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RINA DIRISIO
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LIFETIME RESIDENT OF OAKVILLE

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Information in this brochure is deemed accurate but not guaranteed.
School boundaries may change for upcoming school year.