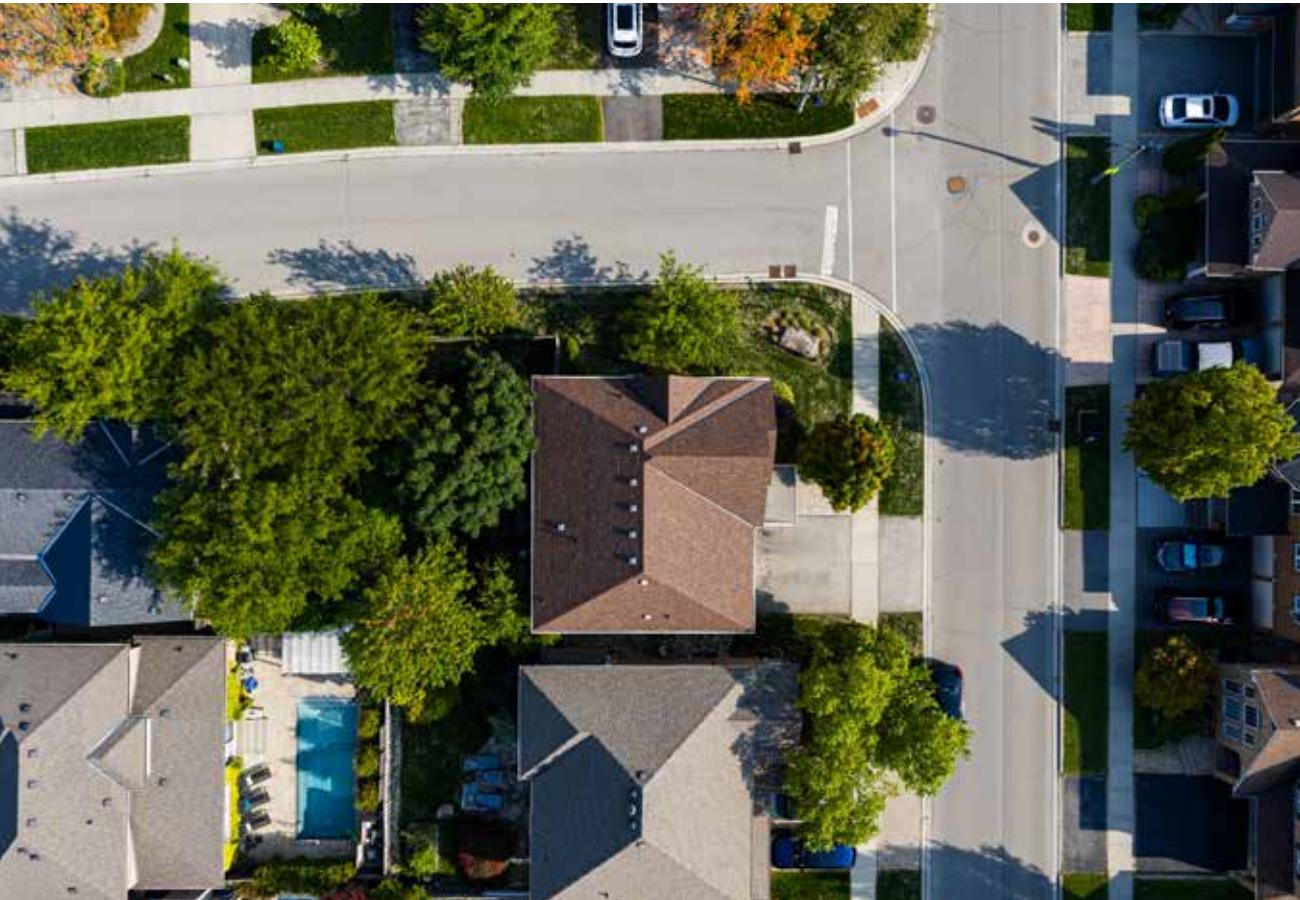
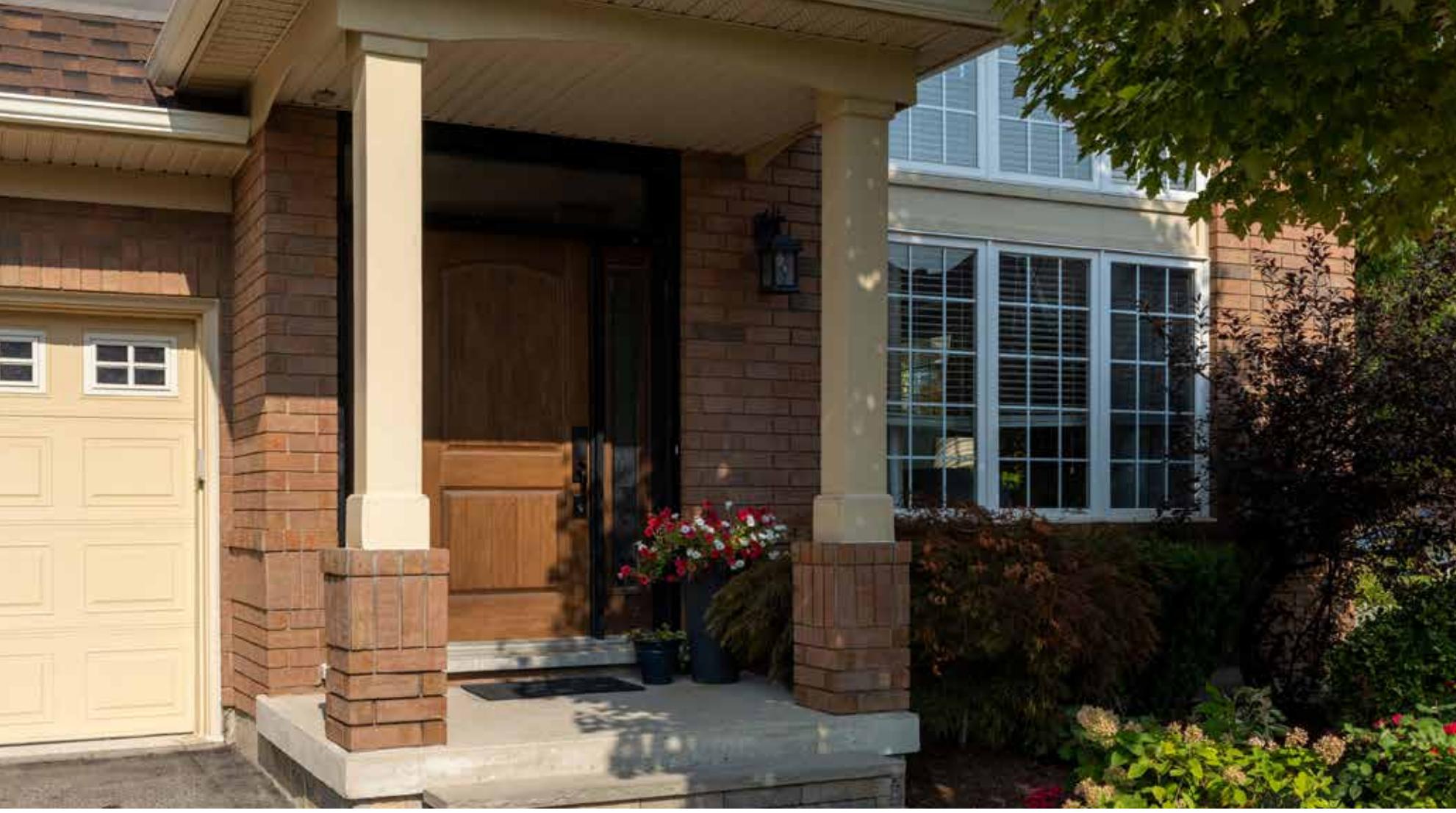


RINA DIRISIO
REAL ESTATE, BUT BETTER



2475 OAKHAVEN DRIVE

OAKVILLE, ON



BEAUTIFULLY MAINTAINED AND THOUGHTFULLY UPDATED, THIS IMPRESSIVE MATTAMY-BUILT RESIDENCE IS IDEALLY SITUATED ON A PRIVATE, POOL-SIZED CORNER LOT IN THE HEART OF THE SOUGHT-AFTER WEST OAK TRAILS COMMUNITY

The location is exceptional—nestled within a premium school catchment with several highly regarded schools within walking distance, surrounded by neighbourhood parks and scenic nature trails, and offering unmatched everyday convenience. Oakville Trafalgar Memorial Hospital, shopping, and dining are just a two-minute drive away, the QEW and 407ETR Highways are close by, and the GO Station is about a 10-minute drive, making this an ideal setting for families and commuters alike.

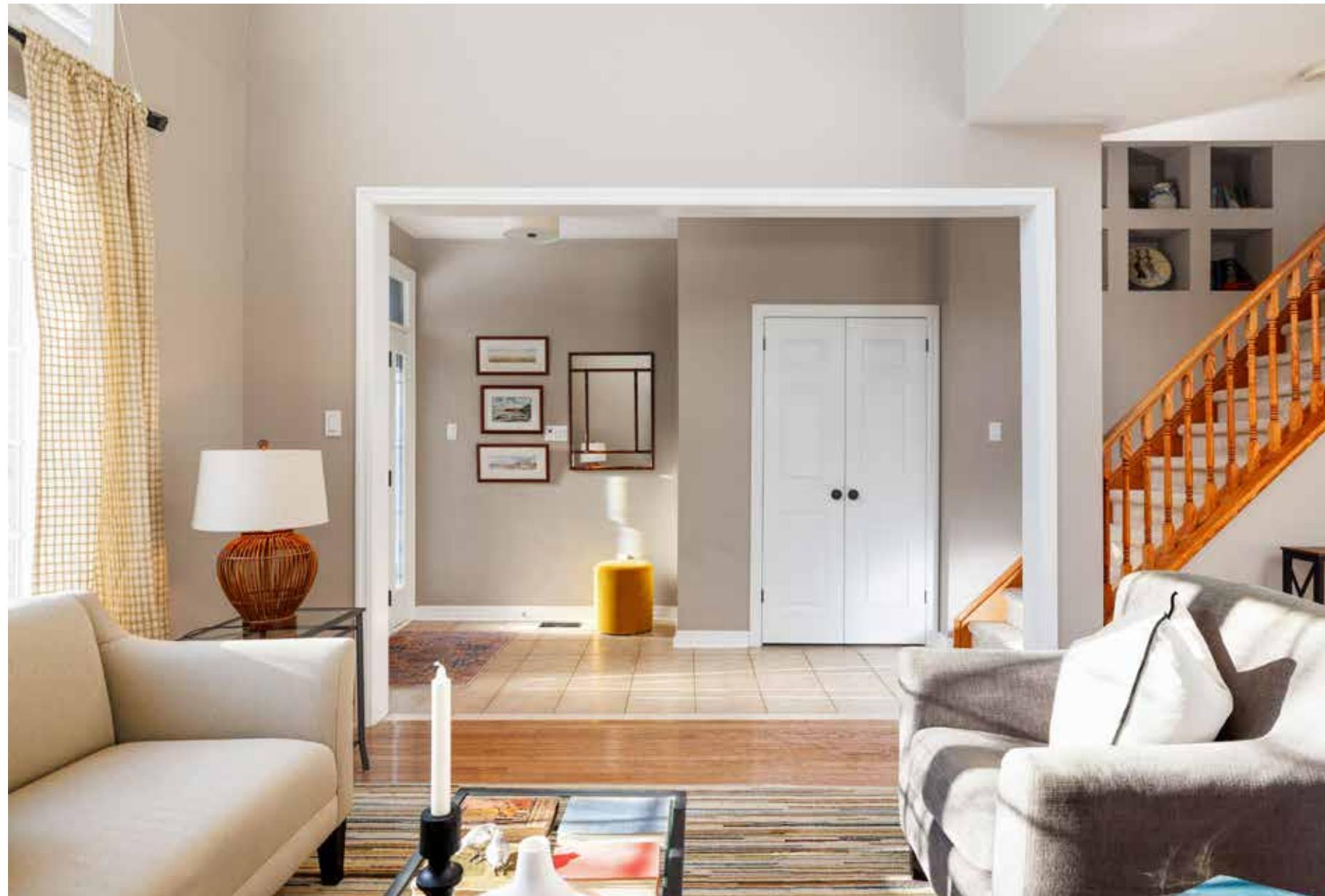
Mattamy's St. Andrew model offers additional location-driven upgrades such as the dining room bay window, the Palladian window in the loft and six additional south-facing windows, which are not a part of the standard model and flood this home with natural light. Exceptional curb appeal welcomes you home, highlighted by professional landscaping, a newer interlocking stone walkway (2017) leading to the front entrance, lush planting beds, and a stately mature shade tree. The fully fenced backyard is a private oasis, where built-in hard-wired, up-lighting showcases the planting beds and tree canopy, creating an inviting and dramatic evening atmosphere while lounging and dining on the patio.

Step inside to discover four bedrooms, 2.5 bathrooms, and approximately 2525 sq. ft. of bright, airy living space designed for both everyday comfort and elegant entertaining. The main floor features nine-foot ceilings, medium-stained hardwood flooring, refined crown mouldings, and expansive windows that flood the home with natural light across two levels. The dramatic living room showcases a soaring two-storey ceiling open to the upper-level loft and flows seamlessly into the dining room, creating an inviting open-concept atmosphere. A graceful barrel-vault ceiling and curated art niches lead you to the rear of the home, where the kitchen, breakfast area, and redesigned family room await. Ideal for relaxed gatherings, the sun-filled family room features a gas fireplace, custom built-in cabinetry, large windows, and updated hardwood flooring. Beautifully updated in 2025, the kitchen impresses with abundant refaced cabinetry, base cabinets and pantry with pullout organizers, quartz countertops, stainless steel appliances, and a generous breakfast room with a walkout to the private backyard. The upper level offers four well-appointed bedrooms, two full bathrooms, and a stunning loft with a cathedral ceiling. Thoughtfully designed, the bedrooms are separated by the staircase, enhancing privacy. The spacious primary retreat enjoys direct access to the loft and features a fully renovated 5-piece ensuite with a freestanding soaker tub and a separate glass shower. The immaculate lower-level provides excellent additional space for future development, has a rough-in for a future bathroom, and a new deep wash tub and faucet (2026) in the utility area.

An extensive list of updates underscores the pride of ownership, including a refreshed kitchen with refaced cabinetry and quartz countertops, a new bay window in the dining room (2025), kitchen patio doors and alarm system with panel (2023), all windows recaulked along with replacement of three bedroom and loft windows, and main bathroom faucet and shower head (2022). Major upgrades continue with the eavestroughs replaced in 2021, a complete primary ensuite renovation, powder room update, and a new rental furnace, air conditioner, and humidifier (2020), upstairs blinds (2019), decorative window and exterior trim painting (2018), a major family room renovation (2017), and roof shingles replaced in 2015—offering peace of mind and enduring value in a truly exceptional home.

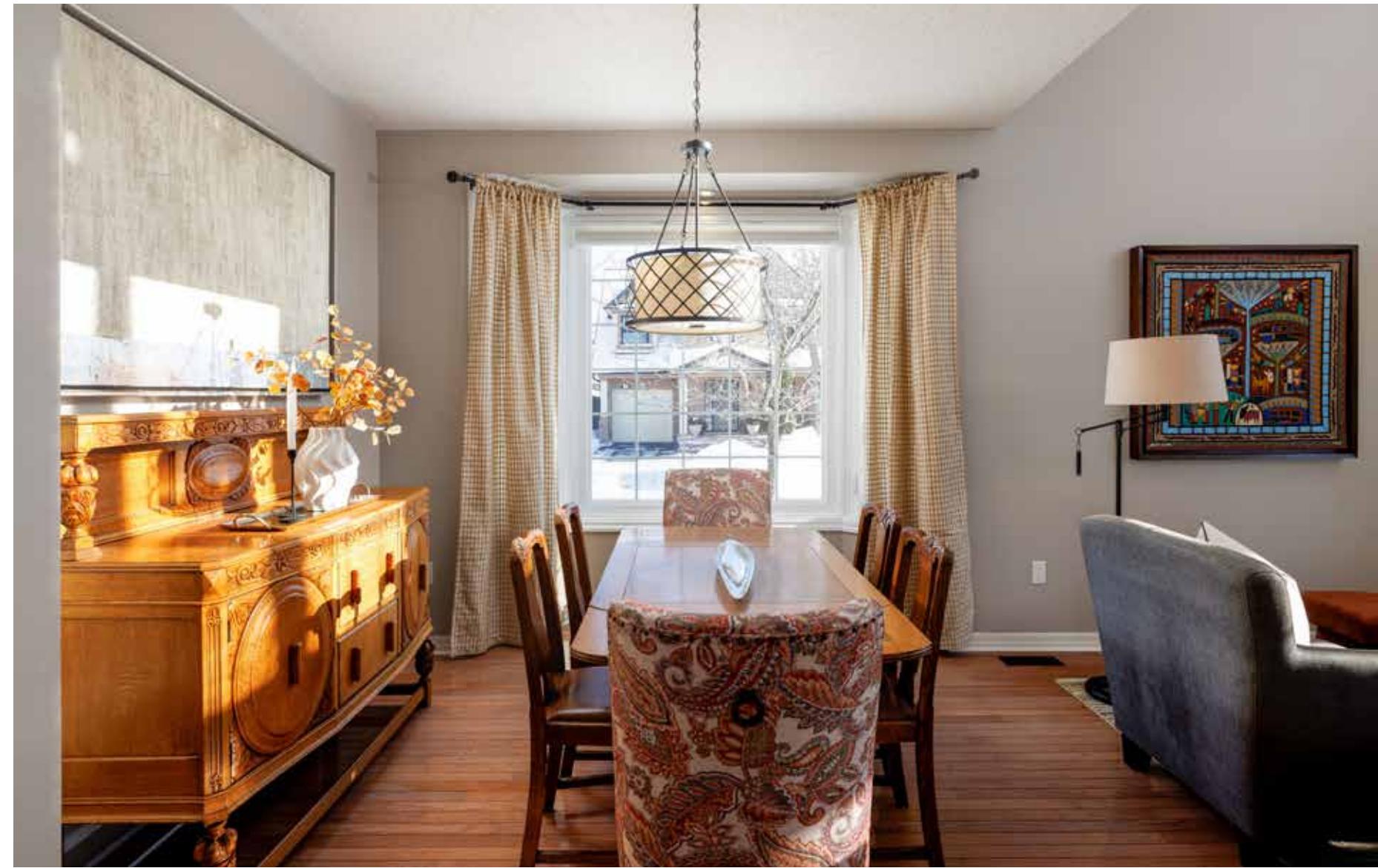
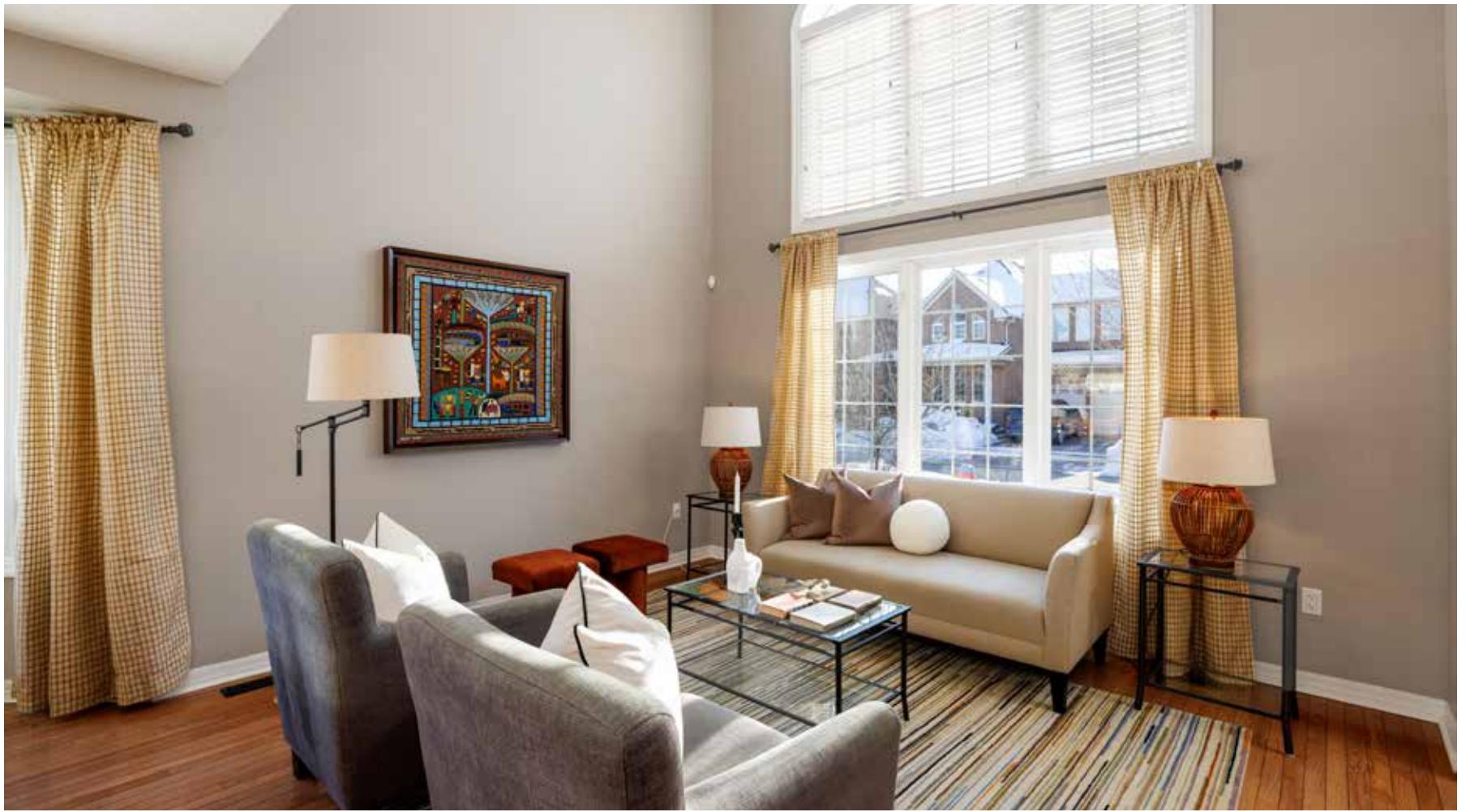
FOYER

- Upgraded entry door with side lights and a transom
- Neutral stone-look floor tiles
- Recessed art niche
- Nine-foot main floor ceilings
- Ceiling light fixture with a drum shade
- Double closet with upgraded doors and deluxe organizer
- Staircase with natural-finished oak handrail and pickets



DINING ROOM (COMBINED WITH LIVING ROOM)

- Two-storey ceiling open to the upper level
- Medium-stained hardwood floor
- Massive Palladian-style window grouping



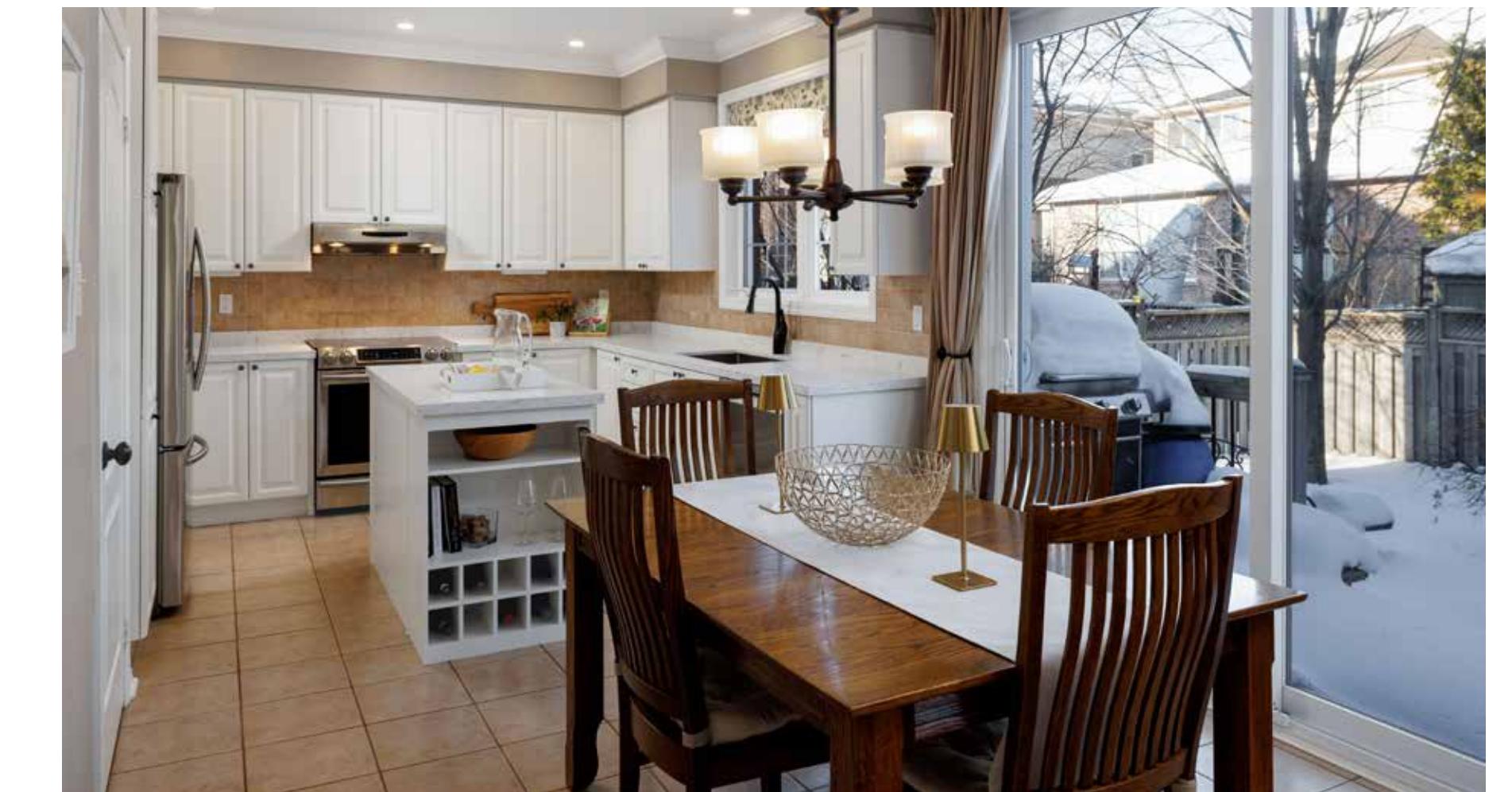
DINING ROOM

- Medium-stained hardwood floor
- Large new bay window (2025) with pot light above
- Upgraded chandelier



KITCHEN (10'10" X 21'9")

- Extensive refaced white cabinetry (2025)
- Extended-height upper cabinets
- Upgraded extended island with display shelves and a wine rack
- Base cabinets with pullout organizers
- Double-door pantry with pullout drawers
- New quartz counters (2025)
- Stone-look tile backsplash
- New faucet and oversized under-mount sink
- Large window to the rear yard
- Neutral stone-look floor tiles
- Elegant crown mouldings
- Pot lights
- Stainless steel appliances, including an induction stove/oven, a French door fridge with a bottom-mount freezer and water/ice dispenser, and a new (2024) built-in dishwasher



BREAKFAST ROOM

- Neutral stone-look floor tiles
- Upgraded 6-light chandelier
- Elegant crown mouldings
- New sliding glass doors (2023) to the private rear yard





FAMILY ROOM (11'11" X 17'6")

- Redesigned floor plan (2017)
- Medium-stained hardwood floor
- Gas fireplace with surrounding
- Custom, built-in cabinetry with media component storage cabinets and upper display shelves
- Recessed niche for a flat-panel TV
- LED pot lights
- Elegant crown mouldings
- Three large windows



BATHROOM (2-PIECE)

- New dark-finished cabinetry (2020)
- One-piece moulded vanity with an integrated sink
- Neutral stone-look floor tiles
- New toilet (2024)



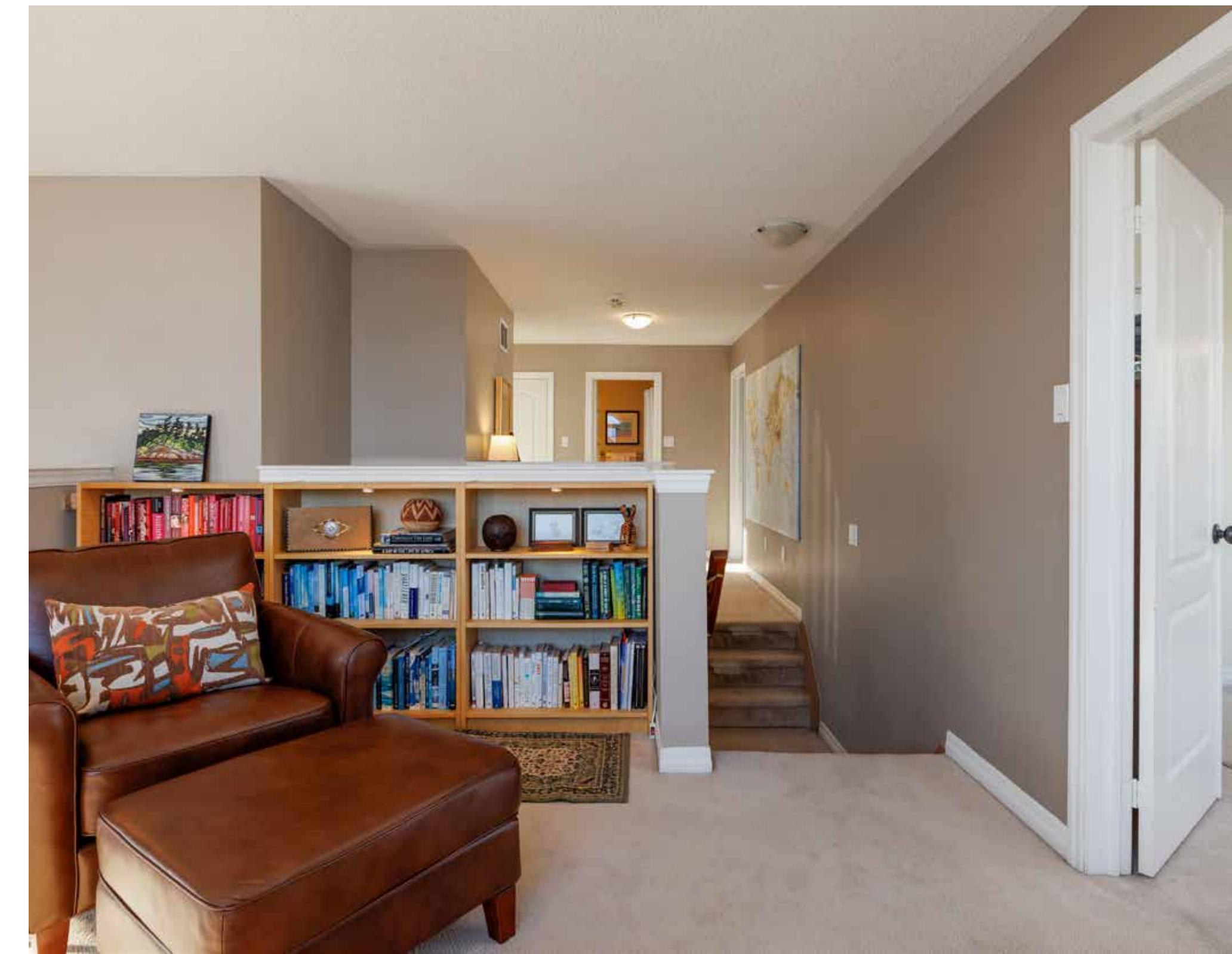
LAUNDRY ROOM

- Neutral stone-look floor tiles
- Built-in washer and dryer with a stainless steel finish
- One-piece stone-look counter
- Upper display shelf
- Installed clothes hanging rod
- Inside entry to the attached double garage



LOFT (11'11" X 13'7")

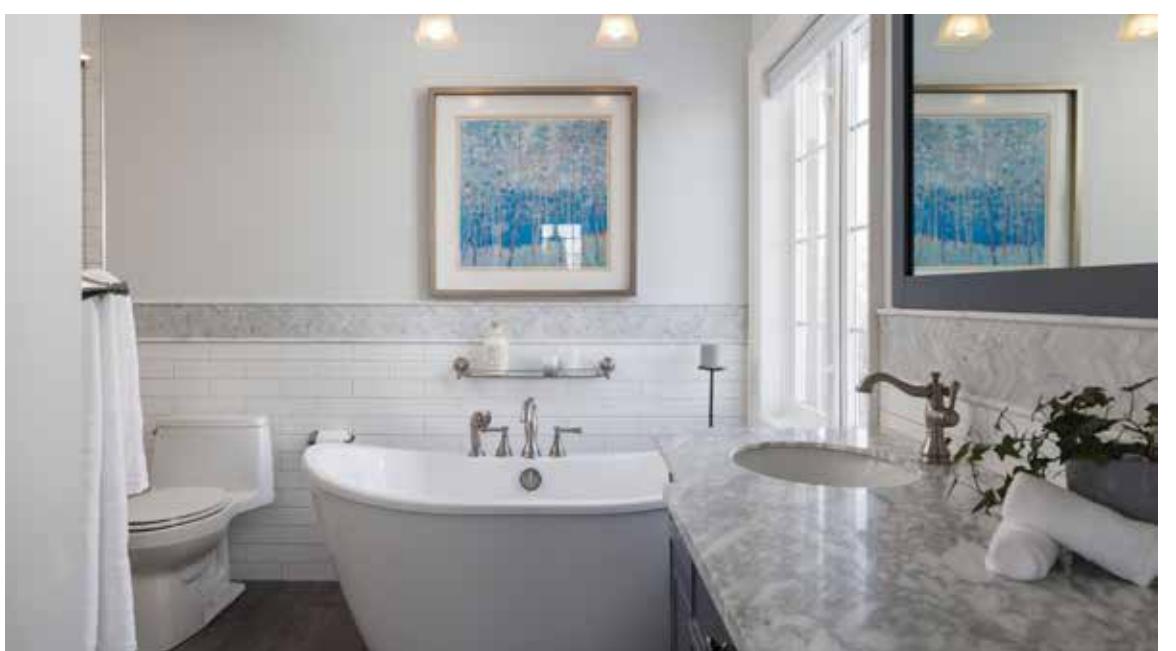
- Cathedral ceiling
- Large Palladian-style window
- Open railings overlooking the living room below
- Neutral broadloom





PRIMARY BEDROOM (12'3" X 14'10") ENSUITE BATHROOM (5-PIECE)

- Double entrance doors
- Large window to the rear yard and two additional accent windows
- Upgraded 3-blade ceiling fan
- Neutral broadloom
- Large walk-in closet
- Full renovation (2020)
- Upgraded furniture-style cabinetry with a centre bank of drawers
- Quartz counter with two under-mount sinks and upgraded faucets
- Oversized stone-look floor tiles
- Large window with upgraded 2-way blinds
- Impressive freestanding oval soaker tub with an upgraded faucet with a spray wand and subway tile feature wall
- Upgraded vanity lighting and matching pendant lights over the tub
- Separate shower with a subway tile surround with a subtle tile inlay, recessed shampoo niche and frameless glass enclosure





BEDROOM 2 (9'11" X 11'4")

BEDROOM 3 (9'11" X 11'5")

BEDROOM 4 (11'5" X 12'3")

- Three additional second-floor bedrooms feature large windows with wide-slat blinds, neutral broadloom and ample closet space.



BATHROOM (4-PIECE)

- The main bathroom offers a tub/shower combination with a new shower and faucet (2022), a new toilet (2025), ample cabinetry with drawers, and neutral floor tiles.

SCHOOLS

Elementary

West Oak - English Track - JK - GR08

Forest Trail - FI - GR02 - 08

St. John Paul II CES - Regular Track - JK - GR08

St. Mary CES - FI - GR 01 -08

St. Joan of Arc CES - ExF - GR05 - 08

Secondary

Garth Webb - English Track - GR09 - 12

Thomas A. Blakelock - FI - GR09 - 12

St. Ignatius of Loyola - Regular Track/FI/ExF - GR09 - 12



Taxes: \$6,151.00 (2025)

Lot Size: 58.27 X 73.88 Feet

Inclusions: Fridge, Stove (Induction/ Convection) , Built-In Dishwasher, Washer & Dryer, Garage Door Opener, All Electrical Light Fixtures, All Window Coverings

Exclusions: TV's & Mount, book shelves in upper office

Rental Items under contract: Hot Water Tank

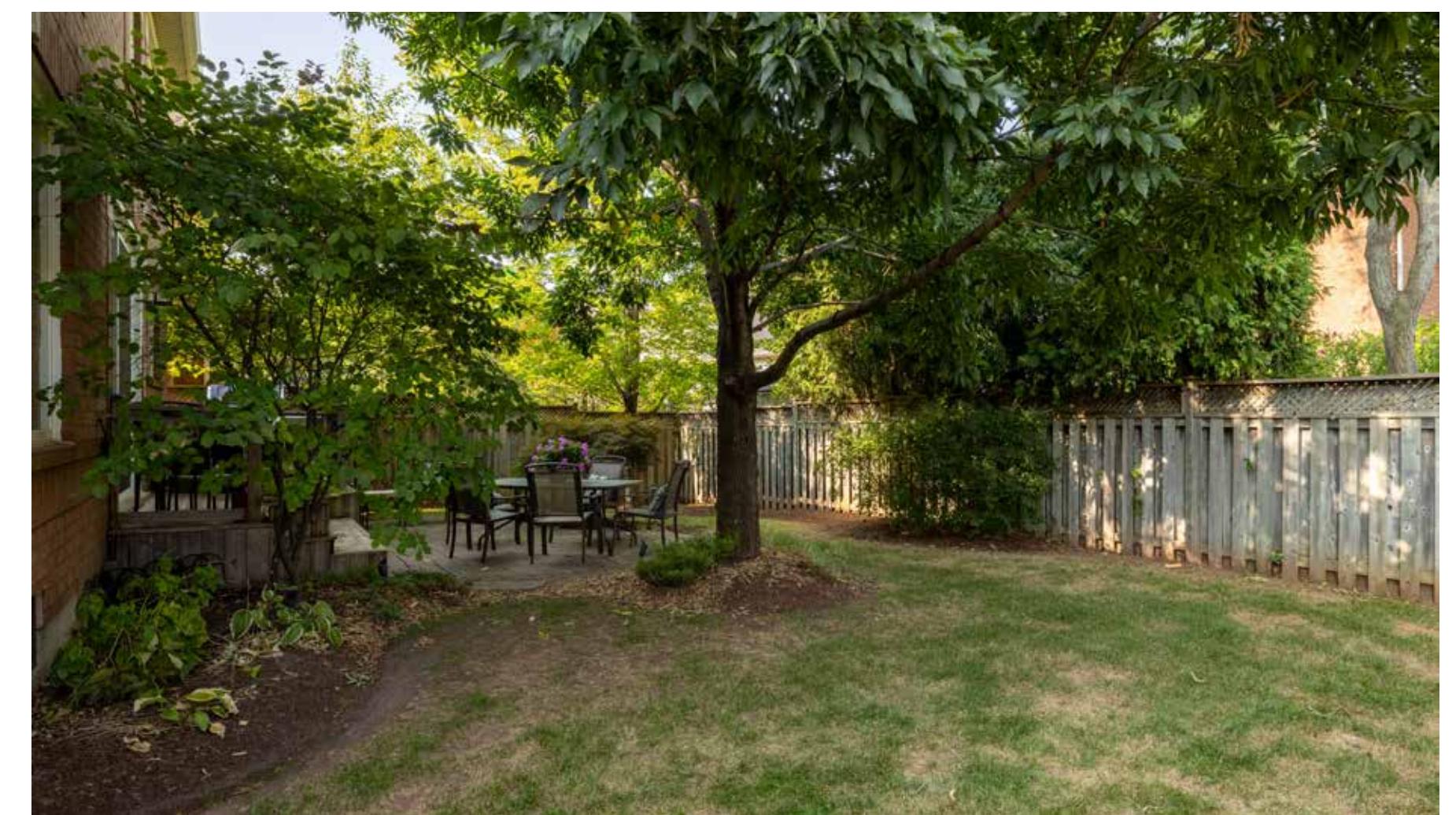
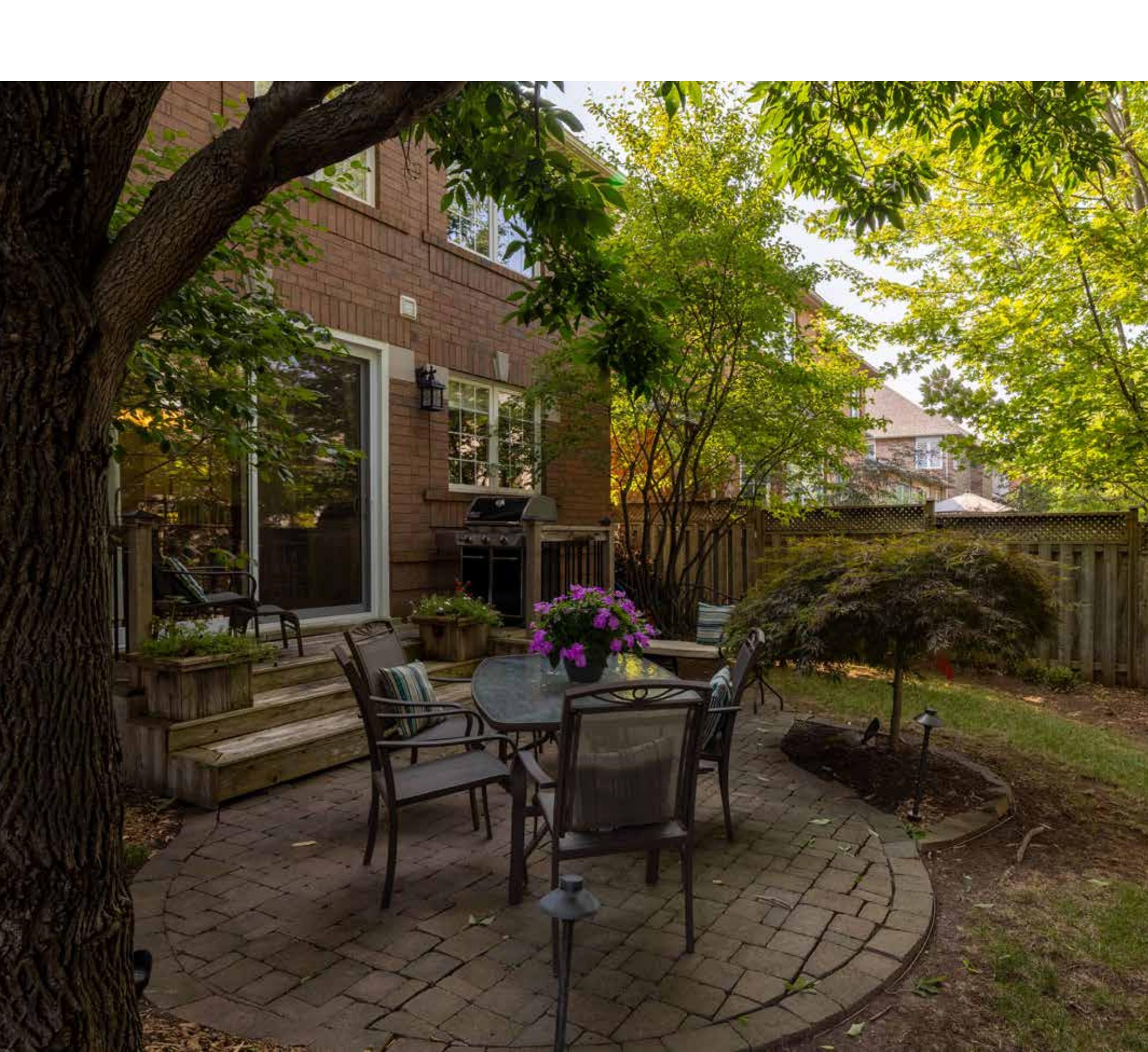
Under Contract: Furnace & Air Conditioning , \$115.00 / month

ADDITIONAL IMPROVEMENTS

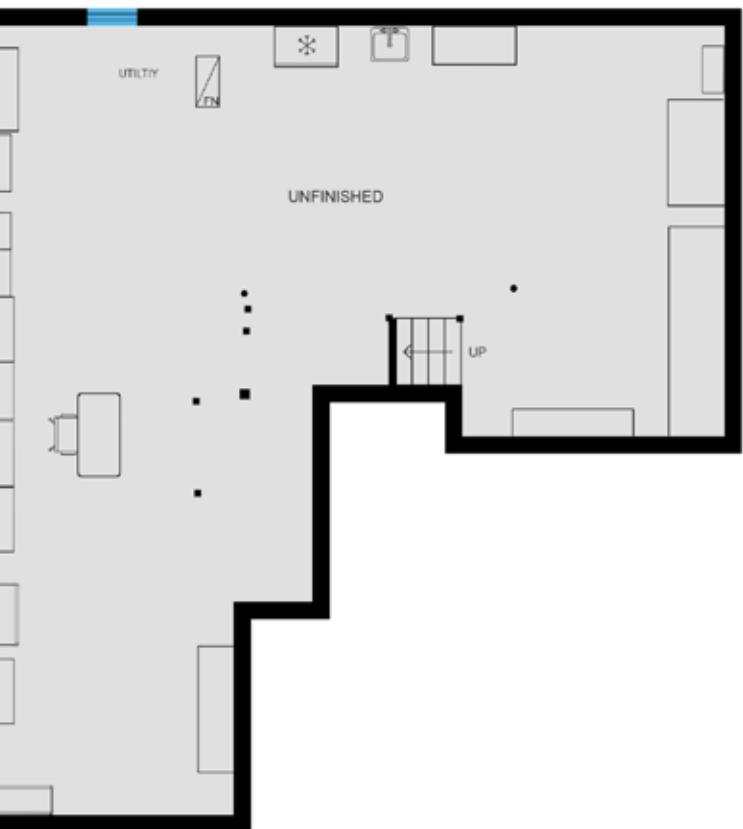
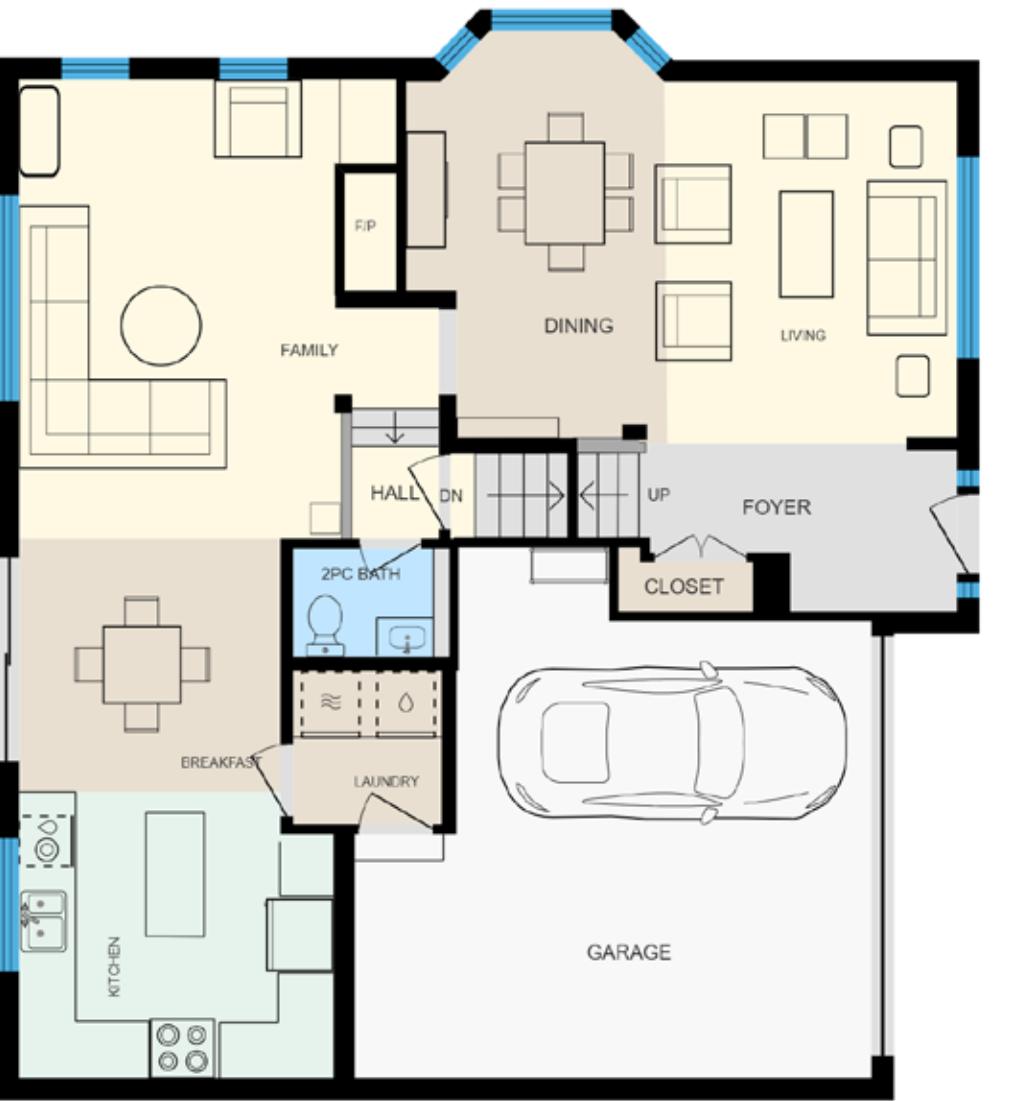
2008 - Interior hardware: All door handles and cabinet hardware were upgraded from builder brass to black-bronze
2011 - Landscape design complete
2012 - Backyard landscaping (deck, patio, planting beds)
2013 - Front porch pillars repaired and repainted, kitchen appliances, tankless water heater
2015 - Roof shingles replaced
2017 - Front door and sidelights, family room renovation (fireplace moved, custom, built-in cabinetry, TV/Speaker wiring, new pot lights, crown mouldings), hardwood in landing, pot lights and crown mouldings, new fridge and induction stove/oven in kitchen, front relandscaped with new stone entrance path.
2018 - Painted outdoor trim and new decorative exterior window
2019 - Blinds upstairs (primary and front bedrooms, primary bathroom and den)
2020 - Ensuite bath renovation, new vanity in powder room, and new rental furnace, humidifier and air conditioner
2021 - Eavestroughs replaced
2022 - Backyard planting beds, all exterior windows recaulked, new shower and faucet in main bath, (4) thermal windows in bedrooms and den
2023 - Kitchen sliding door, updated alarm system and panel
2024 - Powder room toilet, new dishwasher
2025 - Refaced kitchen cabinets, extended kitchen island, quartz counter, new sink and faucet, new bay window and blinds in dining room, casement window in one bedroom, new toilet in the main bathroom

*Window coverings: Light-filtering blinds were replaced in the upstairs loft, primary bathroom, and dining room bay window, with room-darkening blinds in the primary bedroom and two of the three additional bedrooms (all within the past five years). There are also custom French blinds with matching drapery in the family room, kitchen, and breakfast areas.





FLOOR PLANS



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



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