

RINA DIRISIO
REAL ESTATE, BUT BETTER



2299 MILLSTONE DRIVE

OAKVILLE, ON



THIS EXQUISITE 4+1-BEDROOM, 3.5-BATHROOM EXECUTIVE RESIDENCE, COMPLETE WITH A PROFESSIONALLY FINISHED BASEMENT AND A STUNNING BACKYARD OASIS FEATURING A PRISTINE SALTWATER POOL, INVITES YOU HOME TO THE HIGHLY SOUGHT-AFTER AND FAMILY-FRIENDLY COMMUNITY OF WESTMOUNT.

Millstone Park is just a two-minute stroll from your doorstep, the Oakville Trafalgar Memorial Hospital is only a two-minute drive away, and commuters enjoy seamless access to the 407 ETR and the QEW/403 highways. Surrounded by a wealth of amenities, including lush parks, scenic trails, top-rated schools, shopping plazas, and numerous restaurants, this location offers everything a modern family could desire.

Impressive curb appeal with a striking stone and stucco exterior, enhanced by professional landscaping with stone accents, lovely gardens and a mature shade tree. Step into the backyard sanctuary, where an expansive stamped concrete patio envelops a picture-perfect inground saltwater pool (concrete redone 2025). Tall cedars provide privacy and a lush, green backdrop, creating a serene space for relaxation and outdoor entertaining. For added convenience, a gas line is available for a patio heater, fire pit, or barbecue setup.

Thoughtful architectural details create a sense of timeless sophistication and elegance. Highlights include expansive windows, beautiful refinished main floor hardwood (2025) and new wide-plank hardwood flooring, upstairs (2026) and 9-foot main floor ceilings, decorative half-walls with columns, designer tiles, pot lighting, and a beautifully coordinated updated hardwood staircase (2025). The sunken living room and a raised formal dining room with a coffered ceiling are perfect for graceful hosting. At the heart of the home, the spectacular eat-in kitchen boasts full-height custom cabinetry, under-cabinet valance lighting, quartz countertops, a centre island with a breakfast bar, high-end stainless-steel appliances, and a bright breakfast room and a walkout to the backyard. Warmth and charm await in the spacious family room with a gas fireplace and serene pool views. The upper-level features a versatile office/sitting room, four generous bedrooms and two full bathrooms, including the primary suite featuring an inviting 5-piece ensuite bath with a soaker tub and a separate glass shower. The professionally finished basement extends your living space with a recreation room, a games room, and a fifth bedroom with direct access to a 3-piece bathroom. Additional recent improvements include a new air conditioner and roof shingles installed in June 2022, new concrete patio/pool surround (summer 2025), updated primary ensuite (toilet, quartz counter, under-mount sinks, toilet, and upgraded square shower head 2026), and main bathroom (2 new vanities, under-mount sinks, quartz counters, toilet and deluxe square shower head 2026). The saltwater pool is meticulously maintained, with filters replaced every two years. This extraordinary home truly combines luxurious living with practicality in one of Oakville's most desirable neighbourhoods.



SUNKEN FOYER

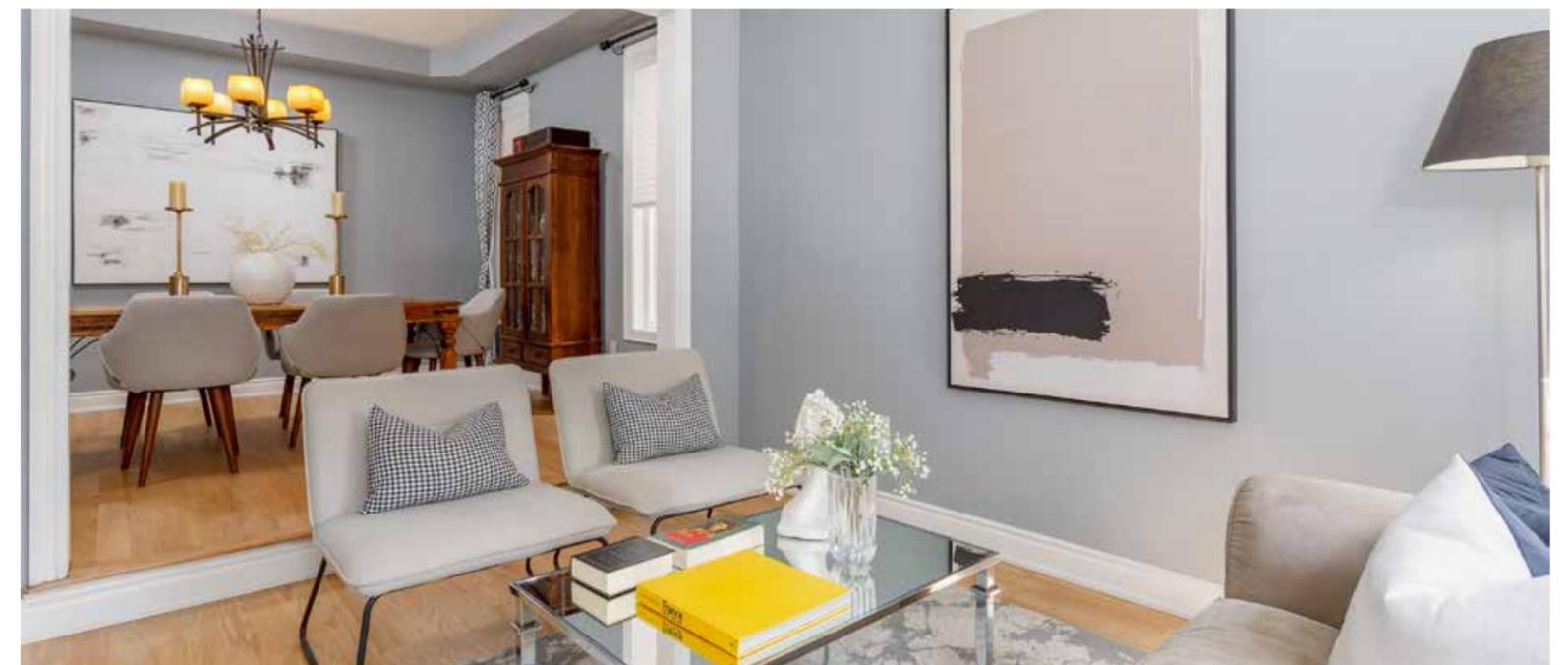
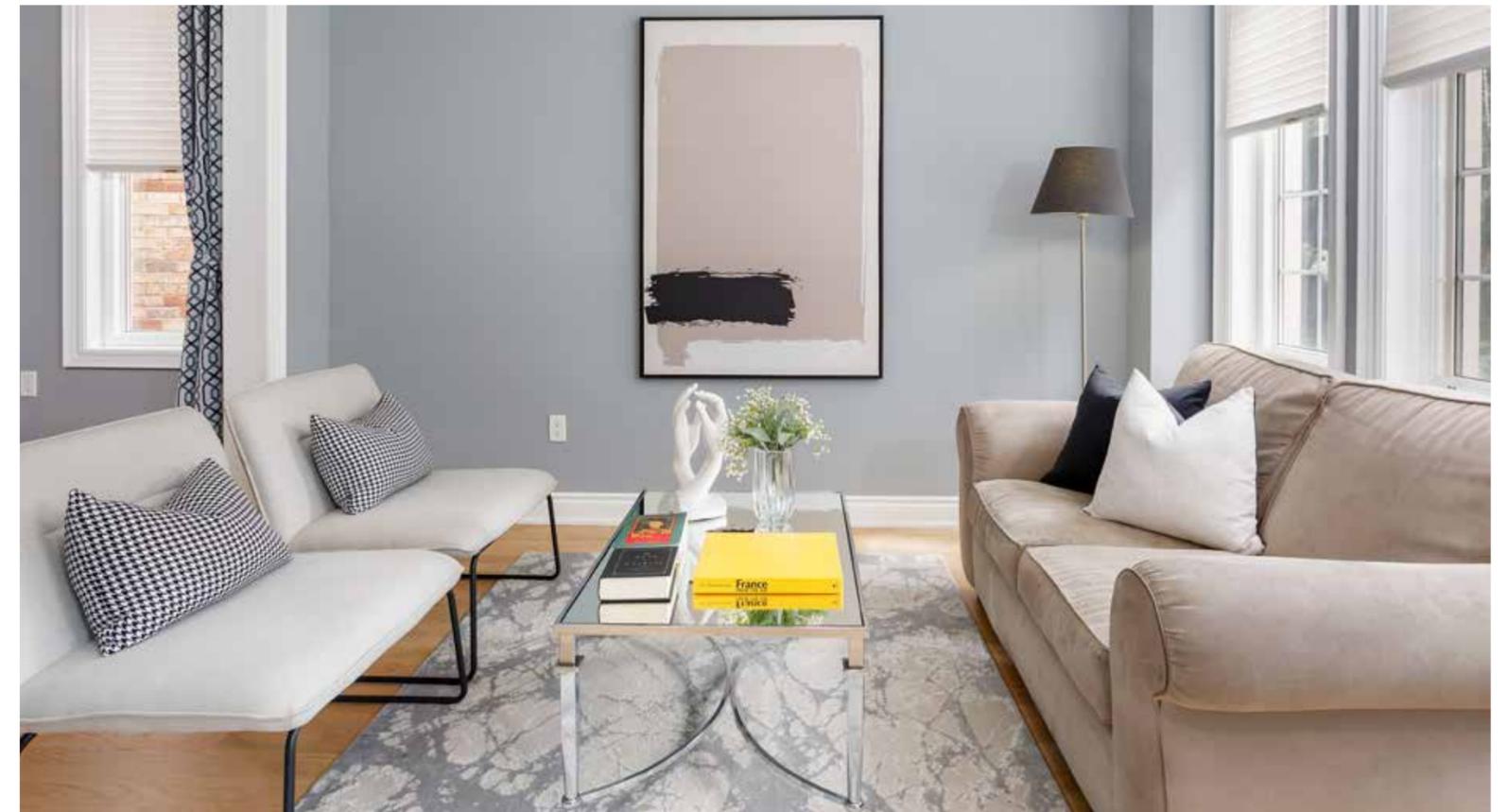
- Double entrance doors with a transom and leaded glass inserts
- Oversized stone-look floor tiles, and refinished hardwood flooring extends throughout the main hall
- Updated oak staircase with dark-stained treads and contrasting white pickets and risers
- Walk-in closet
- Inside entry to the attached double garage is in the back hall area

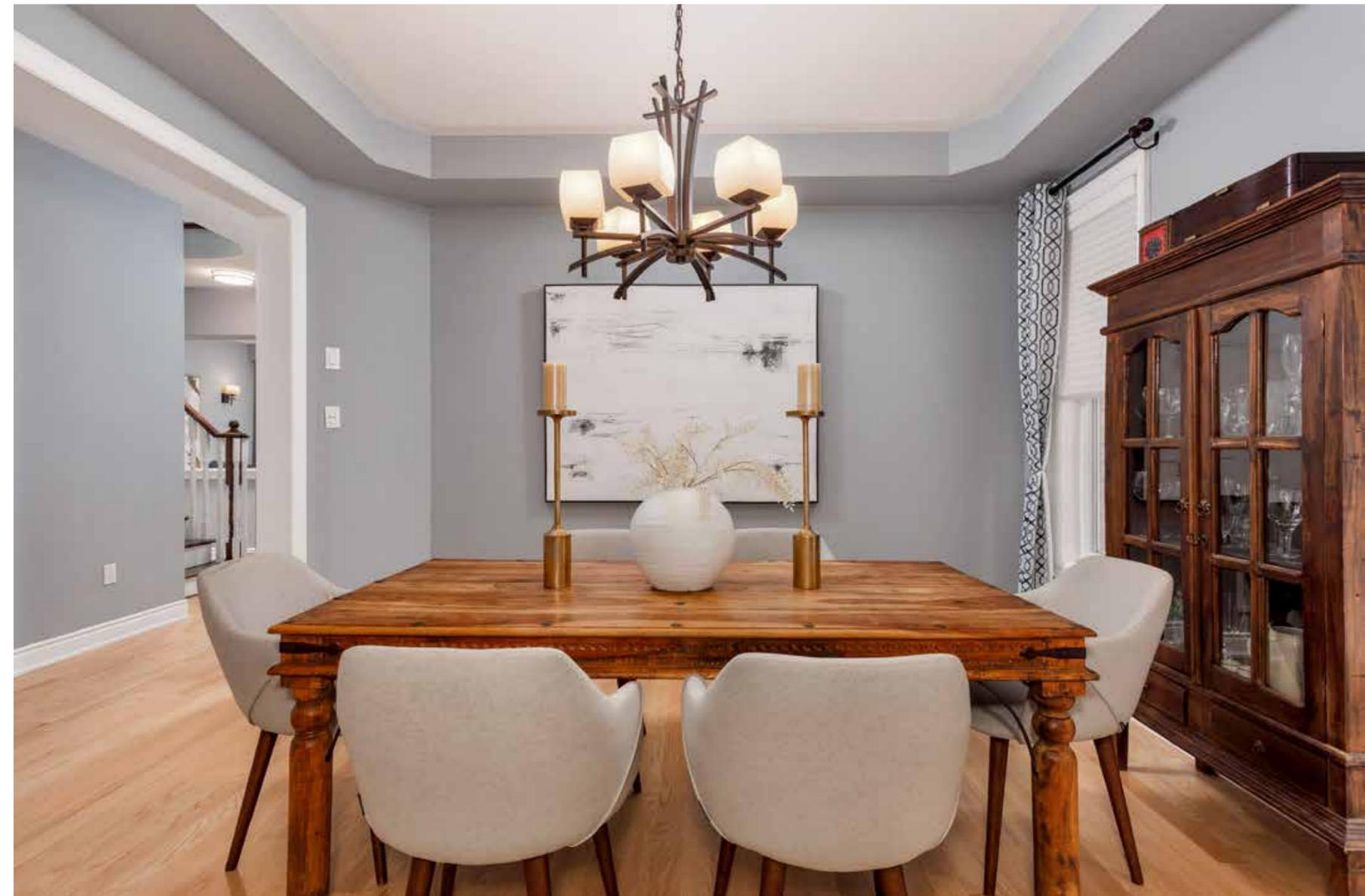




SUNKEN LIVING ROOM (11'8" X 11'6")

- Beautiful refinished hardwood floor
- Three large windows to the front gardens





DINING ROOM (12'5" X 11'6")

- Elegant, coffered ceiling
- Beautiful refinished hardwood floor
- Modern chandelier
- Two large windows

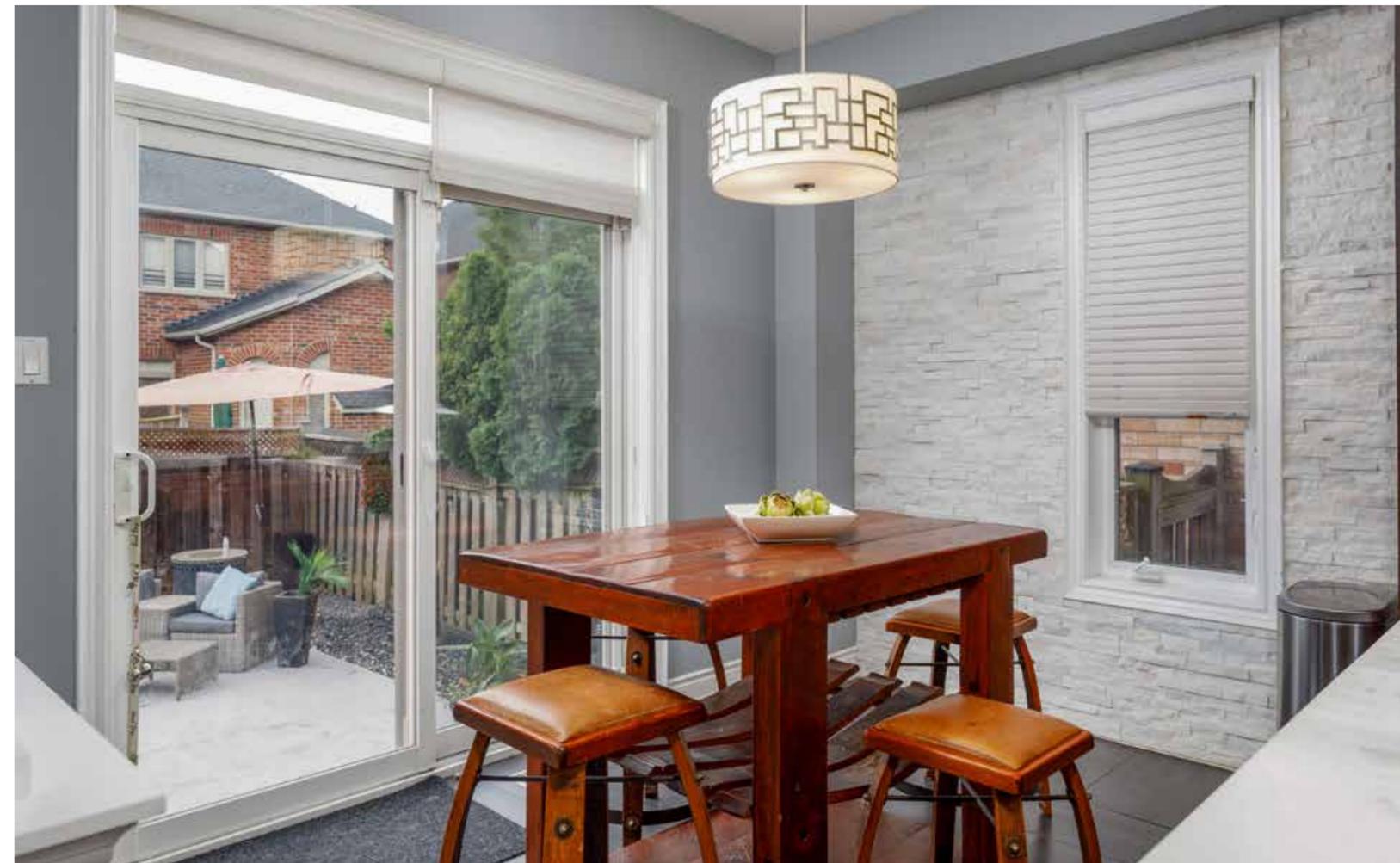
BRIGHT KITCHEN



KITCHEN (13'2" X 10'3")

- Extensive dark-stained custom maple cabinetry
- Upper cabinets with crown mouldings and under-cabinet lighting
- China cabinet
- Numerous drawers, including pot drawers
- Centre island with a breakfast bar
- Quartz counters and complementing split stone tile backsplash
- Pot lights and sleek island lighting
- Upgraded oversized stone-look floor tiles
- Stainless steel appliances, including a French door fridge with a bottom-mount freezer drawer, a gas range with a downdraft range hood fan, a built-in convection oven and a built-in dishwasher





BREAKFAST ROOM (10'3" X 7'3")

- Split stone feature wall
- Upgraded oversized stone-look floor tiles
- Half-wall with a decorative column is open to the family room
- Pendant-style chandelier with a drum shade
- Large window to the side yard and sliding glass doors to the backyard oasis and pool



FAMILY ROOM (18'1" X 12'6")

- Beautiful refinished hardwood floor
- Gas fireplace with marble surround, a classic white mantel, and prewired for a flat-panel TV above
- Sconce lights and a matching ceiling light
- Half-wall with a decorative column to the hall area
- Two large windows with pool views



BATHROOM (2-PIECE)

- White plumbing fixtures, including a pedestal sink
- Neutral stone-look floor tiles
- Installed display shelf

RENOVATED LAUNDRY ROOM (6'7" X 10'0")

- Extensive custom white cabinetry
- Pantry with bottom storage drawers
- Oversized pot drawers
- Large counter, elongated glass tile backsplash and display shelf above
- Built-in stacked washer and dryer with a stainless-steel finish
- Neutral stone-look floor tiles
- Exterior door with a glass insert accessing the pool and backyard

QUIET RETREAT



OFFICE NICHE/SITTING AREA (8'11" X 7'8")

- Beautiful refinished hardwood floor
- Ceiling light
- Open to the staircase





PRIMARY BEDROOM (19'1" X 12'1")

- New wide-plank hardwood floor
- Two large windows with pool views
- Upgraded ceiling fan
- Two walk-in closets with hardwood flooring, one with a custom organizer

ENSUITE BATHROOM (5-PIECE)

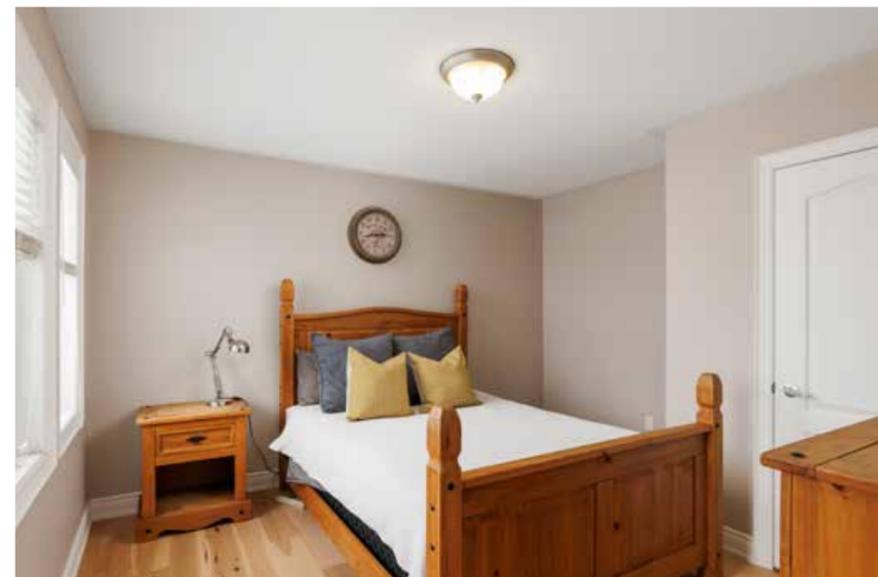
- Plenty of cabinetry with a centre bank of drawers
- New quartz counter, new under-mount sinks with new faucets
- Neutral floor tiles
- Corner soaker tub with neutral tile surround
- Corner windows above the tub
- New one-piece toilet
- Separate shower with neutral tile surround, new oversized square shower head, and a frameless glass enclosure





BEDROOM 2 (11'6" X 10'9")
BEDROOM 3 (17'1" X 10'9")
BEDROOM 4 (12'3" X 11'6")

- Three additional second-floor bedrooms feature large windows, new wide-plank hardwood floors, and ample closet space.



BATHROOM (4-PIECE)

- The main bathroom offers two new vanities with oversized drawers, new quartz counters, new under-mount sinks and new faucets, neutral floor tiles, a window, a new toilet, and a tub/shower combination with neutral tile surround and a new oversized square shower head.

FAMILY ENTERTAINMENT

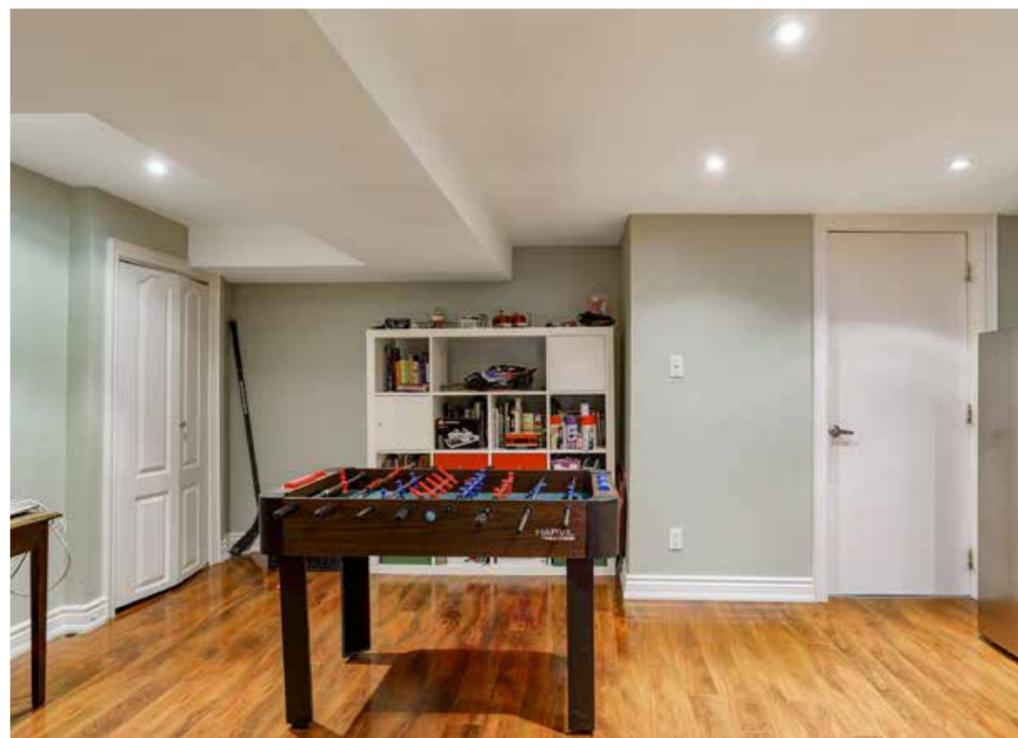


RECREATION ROOM (21'5" X 15'6")

- Wide-plank laminate flooring
- Numerous pot lights
- Rough-in for future fireplace

GAMES ROOM (16'5" X 23'1")

- Pot lights
- Wide-plank laminate flooring



BEDROOM 5 (16'7" X 10'9")

- Double entrance doors
- Pot lights
- Two windows
- Wide-plank laminate flooring
- Closet

BATHROOM (3-PIECE)

- Neutral stone-look floor tiles
- Corner shower with a sliding glass enclosure
- White plumbing fixtures, including a pedestal sink
- Window



SCHOOLS

Elementary

Emily Carr – English Track – JK – GR08

Forest Trail – FI – GR02 – 08

St. Paul II CES – Regular Track – JK – GR08

St. Mary CES – FI – GR01 – GR08

St. Joan of Arc CES – ExF – GR05 – 08

Secondary

Garth Webb – English Track/FI – GR09 – 12

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



Taxes: \$7,640 (2024)

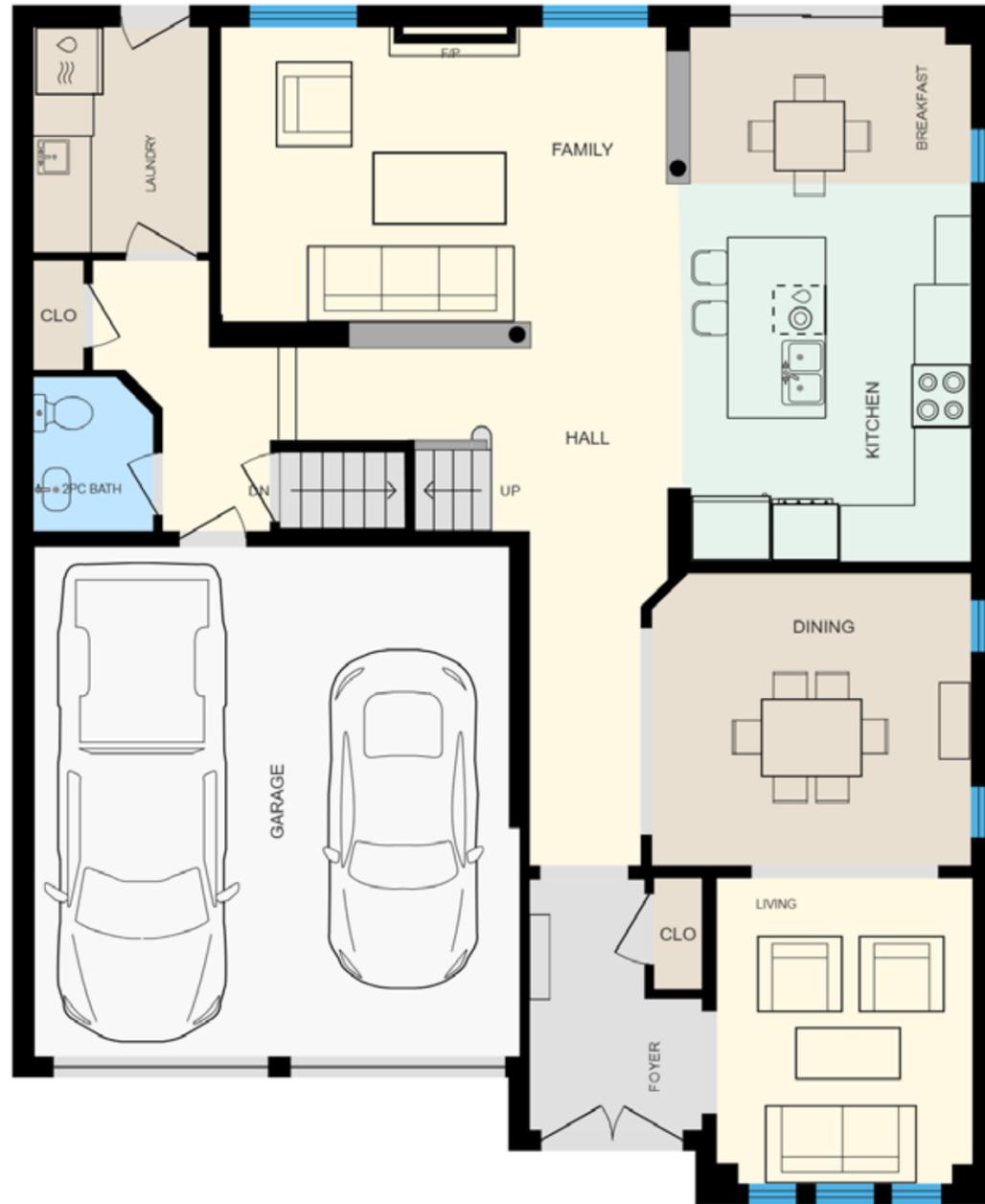
Lot Size: 44'29 x 91'68 Feet

Inclusions: Fridge, gas stove, built-in convection oven, built-in dishwasher, washer, dryer, all window coverings, all electric light fixtures, garage door opener(s), pool equipment

Exclusions: Hot water tank (rental)



FLOOR PLANS





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