

RINA DIRISIO
REAL ESTATE, BUT BETTER



2357 MOWAT AVE

OAKVILLE



STUNNINGLY ELEVATED 3+1-BEDROOM, 4-BATHROOM HOME ON A PICTURESQUE, TREE-LINED STREET IN SOUGHT-AFTER RIVER OAKS.

Enjoy an exceptional lifestyle just a 5-minute walk to scenic ravine trails along Sixteen Mile Creek, with lookouts over Glen Abbey Golf Club and connections to Lions Valley Park, and close to the Sixteen Mile Sports Complex and Community Hub—a rare blend of nature and urban convenience near shopping, dining and highways.

Arrive via the extended double driveway with concrete curbing and admire the impeccably landscaped front gardens—an elegant introduction to the home's refined interior. The deep backyard offers a private retreat with a refreshed patio (2025), ideal for lounging, dining alfresco or relaxing beneath the mature shade tree.

Inside, this immaculate, extensively updated home exudes modern comfort and timeless style. Large windows and abundant pot lights create a bright, airy ambiance, complemented by hardwood floors on two levels, oak staircases and wide-plank vinyl flooring on the professionally finished lower level. The open-concept living and dining rooms are perfect for entertaining, while the inviting family room with a wood-burning fireplace offers a warm and relaxing space. The stunning white kitchen features granite counters, a large island, a stone tile backsplash, stainless steel appliances and a walkout to the patio. Upstairs features three spacious bedrooms and two full baths, including a luxurious primary suite with custom wardrobes and a spa-like ensuite with a glass shower. The finished lower level adds a large rec room, flexible workspace, a fourth bedroom and a full bath—ideal for guests.

Recent updates and improvements enhance both comfort and functionality, including an advanced 4K HDCVI security camera system, a new outdoor storage shed (2025), a new kitchen sink (2024), a multi-access smart front door lock (mobile, fingerprint, keypad and key entry) and a smart garage system with remote/mobile control (2023). In 2020, major upgrades included hardwood flooring on two levels, added pot lights, a customized front door, a renovated primary ensuite, custom wardrobe cabinetry in the primary bedroom, an updated laundry area with washer and dryer, window coverings, new roof shingles and upgraded attic insulation. Earlier improvements in 2019 feature a full kitchen renovation with new stainless steel appliances and an updated main bathroom vanity. Together, these extensive upgrades and the functional, family-friendly layout offer true turnkey living in a prime Oakville location.



FOYER/ HALL (22'7" X 7'3")

- Upgraded entry door with an extended leaded glass insert and a recently added (2023) smart door lock
- Natural finished hardwood floor
- Pot lights
- Double closet with mirrored doors
- Large window with wide-slat blinds
- Upgraded baseboards
- Natural finished oak staircase with individual tread runners



LIVING/DINING ROOM (20'5" X 9'10")

- Wide-plank, natural-finished hardwood floor
- Two large windows
- Pot lights



KITCHEN (14'9" X 10'11")

- Extensive white cabinetry
- Several drawers, including large pot drawers
- Two deep pantries
- Centre island with lots of additional storage
- Granite counters and upgraded elongated stone tile backsplash
- Oversized rectangular stainless steel sink (2024) with an upgraded faucet
- Large window above the sink
- Wide-plank, natural-finished hardwood floor
- Pot lights
- Stainless steel LG appliances, including a French door fridge with water/ice dispenser, an electric stove, an over-the-range built-in microwave and a built-in dishwasher
- Double garden door walkout (one stationary door) to the patio and rear yard





FAMILY ROOM (13'1" X 11'7")

- Wide-plank, natural-finished hardwood floor
- Corner wood-burning fireplace with a painted brick floor-to-ceiling mantel
- Large window with wide-slat blinds
- Pot lights and prewired for a ceiling light fixture



BATHROOM (2-PIECE)

- Plenty of modern white cabinetry with a bank of drawers
- Stone counter with an under-mount sink and single-lever faucet
- Window with wide-slat blinds
- Natural finished hardwood floor





PRIMARY BEDROOM (20'10" X 12'3")

- Wide-plank, natural-finished hardwood floor
- Two large windows
- Several pot lights
- Wall-to-wall and floor-to-ceiling built-in cabinetry with wide bottom drawers
- Walk-in closet

ENSUITE BATHROOM (3-PIECE)

- Sleek modern white cabinetry with two banks of drawers
- Stone counter with an under-mount sink and upgraded wide-spread faucet
- Chic vanity light
- Oversized neutral stone-look floor tiles
- Extra-large shower with stone-look tile surround and frameless glass enclosure
- Window



BEDROOM 2 (11'8" X 10'2")
BEDROOM 3 (10'4" X 10'1")

- Two additional second-floor bedrooms feature wide-plank natural-finished hardwood floors, large windows, upgraded ceiling light fixtures and ample closet space.

BATHROOM (4-PIECE)

- Beautifully updated main bathroom with white cabinetry, stone counter with an under-mount sink and upgraded single-lever faucet, chic vanity light, neutral floor tiles and a tub/shower combination with neutral tile surround.





RECREATION ROOM (30'3" X 20'1")

- Natural finished vinyl plank flooring
- Pot lights
- Display niche with a pot light above
- Two windows

BEDROOM 4 (11'0" X 10'5")

- Natural finished vinyl plank flooring
- Window
- Pot lights
- Closet with a bi-fold door



BATHROOM (3-PIECE)

- Ample white cabinetry
- Neutral stone-look floor tiles
- Shower with neutral stone-look tile surround

LAUNDRY/ FURNACE ROOM (14'4" X 9'4")



SCHOOLS

Elementary

River Oaks – English Track – JK – GR08

Sunningdale – FI – GR02 – 08

Our Lady of Peace CES – Regular Track – JK – GR08 and ExF – GR05 - 08

St. Marguerite d'Youville CES – FI – GR01 - 08

Secondary

White Oaks – English Track/FI – GR09 – 12

Holy Trinity CSS – Regular Track/ExF – GR09 - 12

St. Ignatius of Loyola CSS – FI – GR09 - 12

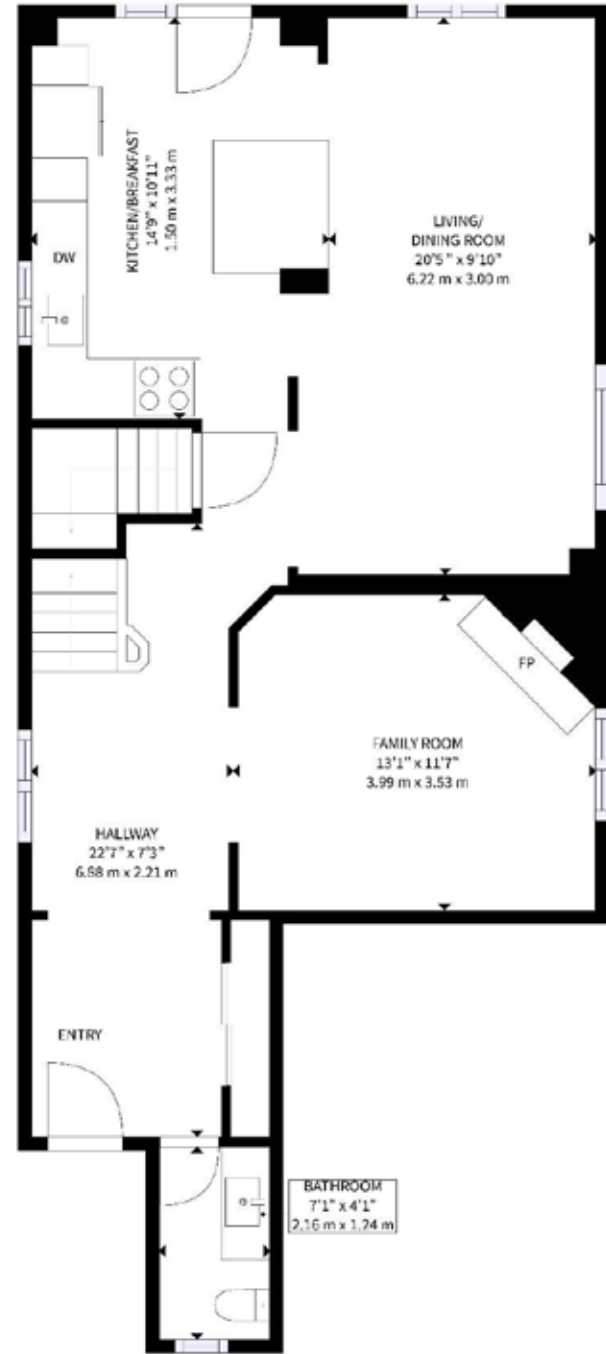


Taxes: \$5,767 / 2025

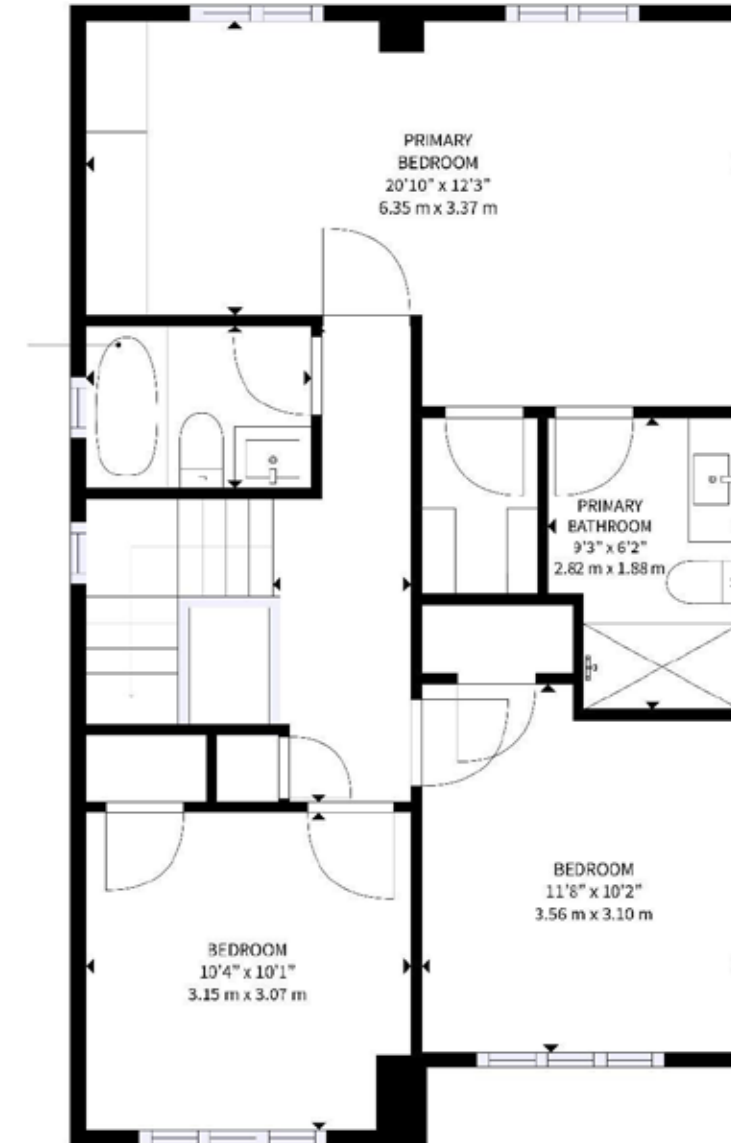
Lot Size: 37.88 x 116.08 Feet

Inclusions: Fridge, stove, built-in microwave, built-in dishwasher, washer, dryer, all electric light fixtures, all window coverings

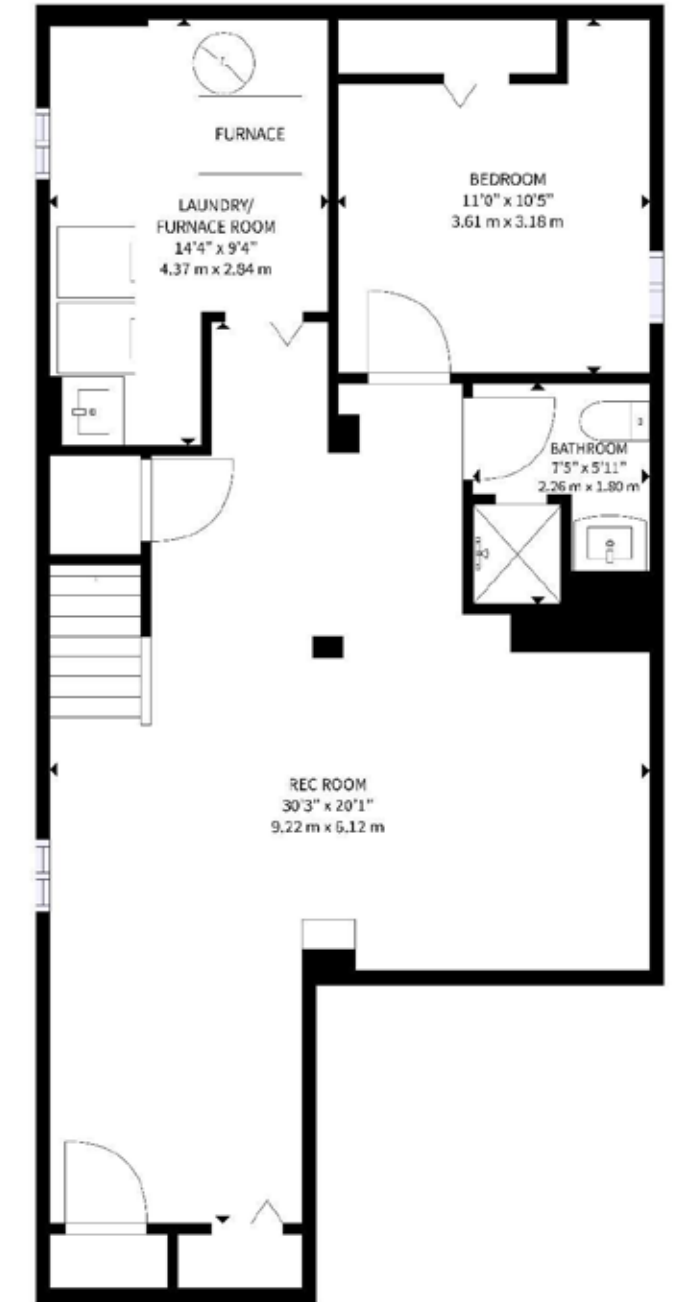
FLOOR PLANS



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.