

RINA DIRISIO
REAL ESTATE, BUT BETTER



2190 KINGSRIDGE DRIVE

OAKVILLE



BEAUTIFUL NATIONAL-BUILT HOME WITH 5 BEDROOMS, 4 BATHROOMS AND A PARTIALLY FINISHED BASEMENT IN WESTMOUNT, ONE OF OAKVILLE'S MOST SOUGHT-AFTER COMMUNITIES.

Within the highly-ranked Garth Webb High School catchment and surrounded by parks, ponds and trails, making this an ideal location for families. The Oakville Trafalgar Memorial Hospital is a 3-minute drive, and a five-minute drive to the 407 ETR highway, eight minutes to the QEW/403, and the Bronte GO Train Station for commuters.

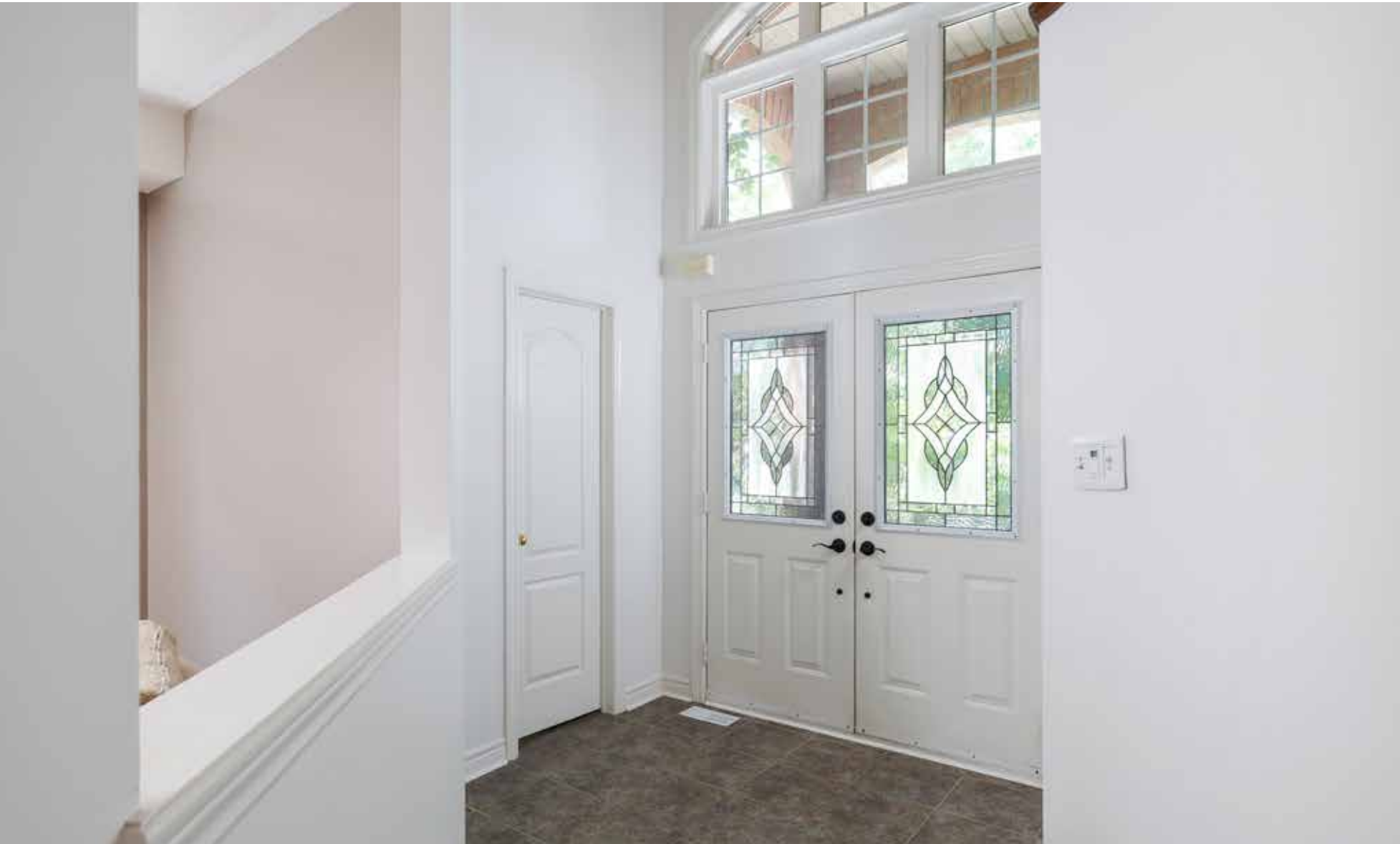
Handsome brick exterior, double driveway to the attached double garage with inside entry, and lovely landscaping with a mature shade tree, walkway and stone-lined planting bed to the elevated arched front entrance. Extremely private rear yard with towering mature trees, perimeter gardens and lush shrubs surrounding the newer composite wood 2-level deck and an intimate lower patio.

Inside, this rarely offered 5-bedroom home features a two-storey foyer with an upper Palladian window, nine-foot ceilings and hardwood flooring on the main floor, 11-foot mid-level ceilings, and an impressive oak staircase. The living room and the elegant dining room with a tray ceiling invite formal entertaining, and the generous, bright family room with a gas fireplace is ready for casual nights with family. A spacious kitchen features extensive upgraded wood cabinetry with glass display cabinets, valance lighting, a double-door pantry, a large custom island with a breakfast bar, stainless steel appliances and a breakfast room surrounded by large windows and a walkout to the deck and private rear yard. Completing the main level is an office with hardwood flooring, a powder room and a sunken laundry room. The mid-level bedroom/suite features 11-foot ceilings, a huge bay window with a box seat, a walk-in closet, and a private 4-piece ensuite bathroom. Upstairs, you will find an additional four bedrooms and two full bathrooms, including the primary suite that features a lavish 5-piece ensuite with a Roman-style soaker tub and a separate shower. The partially finished basement with the electrical, drywall and wide-plank flooring only needs the ceiling and the trim installed to complete. There is plenty of room for a games area, gym area and recreation room, plus there is abundant storage space. Recent improvements include a new air conditioner (2025 -lease), furnace replaced in 2021, and the water softener and filter are owned.



TWO-STOREY FOYER (10'6" X 10'9")

- Double entry doors with leaded glass inserts
- Huge upper-level Palladian window
- Five-light chandelier
- Impressive oak staircase with colonial-style pickets
- Nine-foot main floor and 11-foot mid-level ceilings
- Walk-in closet with a large window





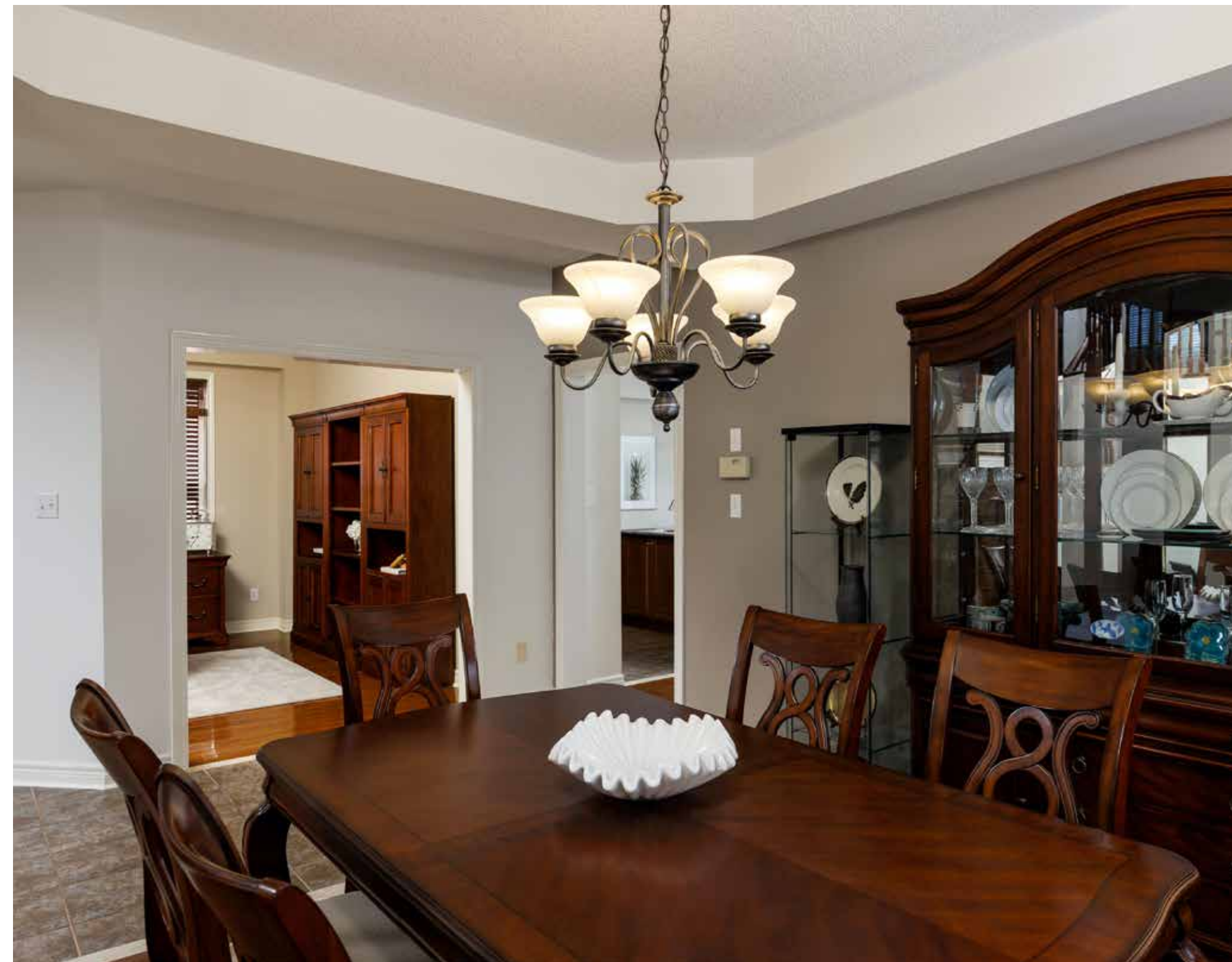
LIVING ROOM (14'0" X 10'11")

- Lustrous hardwood floor
- Large wall opening to the foyer
- Large window with wide-slat blinds



DINING ROOM (10'3" X 10'11")

- Octagonal tray ceiling
- Lustrous hardwood floor
- Large window with wide-slat blinds
- Five-light chandelier





KITCHEN (11'10" X 13'4")

- Extensive cinnamon-stained wood cabinetry
- Extended-height upper cabinets with valance lighting
- Display cabinets with a divided glass door
- Double-door pantry
- Massive custom island with a breakfast bar
- Granite counters and stone tile backsplash
- Pot lights
- Stone-look floor tiles
- Stainless steel appliances, including a French door fridge with a water/ice dispenser and a bottom-mount freezer drawer, a slide-in electric stove, and a built-in dishwasher





BREAKFAST ROOM (7'6" X 13'4")

- Upgraded chandelier
- Neutral stone-look floor tiles
- Large bay-style window grouping with sliding glass doors to the newer, 2-level composite wood deck and lower private patio



FAMILY ROOM (14'0" X 17'0")

- Lustrous hardwood floor
- Pot lights
- Gas fireplace with a classic white mantel
- Two large windows overlooking the backyard





DEN (9'3" X 13'0")

- Lustrous hardwood floor
- Large window with wide-slat blinds
- Upgraded ceiling light fixture

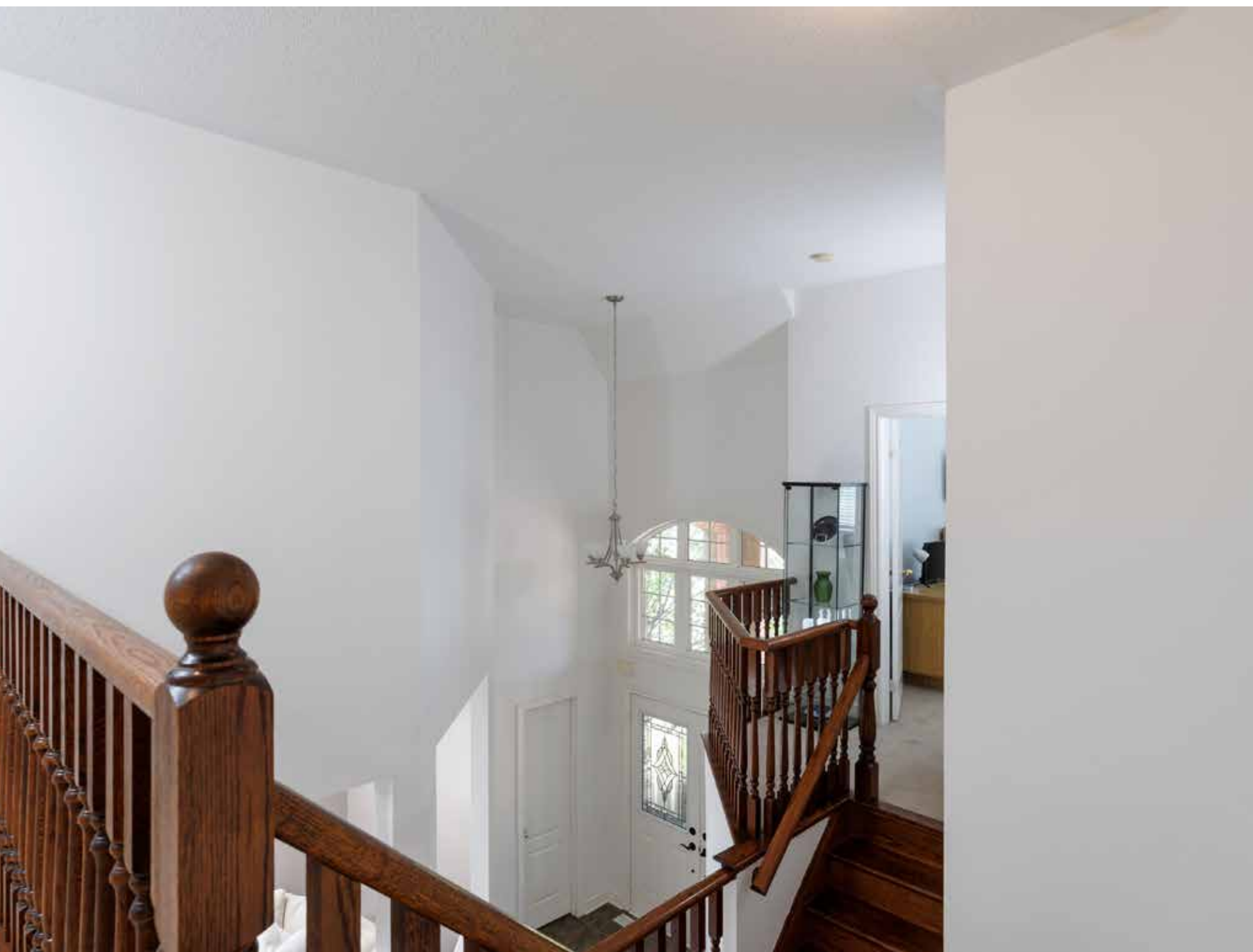
BATHROOM (2-PIECE)

- Ample cabinetry with a large drawer and lower display shelf
- One-piece moulded vanity with an integrated sink and single lever faucet
- Window with wide-slat blinds
- Stone-look floor tiles



SUNKEN LAUNDRY ROOM (8'1" X 8'2")

- White shaker-style cabinetry
- Stone-look floor tiles
- Installed coat hooks
- White front-loading washer and dryer
- Inside entry to the attached double garage with garage door openers



BEDROOM 2 (10'9" X 17'11")

- Soaring 11-foot ceiling
- Large bay window with a box seat
- Ceiling fan
- Neutral broadloom
- Walk-in closet

ENSUITE BATHROOM (4-PIECE)

- Ample cinnamon-stained wood cabinetry
- Neutral stone-look floor tiles
- Window with wide-slat blinds
- Tub/shower combination with neutral tile surround





PRIMARY BEDROOM (14'1" X 19'4")

- Double entry doors
- Large window with wide-slat blinds
- Neutral broadloom
- Walk-in closet

ENSUITE BATHROOM (5-PIECE)

- Ample cinnamon-stained wood cabinetry with a drawer
- One-piece, moulded, Corian-style counter with two sinks and single-lever faucets
- Neutral stone-look floor tiles
- Impressive Roman-style soaker tub with decorative columns topped with a large bay-style window grouping and overhead pot lights
- Separate shower with neutral tile surround and a glass door





BEDROOM 3 (11'6" X 10'11")
BEDROOM 4 (13'6" X 10'11")
BEDROOM 5 (10'7" X 12'6")

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

BATHROOM (4-PIECE)

- Gigantic main bathroom with extensive wood cabinetry, neutral stone-look floor tiles, a window with wide-slat blinds and a tub/shower combination with neutral tile surround.



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

- Partially finished basement with an open-concept recreation room
- Drywall and electrical installed
- Dark-finished wide-plank flooring
- Plenty of room for a games area, gym area and recreation room
- Storage area (13'7" x 15'0") and utility area (27'0" x 11'4")
- Just needs ceilings and trim installed to finish

SCHOOLS

Elementary

Emily Carr – English Track – JK – GR08

Forest Trail – FI Track – GR02 – 08

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

St. Mary CES – FI Track – GR01 – 08

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

Secondary

Garth Webb – English & FI Track – GR09 - 12

St. Ignatius of Loyola – Regular, FI & ExF Track – GR09 - 12



Taxes: \$7,871 / 2025

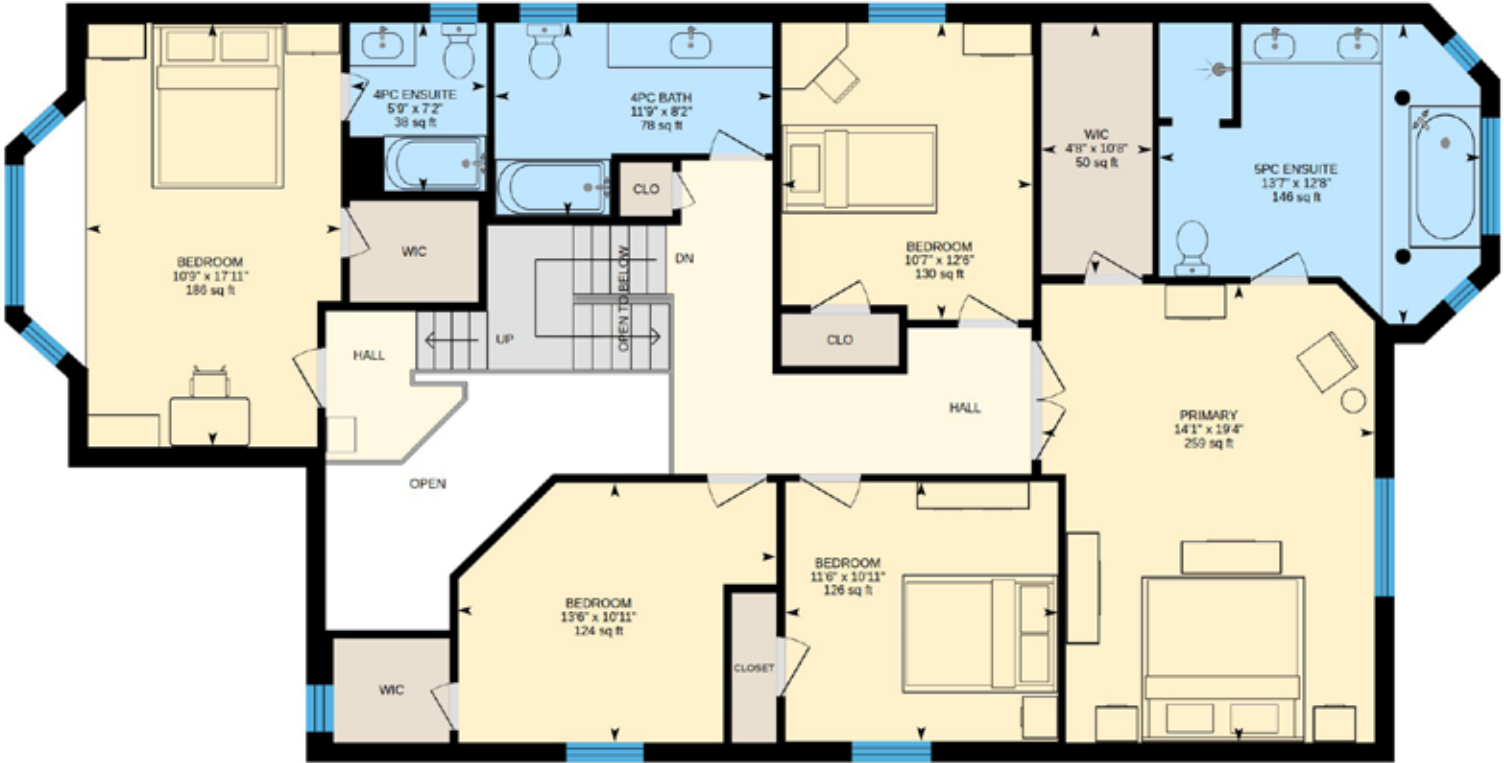
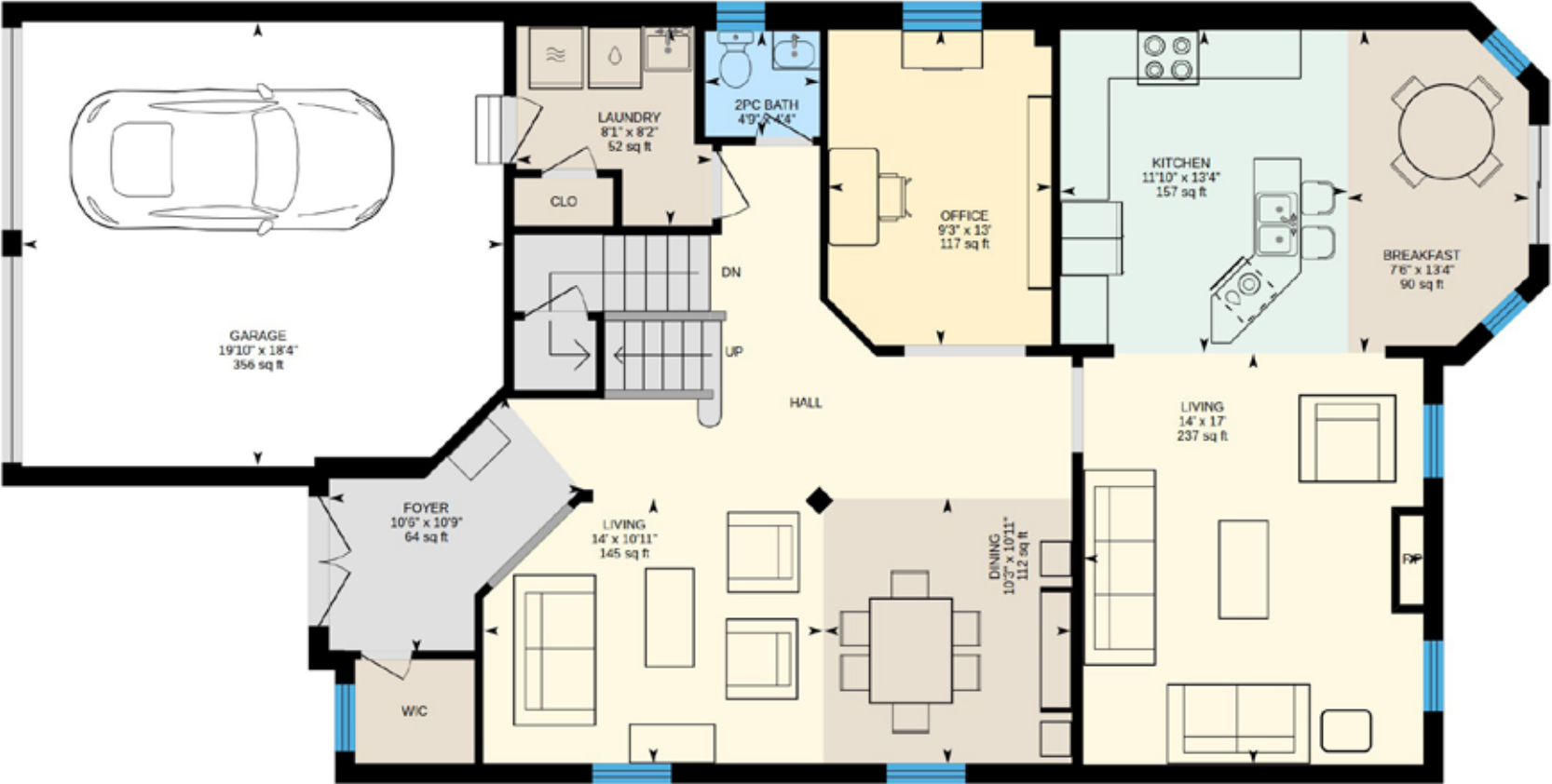
Lot Size: 36.84 x 106.13

Inclusions: Fridge, stove, dishwasher, washer, dryer, all blinds, all electrical light fixtures, electric garage door openers and remotes, all window coverings, pool table in basement, water softener and filter (owned), reverse osmosis, Tv in bedroom.

Leased Equipment: Air conditioner (2025 – buyer to assume the lease \$106.79), hot water tank



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.