

RINA DIRISIO
REAL ESTATE, BUT BETTER



2252 FOXFIELD ROAD

OAKVILLE, ON



BEAUTIFULLY PRESENTED NATIONAL HOME WITH 5 BEDROOMS, AND 4 BATHROOMS IN THE DESIRABLE COMMUNITY OF WESTMOUNT, KNOWN FOR ITS PARKS, TRAILS, HIGHLY-RATED SCHOOLS AND PROXIMITY TO THE OAKVILLE HOSPITAL (4-MINUTE DRIVE).

Close to recreation centres, shopping, and restaurants, and about an 8-minute drive to the 407 ETR and QEW highways for commuters.

Excellent curb appeal with a triple-wide, patterned concrete driveway that accommodates 6 cars, lined with Hosta's and green space accented with ornamental trees and a blue spruce. Patterned concrete steps to the front entrance and walkways leading to the backyard. Private fully-fenced rear yard features lush gardens with tall trees, a garden shed, and a two-level patterned concrete patio next to a water fountain, perfect for relaxing and summer entertaining.

Practical elegance abounds with nine-foot ceilings, hardwood floors, neutral stone-look ceramics, and quality wainscoting throughout the main floor, and an impressive solid oak staircase leads to the upper level. An open-concept living room empties into the formal dining room featuring a square column, and a tray ceiling with a ceiling medallion and across the hall, French doors open to the main floor den. The spacious kitchen is filled with beautiful chestnut-stained cabinetry, including a custom island with a breakfast bar, stainless steel appliances, including a gas range and a huge breakfast room with large windows and double garden doors to the 2-tiered pattern concrete patio. The adjacent family room features an inviting gas fireplace, and there is a direct sightline from the kitchen. Completing the main floor is a 2-piece bathroom and a sunken laundry room with an inside entry to the attached double garage. On the mid-level you'll find the fifth bedroom – a spacious suite with 11-foot ceilings, a large bay window, a walk-in closet and a 4-piece ensuite bathroom. The second floor comprises two full bathrooms and four generous bedrooms, including the primary suite, which features a walk-in closet and an oversized 5-piece ensuite bath with a whirlpool tub and a separate shower. There is a cold room and a rough-in for a future bathroom in the basement, and the roof shingles and furnace were replaced in 2017/18.



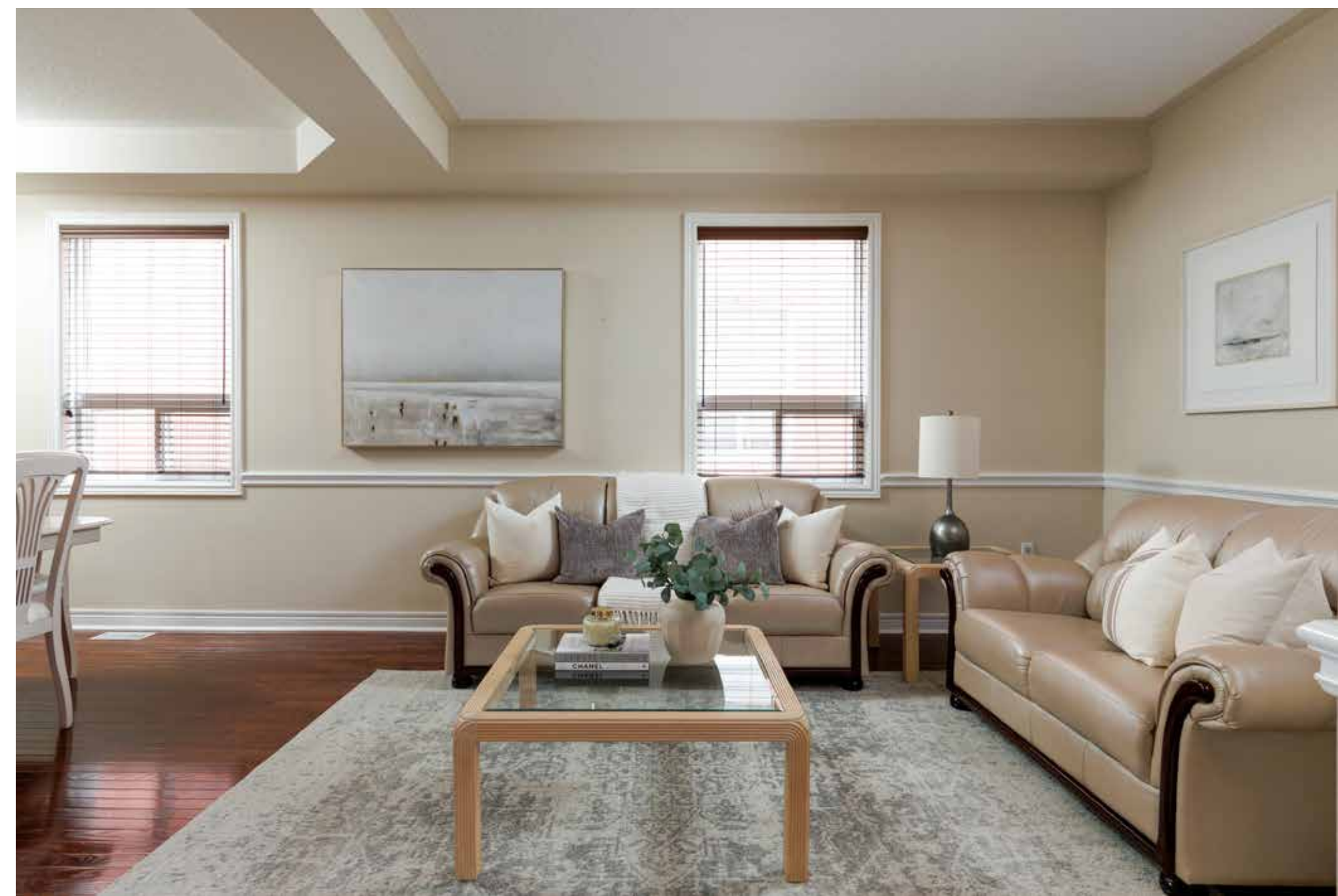
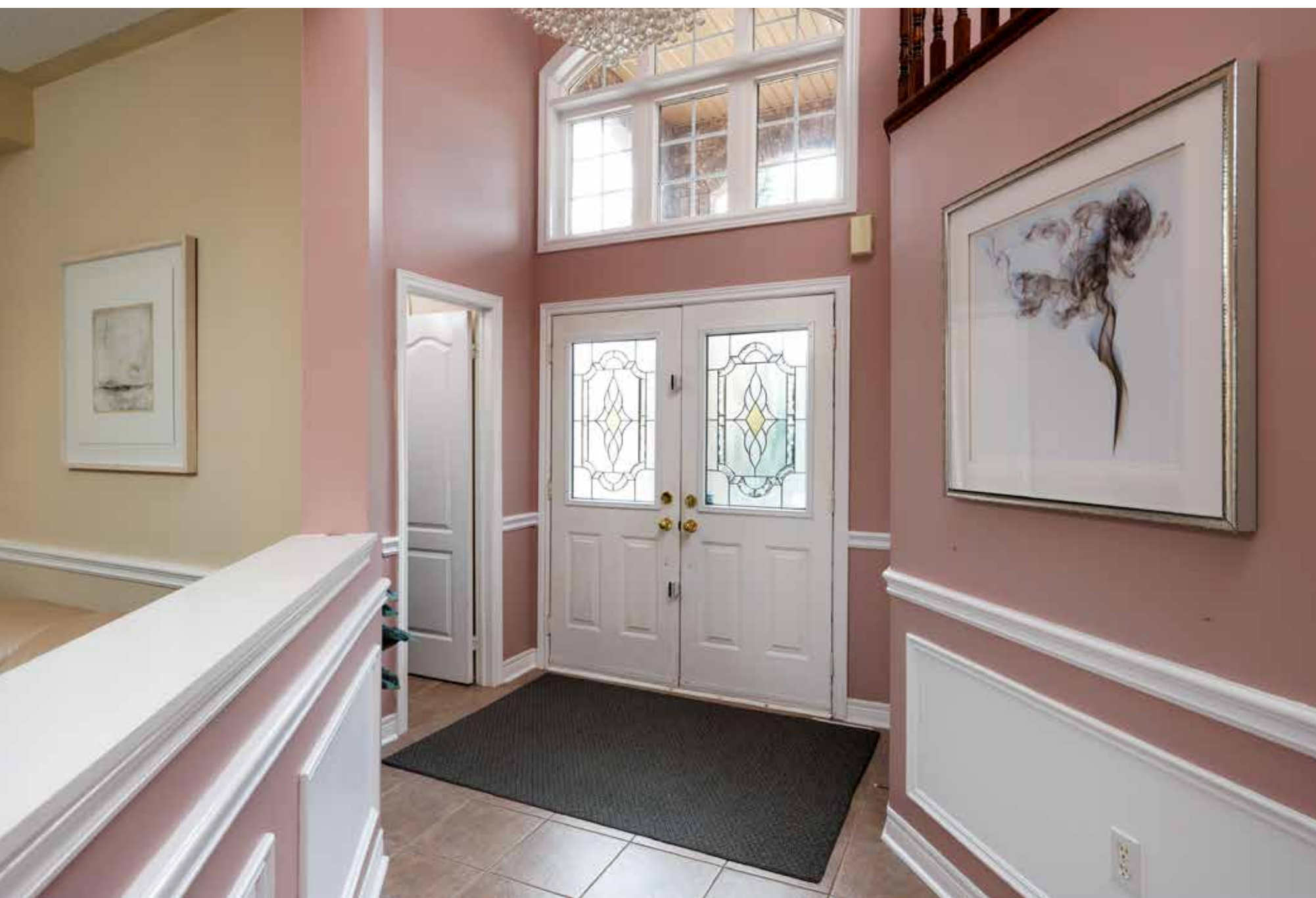
TWO-STOREY FOYER

- Double doors with glass inserts and a large Palladian-style window above
- Elegant wainscotting
- Gorgeous crystal chandelier
- Impressive chestnut-stained oak staircase
- Neutral ceramic floor tiles
- Nine-foot main floor ceilings
- Wall opening to the living room
- Walk-in closet with a Palladian window



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

- Beautiful hardwood floor
- Chair rail accenting
- Large window to the side yard





DINING ROOM (12'3" X 10'0")

- Elegant tray ceiling
- Five-light dish-style chandelier with a ceiling medallion
- Beautiful hardwood floor
- Chair rail moulding
- Large window to the side yard



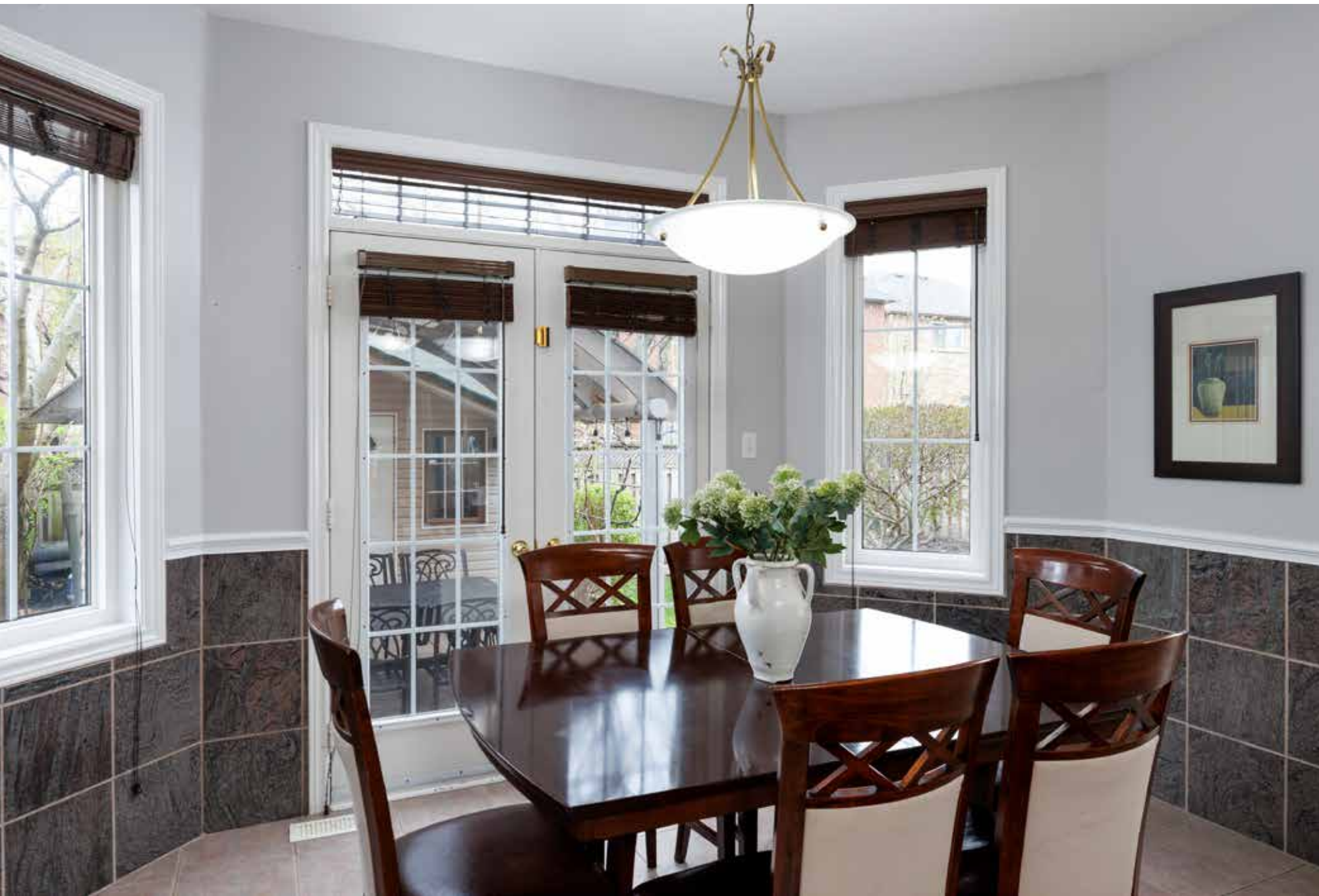
KITCHEN (13'3" X 10'1")

- Extensive chestnut-stained cabinetry
- Extended-height upper cabinets
- Oversized island with a breakfast bar
- Neutral ceramic floor tiles and dramatic tile backsplash
- Dish-style chandelier
- Stainless steel appliances including a French-door fridge with a water/ice dispenser, a gas range, a built-in microwave and a built-in dishwasher



BREAKFAST ROOM (13'3" X 9'1")

- Neutral ceramic floor tiles and contrasting wall tiles
- Dish-style chandelier
- Large windows with wide-slat blinds
- Garden doors with a transom to the patterned concrete patio and private rear yard



FAMILY ROOM (16'11" X 14'0")

- Gas fireplace with an upgraded medium-stained mantel
- Dish-style chandelier
- Neutral ceramic floor tiles
- Two windows to the rear yard



OFFICE (13'2" X 9'0")

- French doors
- Beautiful hardwood floor
- Large window to the side yard

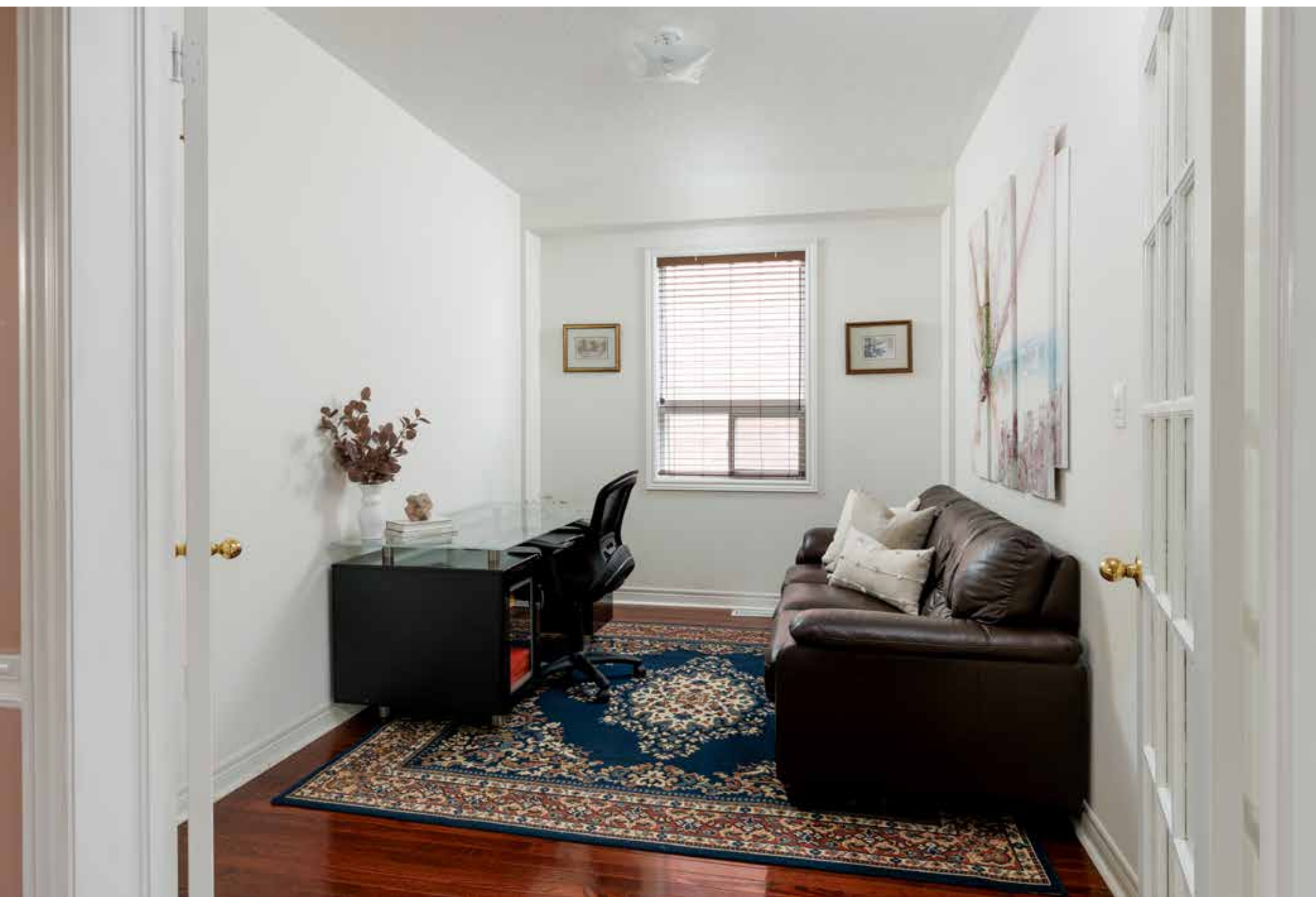


BATHROOM (2-PIECE)

- White plumbing fixtures including a pedestal sink
- Neutral ceramic floor tiles
- Window with wide-slat blinds

SUNKEN LAUNDRY ROOM (8'1" X 8'11")

- Pullout organizer and base cabinet with a washtub
- Neutral ceramic floor tiles
- Closet
- Inside entry to the attached garage





PRIMARY BEDROOM (19'1" X 13'9")

- Double entrance doors
- Neutral broadloom
- Deep walk-in closet (10'9" x 4'7")
- Window



ENSUITE BATHROOM (5-PIECE)

- Ample chestnut-stained cabinetry with double sinks
- Huge bay-style window grouping with wide-slat blinds
- Ceramic floor tiles
- Large oval whirlpool tub with ceramic tile surround and deck with decorative columns
- Separate shower with ceramic tile surround and a tempered glass door





BEDROOM 2 (10'11" X 11'6")
BEDROOM 3 (12'7" X 10'6")
BEDROOM 4 (10'11" X 13'6")

- Three additional bedrooms on the second floor offer neutral broadloom, large windows and ample closet space. One of the bedrooms has a walk-in closet with a large window.



BATHROOM (4-PIECE)

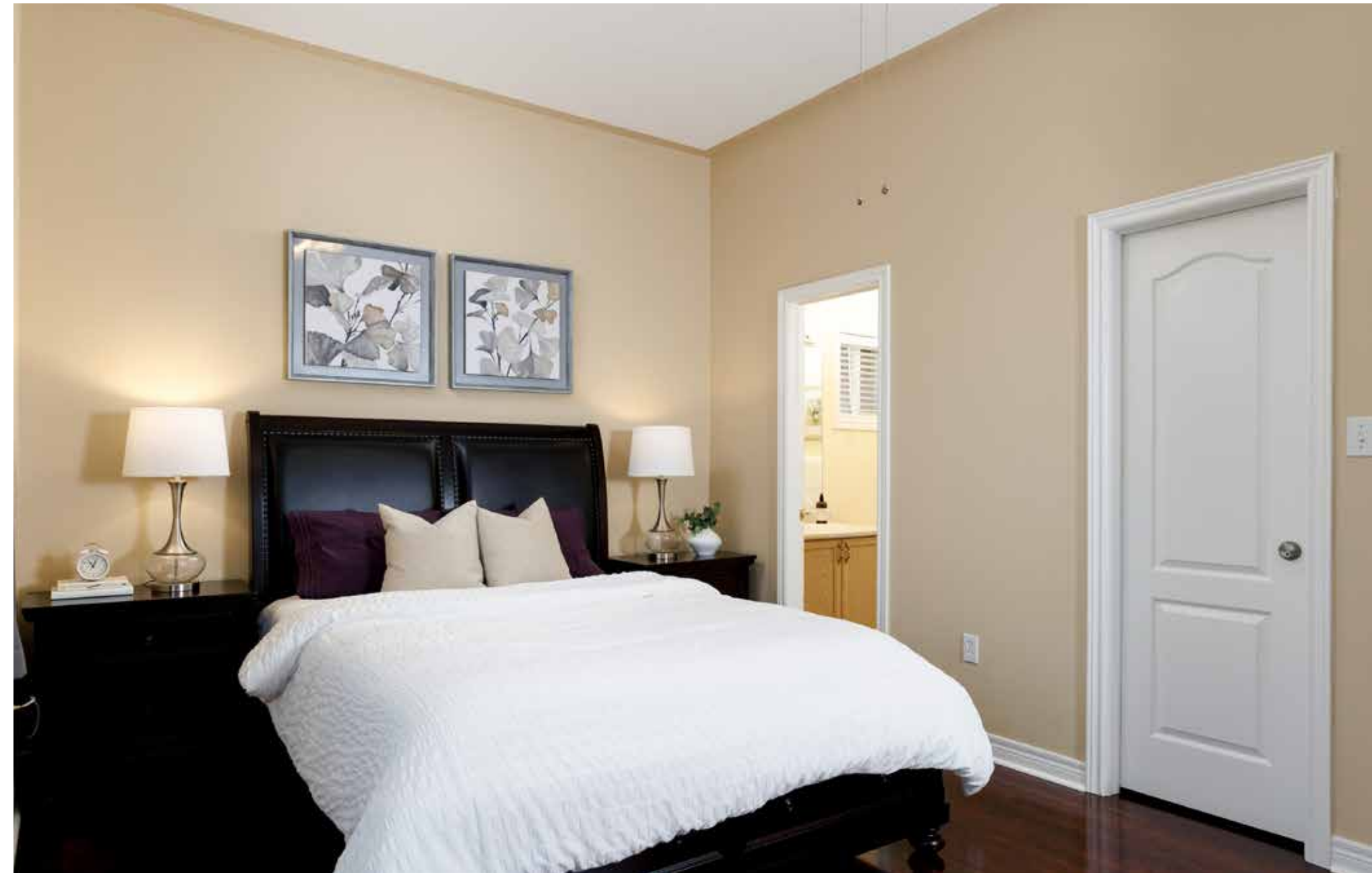
- Extra-large main bath with bleached oak cabinets, neutral stone-look floor tiles, window, and a tub/shower combination with neutral tile surround.





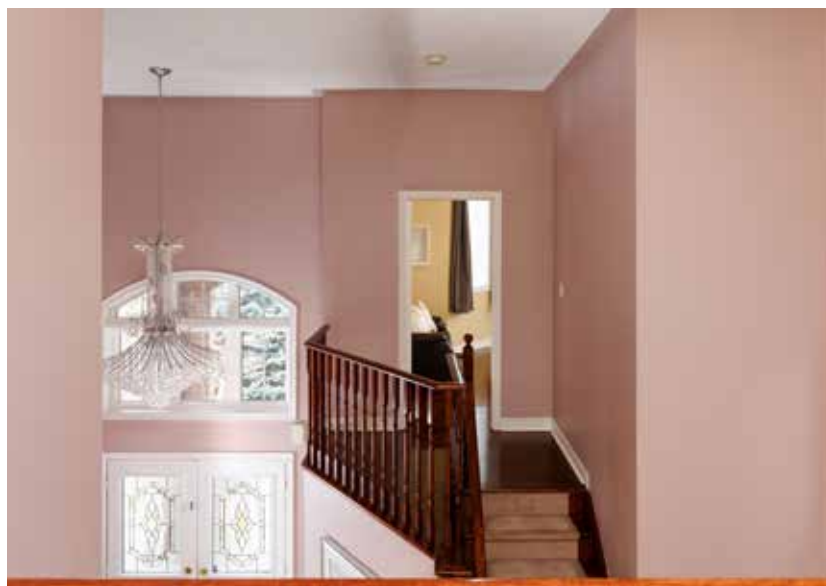
BEDROOM 5 (17'9" X 13'3")

- Eleven-foot ceiling with a ceiling fan
- Wide-plank dark-finished laminate flooring
- Huge bay-style window grouping with wide-slat blinds
- Walk-in closet with double wardrobe hanging space



ENSUITE BATHROOM (4-PIECE)

- Ample bleached oak cabinetry
- Neutral stone-look floor tiles
- Window with wide-slat blinds
- Tub/shower combination with tile surround





SCHOOLS

Elementary

Emily Carr – English Track – JK – GR08

Forest Trail – FI – GR02 – 08

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

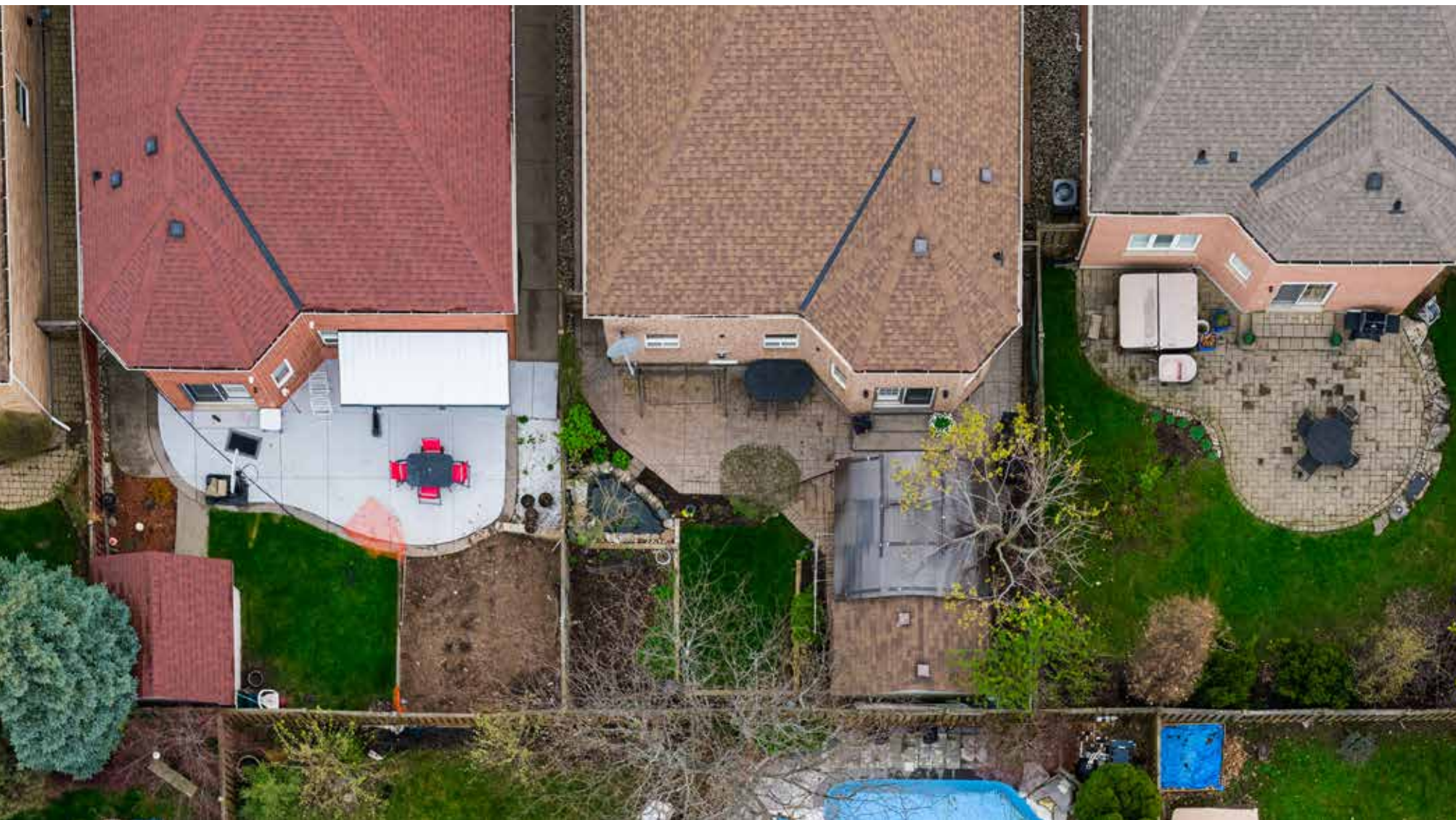
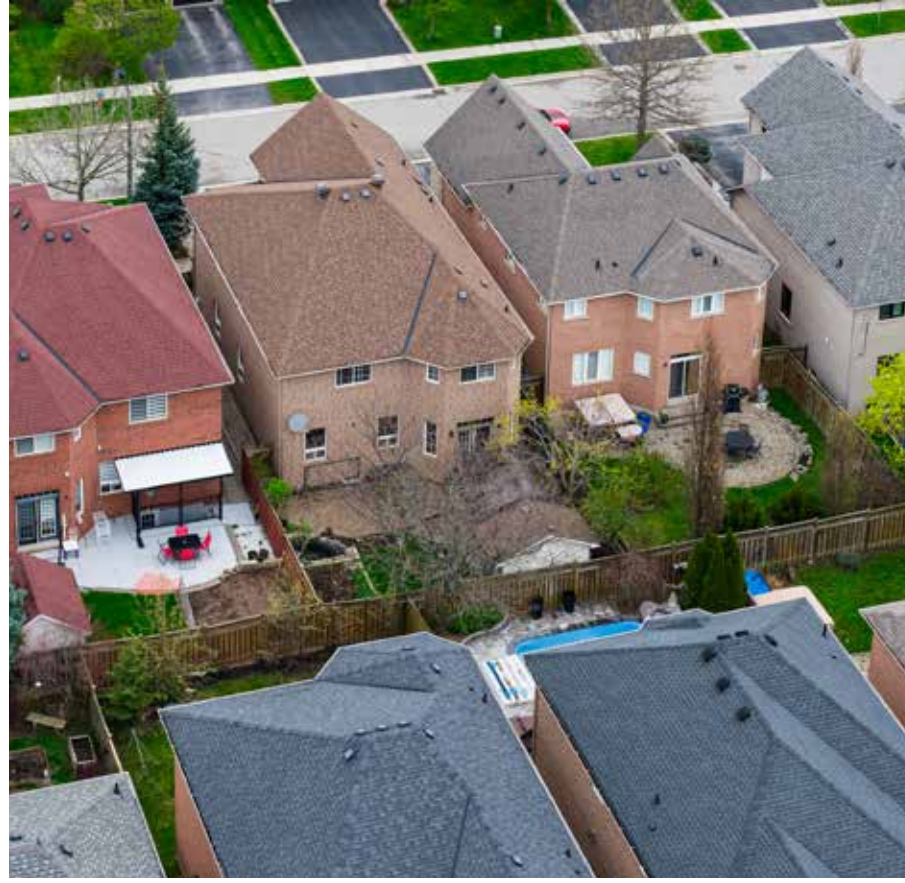
St. Mary CES – FI - GR01 – 08

St. Joan of Arc – ExF – GR05 – 08

Secondary

Garth Webb – English Track/FI – GR09 – 12

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



Taxes: \$7,629 /2025

Lot Size: 40.03 x 109.91 Feet

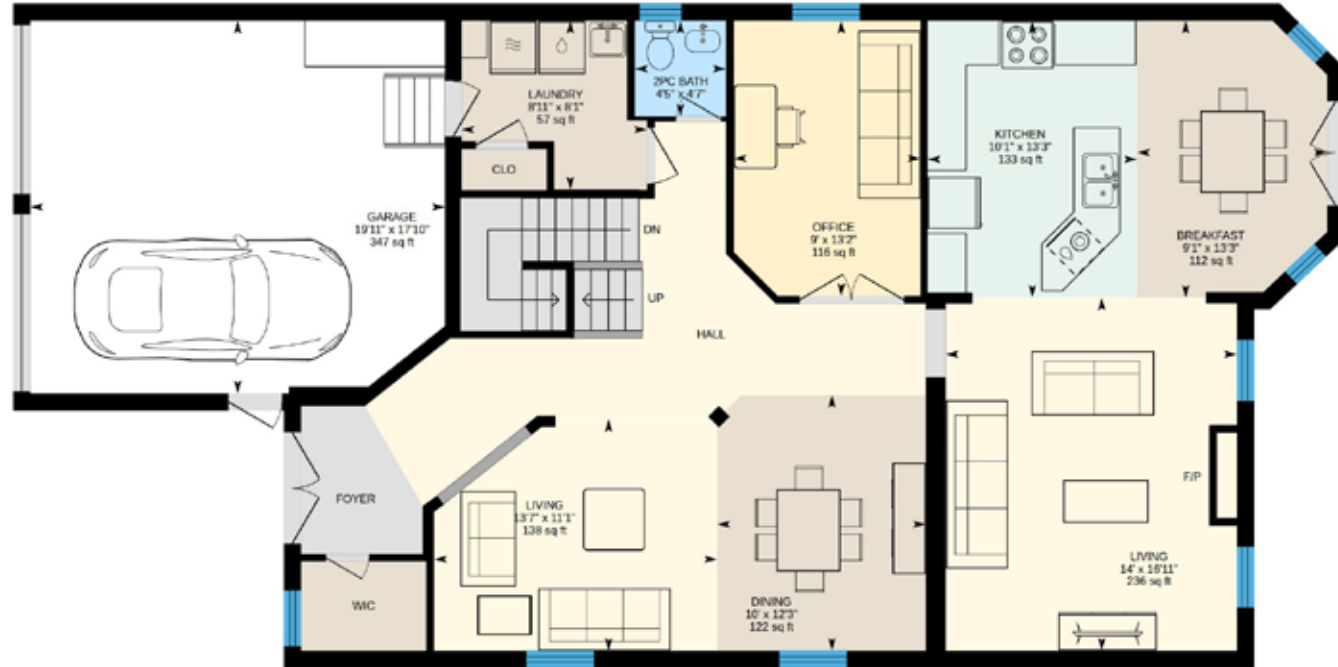
Inclusions: Fridge, stove, built-in dishwasher, built-in microwave, washer, dryer, all window coverings, all electric light fixtures, central vacuum and accessories, one garage door opener

Exclusions: All wall TVs, gazebo

FLOOR PLANS

2252 Foxfield Rd, Oakville, ON

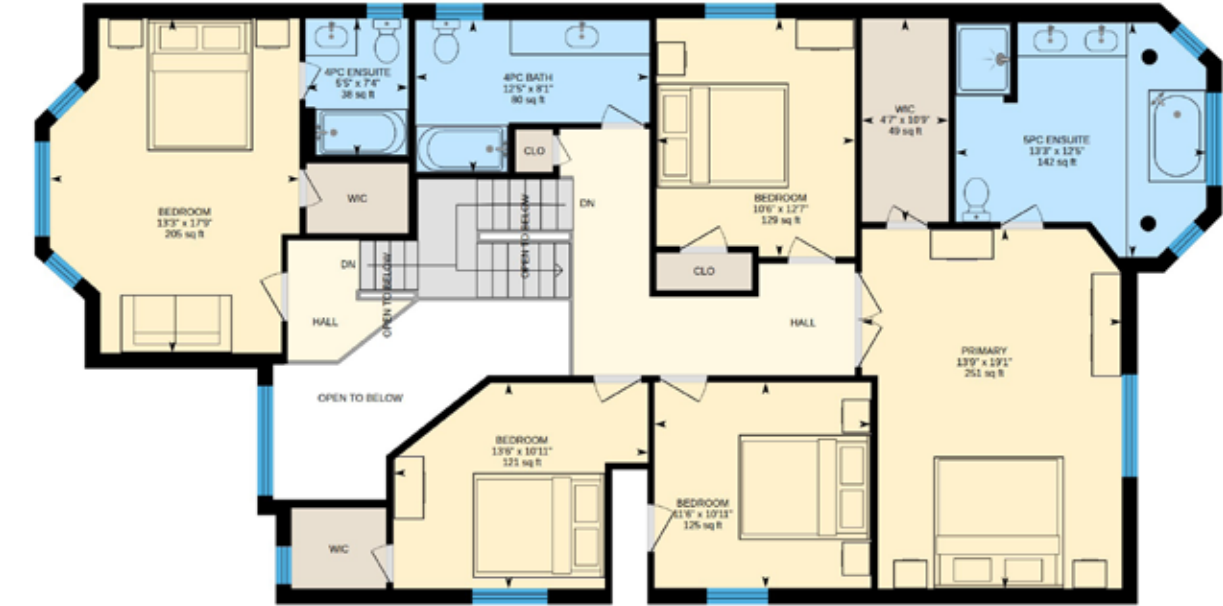
Main Floor Exterior Area 1401.28 sq ft
Interior Area 1273.25 sq ft
Excluded Area 390.65 sq ft



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

2252 Foxfield Rd, Oakville, ON

2nd Floor Exterior Area 1629.78 sq ft
Interior Area 1470.91 sq ft
Excluded Area 96.82 sq ft



2252 Foxfield Rd, Oakville, ON

Basement (Below Grade) Exterior Area 1396.58 sq ft
Interior Area 1258.79 sq ft
Excluded Area 42.81 sq ft



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



RINA DIRISIO
SALES REPRESENTATIVE
LIFETIME RESIDENT OF OAKVILLE

CELL 416.804.4347
EMAIL RINA@RINA.CA

251 NORTH SERVICE ROAD WEST, OAKVILLE ONTARIO L6M 3E7

Royal LePage Real Estate Services Ltd., Brokerage

RINA.CA

WE SELL REAL ESTATE
BUT BETTER.



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