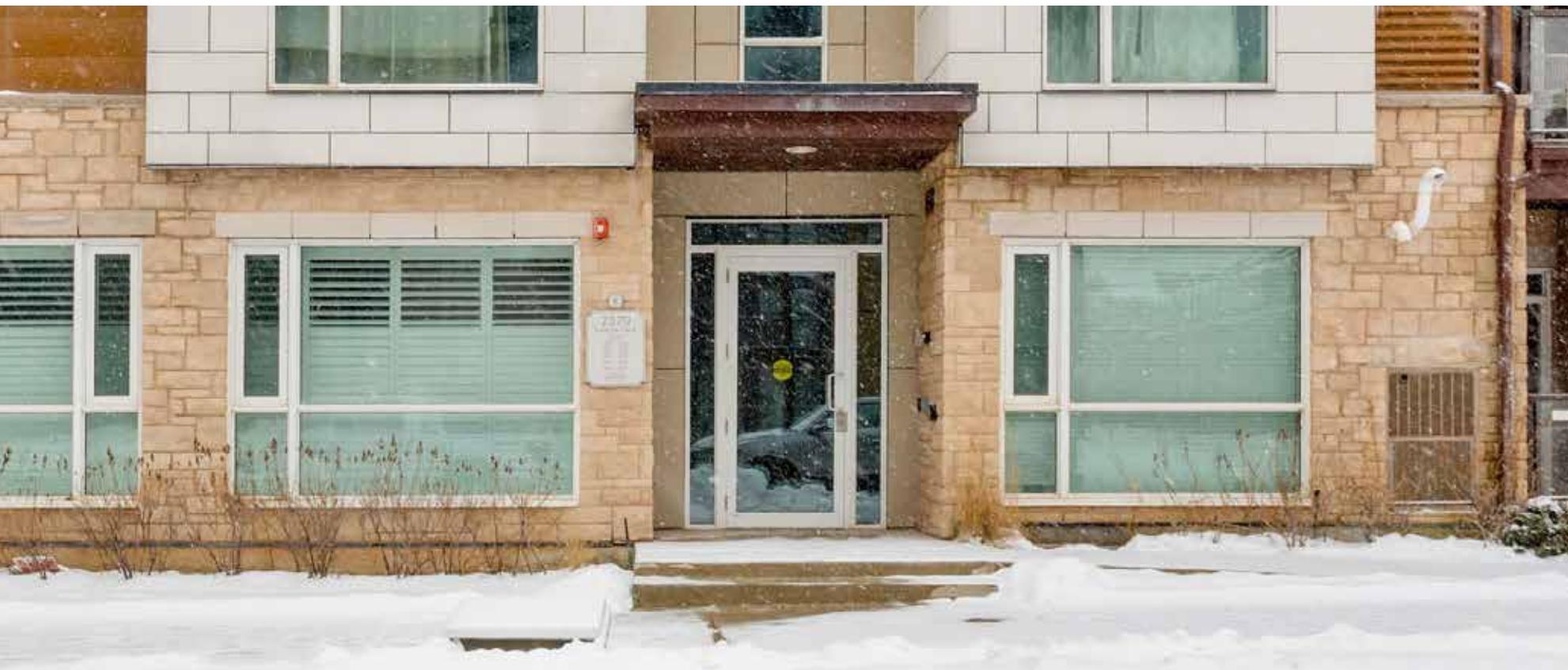


RINA DIRISIO
REAL ESTATE, BUT BETTER



2370 KHALSA GATE W 212

OAKVILLE, ON

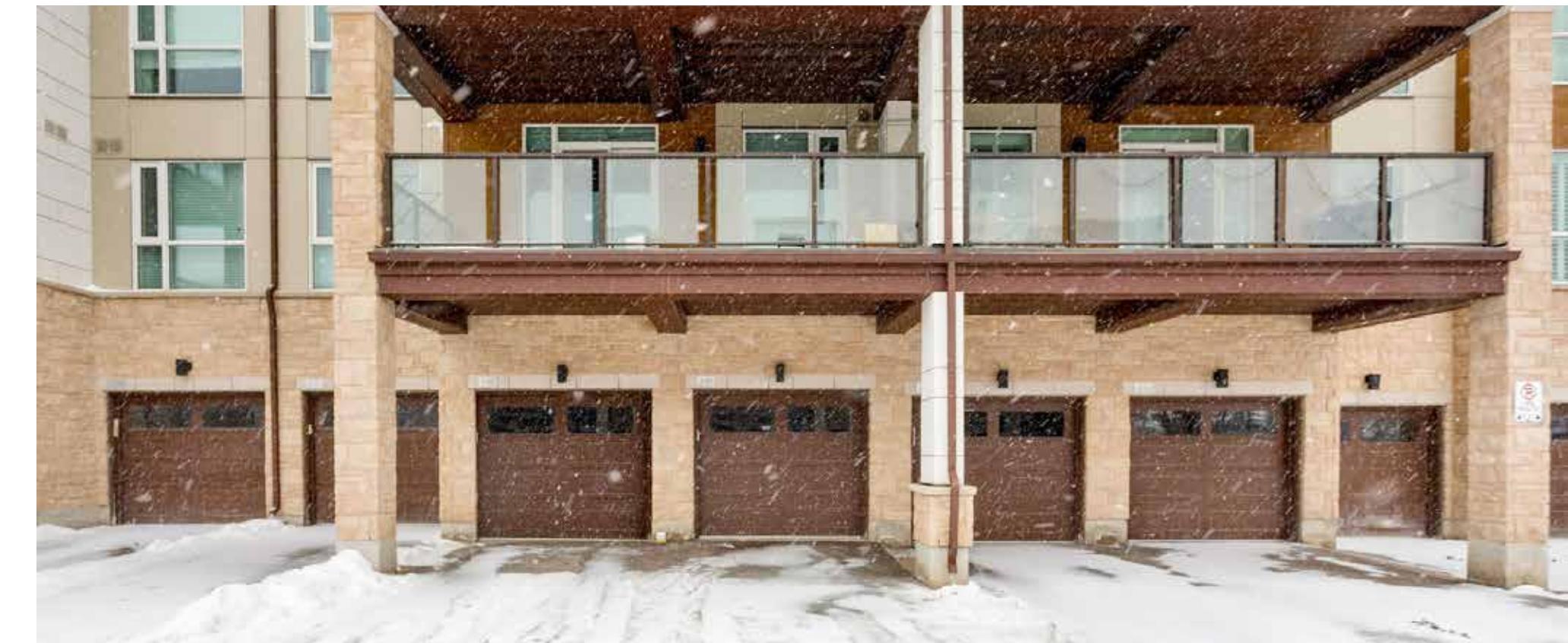


WELCOME TO WESTMOUNT. A HIGHLY COVETED OAKVILLE COMMUNITY CELEBRATED FOR ITS EXPANSIVE PARKLANDS, SCENIC TRAILS, AND COVETED PLACEMENT WITHIN THE GARTH WEBB SECONDARY SCHOOL CATCHMENT.

This family-friendly neighbourhood offers exceptional convenience, with the hospital just a three-minute drive away and everyday essentials—including shopping, restaurants, and services—close at hand. Commuters will appreciate the outstanding highway access: the 407 ETR is only four minutes away, the QEW/403 within six minutes, and the Bronte GO Train Station reachable in just nine minutes, making travel throughout the GTA effortless.

This dazzling corner-unit stacked townhome offers two bedrooms, two bathrooms, and approximately 993 sq. ft. of stylish, light-filled living space, complemented by a generous covered balcony of approximately 213 sq. ft., ideal for outdoor dining and relaxation. Refined upgrades elevate the home, including deluxe kitchen cabinetry with upgraded hardware and backsplash, oversized windows embellished with California shutters, smooth 9-foot ceilings, and thoughtfully upgraded LED pot lights in 2025 with LED cannisters have 5 different settings and dimmer. Recent updates provide added peace of mind, with a new dryer and dishwasher (2025), all-new laminate flooring (2024), and a full professional repaint completed in 2022 Nest thermostat. The suite also includes in-suite laundry, two parking spaces, and an oversized storage locker, enhancing both comfort and functionality.

Sunlight pours into the open living and dining areas through two expansive windows, including sliding glass doors that open onto the covered terrace, creating a seamless indoor-outdoor flow. The open-concept kitchen is designed for both style and sociability, featuring upgraded cabinetry, granite countertops, a peninsula/island with a breakfast bar, and deluxe stainless-steel appliances—perfect for entertaining while preparing meals. The inviting primary suite showcases a tray ceiling, a large window with California shutters, a walk-in closet, and a beautifully appointed three-piece ensuite. The spacious second bedroom, also highlighted by a large window and California shutters, enjoys convenient access to a full four-piece bathroom with a tub and shower combination.



FOYER

- Nine-foot ceilings
- Stone-look floor tiles
- Pot lights
- Double door closet



LIVING/DINING ROOM (17'0" X 17'0")

- Two huge windows, including a walkout to the large, covered balcony with glass panel railings
- California shutters
- New wide-plank laminate flooring (2024)
- Several pot lights

OPEN CONCEPT KITCHEN



KITCHEN (8'0" X 8'0")

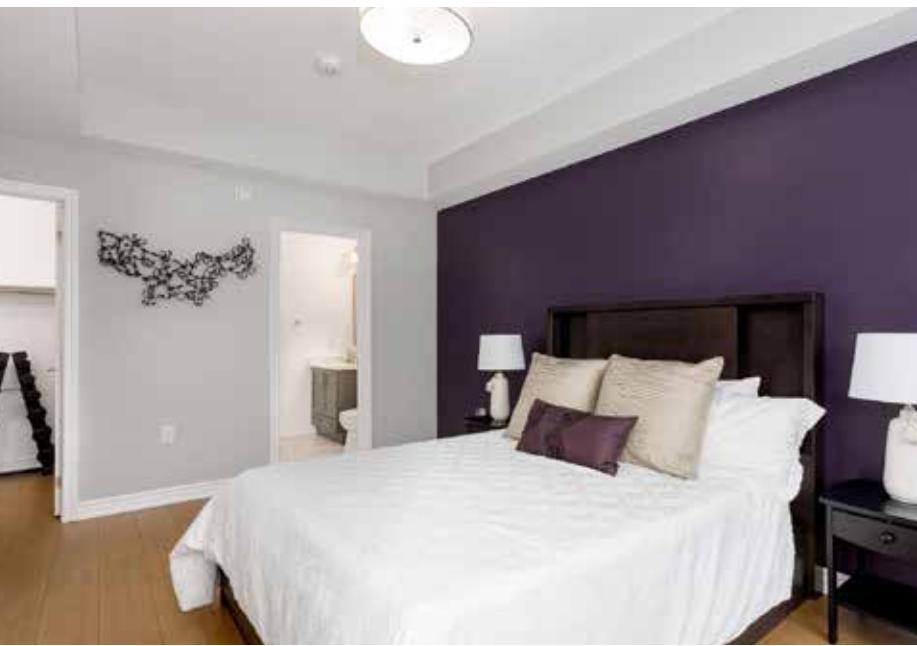
- White shaker-style cabinetry
- Extended-depth cabinet above the fridge
- Peninsula/island with a breakfast bar
- Granite counters, and a contrasting sleek upgraded subway tile backsplash and feature wall
- Pot lights
- Stone-look floor tiles
- Stainless steel appliances, including a French door fridge with a bottom-mount freezer drawer, a slide-in counter height stove, a built-in, over-the-range microwave, and a new (2025) built-in dishwasher





PRIMARY BEDROOM (15'0" X 10'0")

- Nine-foot tray ceiling and ceiling light fixture with a drum shade
- Wall-to-wall window with California shutters
- Dramatic feature wall
- New wide-plank laminate flooring (2024)
- Walk-in closet



ENSUITE BATHROOM (3-PIECE)

- Dark-finished cabinetry
- Neutral stone-look floor tiles
- Window with California shutters
- Shower with neutral tile surround and a frameless glass door





BEDROOM 2 (11'5" X 8'9")

- New wide-plank laminate flooring (2024)
- Wall-to-wall sliding door closet
- Large window with California shutters



BATHROOM (4-PIECE)

- Ample white shaker-style cabinetry with bottom drawers
- Neutral stone-look floor tiles
- Tub/shower combination with neutral tile surround



LAUNDRY AREA

- New dryer (2025) and Samsung washer
- Stone-look floor tiles

SCHOOLS

Elementary

Captain R. Wilson - English Track - JK - GR08

Heritage Glen - FI - GR02 - 08

St. Mary CES - Regular Track/FI - JK - GR08

St. Joan of Arc - ExF - GR05 - 08

Secondary

Garth Webb - English Track/FI - GR09 - 12

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



Taxes: \$3,197 / 2025

Condo Fee: \$344.87/month, Including: Common Elements, Building Insurance, Building Maintenance, Parking

Parking: Single Garage, Parking #2-05

Locker: #212 - Exclusive

Inclusions: Fridge, Stove, Built-in Microwave, Built-in Dishwasher, Washer, Dryer, All Electrical Fixtures, All Window Coverings & Shutters, Garage door Opener, TV Mount, Nest Thermostat.

Exclusions: Television

Rental: Tankless Water Heater



FLOOR PLANS



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



RINA DIRISIO
SALES REPRESENTATIVE
LIFETIME RESIDENT OF OAKVILLE

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Royal LePage Real Estate Services Ltd., Brokerage

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