

RINA DIRISIO
REAL ESTATE, BUT BETTER



1240 WESTVIEW TERRACE #86

OAKVILLE, ON



BEAUTIFULLY UPDATED AND EFFORTLESSLY INVITING, THIS EXCEPTIONAL 3-BEDROOM TOWNHOME WITH 3.5 BATHROOMS AND A FULLY FINISHED BASEMENT IS PERFECTLY POSITIONED IN A QUIET ENCLAVE WITHIN FAMILY-FRIENDLY WEST OAK TRAILS. AND IT BACKS ONTO SERENE GREEN SPACE.

Beautifully updated and effortlessly inviting, this exceptional 3-bedroom townhome with 3.5 bathrooms and a fully finished basement is perfectly positioned in a quiet enclave within family-friendly West Oak Trails, and it backs onto serene green space. Surrounded by mature trees and nestled between two school grounds, this established complex offers a tranquil, park-like setting, and it places you in a top-notch school catchment. Charming front gardens and a stately shade tree create a welcoming first impression. The private backyard retreat features a partially covered, two-tiered deck overlooking lush greenery—an idyllic setting for outdoor relaxation or entertaining. Enjoy the convenience of being just a short stroll to West Oak Public School, St. Teresa of Calcutta Catholic Elementary School, Sixteen Hollow Park, and the extensive trail system along Sixteen Mile Creek. Here, nature and lifestyle blend seamlessly. Glen Abbey Golf Club is just minutes away, along with shopping and everyday amenities at Dorval Crossing. There is also quick access to the QEW for commuters.

This home offers a bright, thoughtfully designed living space—plus additional finished space below—this home is as functional as it is stylish. The main level showcases medium-stained hardwood flooring complemented by upgraded, oversized tiles, while the upper level and basement feature durable wide-plank laminate flooring. Significant updates enhance both comfort and peace of mind, including a beautifully renovated kitchen, primary ensuite, and lower-level bathroom (2016), roof re-shingled (2013/2015), air conditioner (2014), and furnace (2012).

The spacious living room, filled with natural light from large windows, features treetop views and a cozy gas fireplace. The open-concept kitchen offers shaker-style cabinetry, under-cabinet lighting, granite countertops, an island with a breakfast bar, and stainless steel appliances, including a newer fridge (2025) and dishwasher (2024). The dining room has sliding glass doors to a partially covered two-tiered deck and a private backyard. A powder room and laundry area complete the main level. Upstairs are three bright bedrooms and two full bathrooms, including a large primary retreat with walkout access to a private deck overlooking green space and an updated 3-piece ensuite with a glass-enclosed shower. The finished basement adds a recreation room with pot lights and laminate flooring, a modern 4-piece bathroom, and ample storage—ideal for families or guests.

FOYER

- Single entry door with a Palladian window insert and sidelight with California shutters
- Upgraded oversized stone-look floor tiles
- Large closet with sliding doors
- Two ceiling light fixtures
- Impressive medium-stained oak staircase with contrasting white pickets



LIVING ROOM (15'0" X 9'6")

- Two large windows with wide-slat blinds overlook the backyard and green space beyond
- Beautiful medium-stained hardwood floor
- Gas fireplace with marble surround and a floor-to-ceiling mosaic tile feature wall
- Track-style lighting



DINING ROOM (9'9" X 8'9")

- Beautiful medium-stained hardwood floor
- Four-light modern chandelier
- Sliding glass door walkout to a partially covered two-tiered deck overlooking green space





KITCHEN (8'11" X 10'1")

- Plenty of deluxe shaker-style cabinetry
- Upper cabinets with valance lighting
- Two deep pantries
- Extended-depth cabinet above the fridge
- Pot drawers
- Centre island with a breakfast bar
- Granite counters and mosaic tile backsplash
- Stainless steel appliances including a French door fridge with water/ice dispenser (2025), a built-in dishwasher (2024), a built-in microwave and a stove

BATHROOM (2-PIECE)

- Dark-stained cabinetry
- One-piece moulded counter with an integrated sink
- Neutral oversized stone-look floor tiles



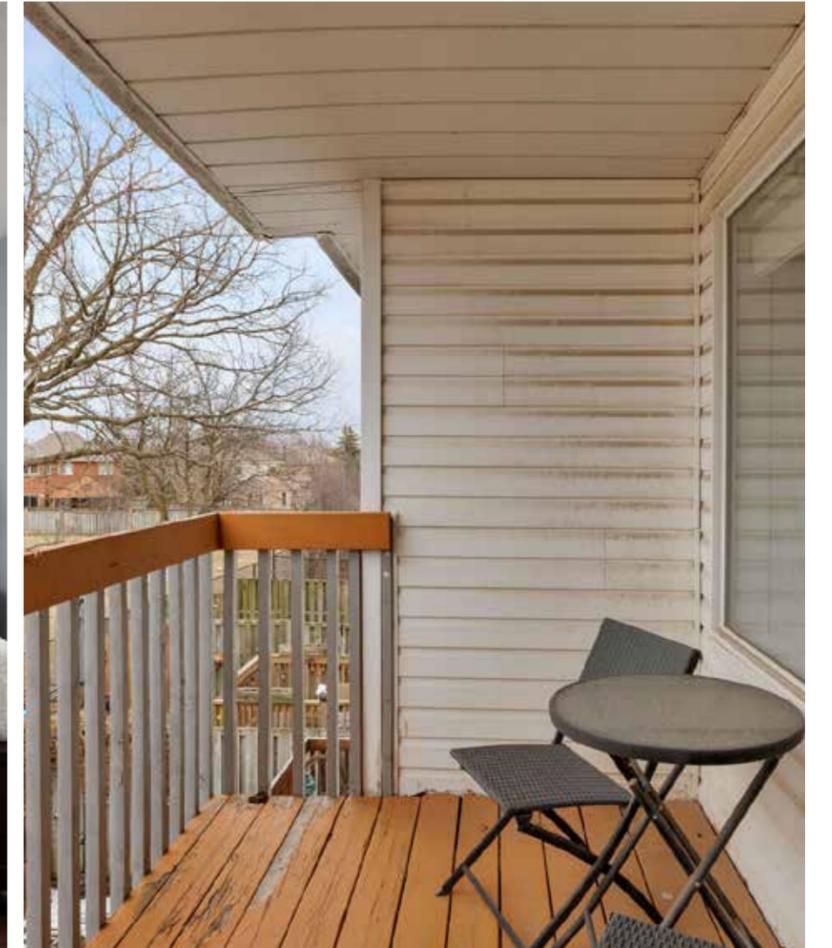
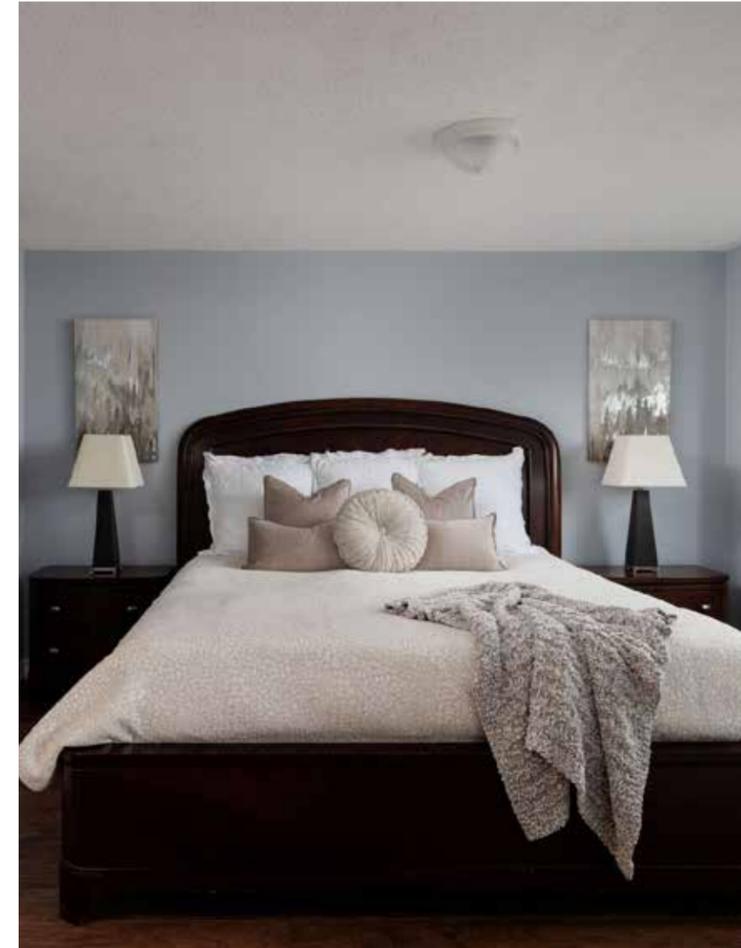


PRIMARY BEDROOM (18'4" X 17'11")

- Extra-large windows with wide-slat blinds
- Upgraded wide-plank laminate floor
- Ceiling fan and additional ceiling light fixture
- Sitting area
- Two closets
- Walkout to a private balcony overlooking treetops and green space

ENSUITE BATHROOM (3-PIECE)

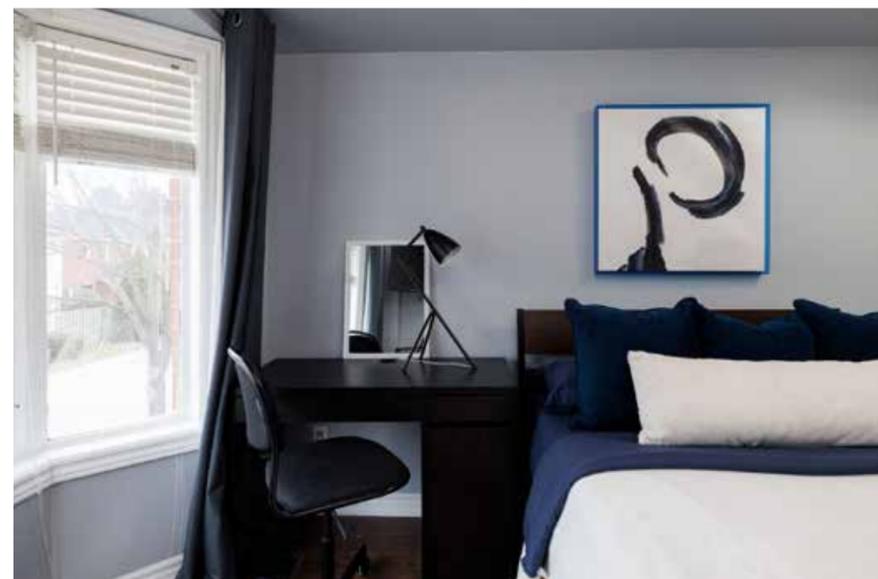
- Ample dark-stained cabinetry with a bottom drawer
- Composite stone counter with an integrated sink
- Oversized neutral stone-look floor and wall tiles
- Corner shower with tile surround and a curved glass enclosure





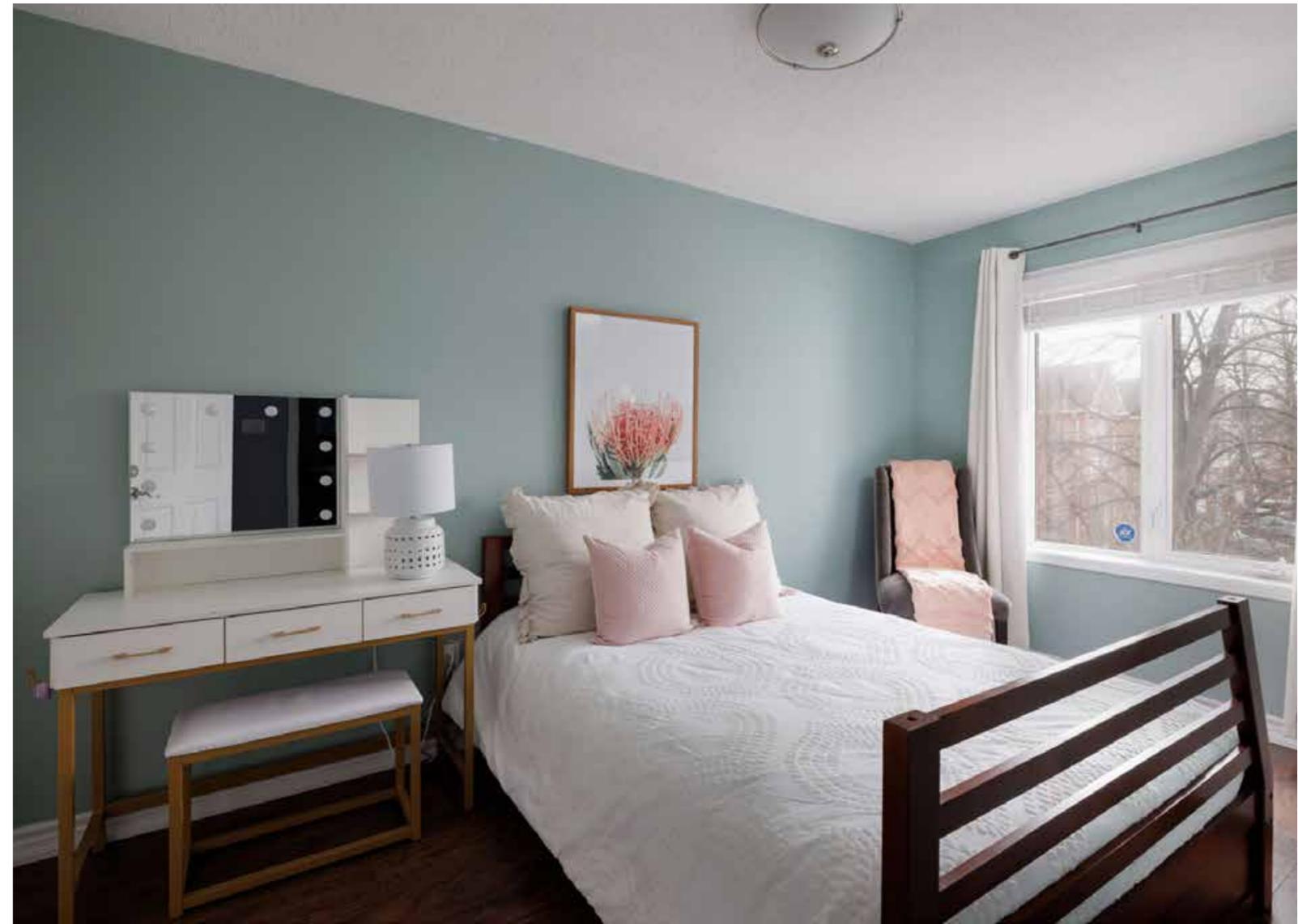
BEDROOM 2 (8'2" X 13'2")
BEDROOM 3 (9'8" X 11'3")

- Two additional bedrooms on the upper-level feature wide-plank laminate flooring, large windows, ceiling light fixtures and double closets. One bedroom offers a tray ceiling and a large bay window.



BATHROOM (4-PIECE)

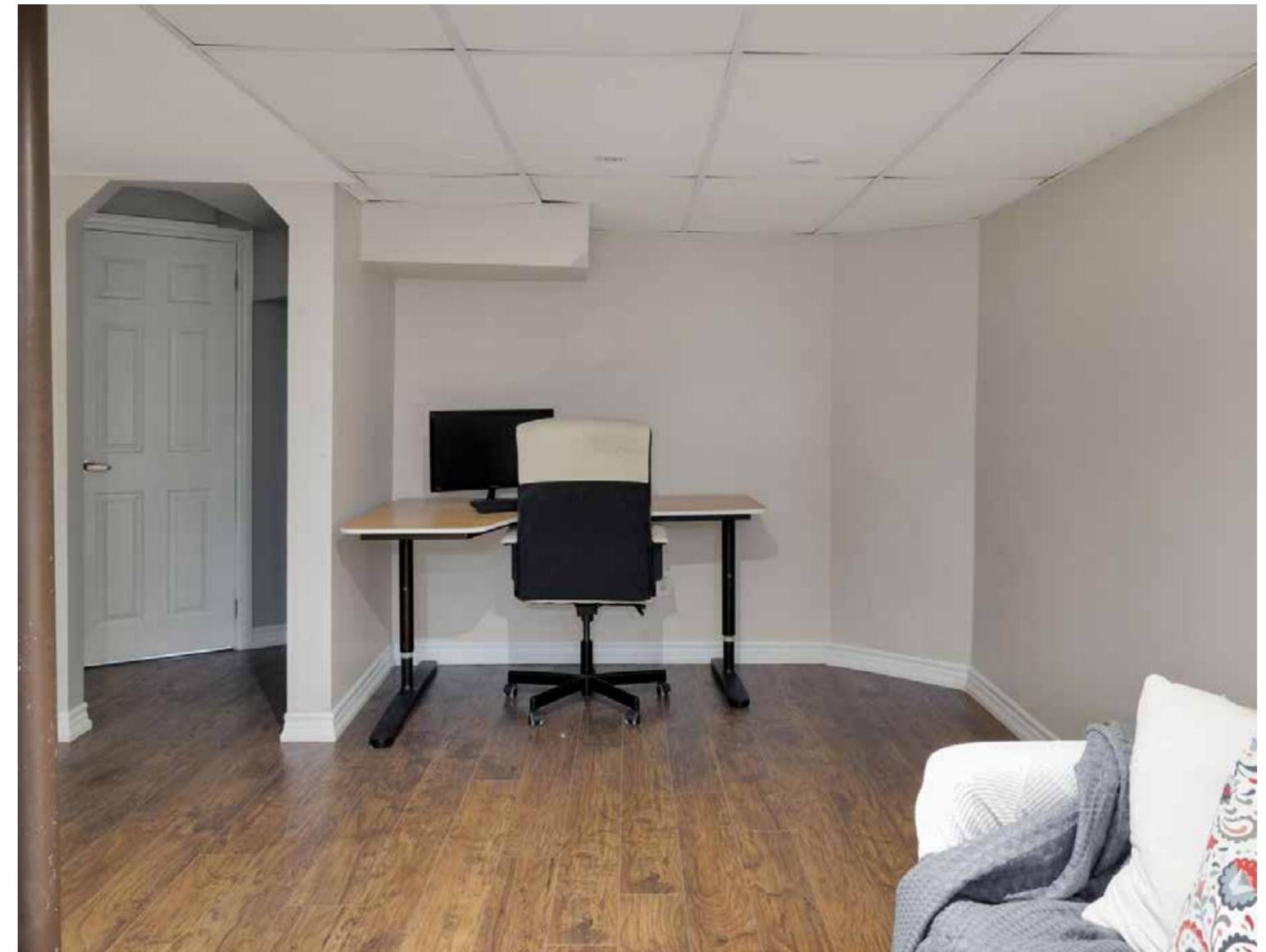
- The main bathroom offers ample cabinetry with a moulded one-piece counter with an integrated sink, additional wall-mounted cabinet, oversized floor tiles and a tub/shower combination.





RECREATION ROOM (23'7" X 11'3")

- Wide-plank laminate flooring
- Suspended ceiling
- Pot lights
- Window



BATHROOM (4-PIECE)

- White vanity with a bottom drawer
- One-piece moulded counter with an integrated sink
- Oversized stone-look floor and wall tiles
- Tub/shower combination with stone-look tile surround with contrasting mosaic tile inlays

SCHOOLS

Elementary

West Oak PS – English Track – JK – GR08

Forest Trail – FI – GR02 – 08

St. Teresa of Calcutta CES – Regular Track – JK – Gro8

St. Mary CES – FI – GR01 – 08

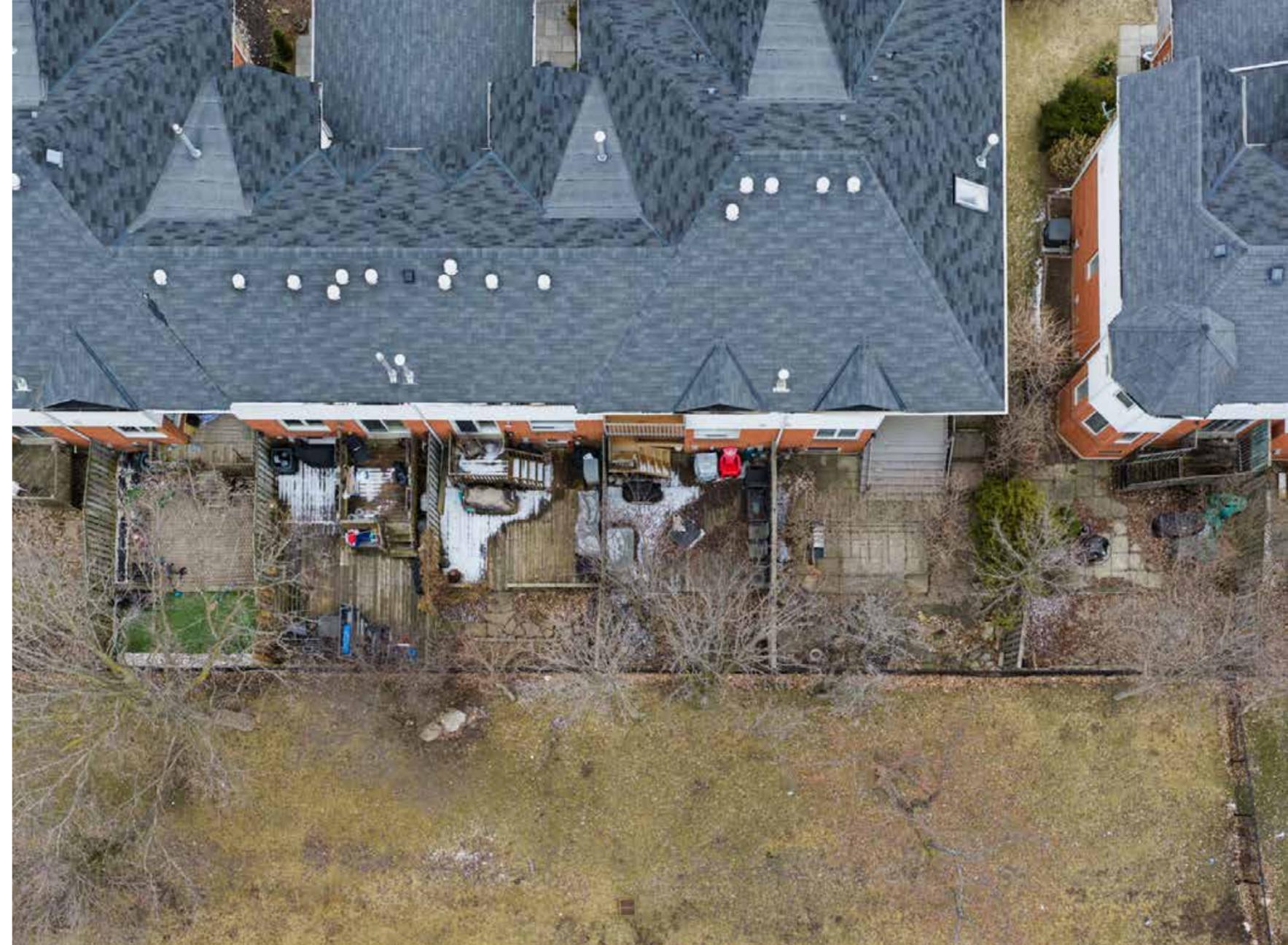
St. Bernadette CES – ExF – GR05 – 08

Secondary

Garth Webb – English Track – GR09 – 12

Thomas A. Blakelock – FI – GR09 – 12

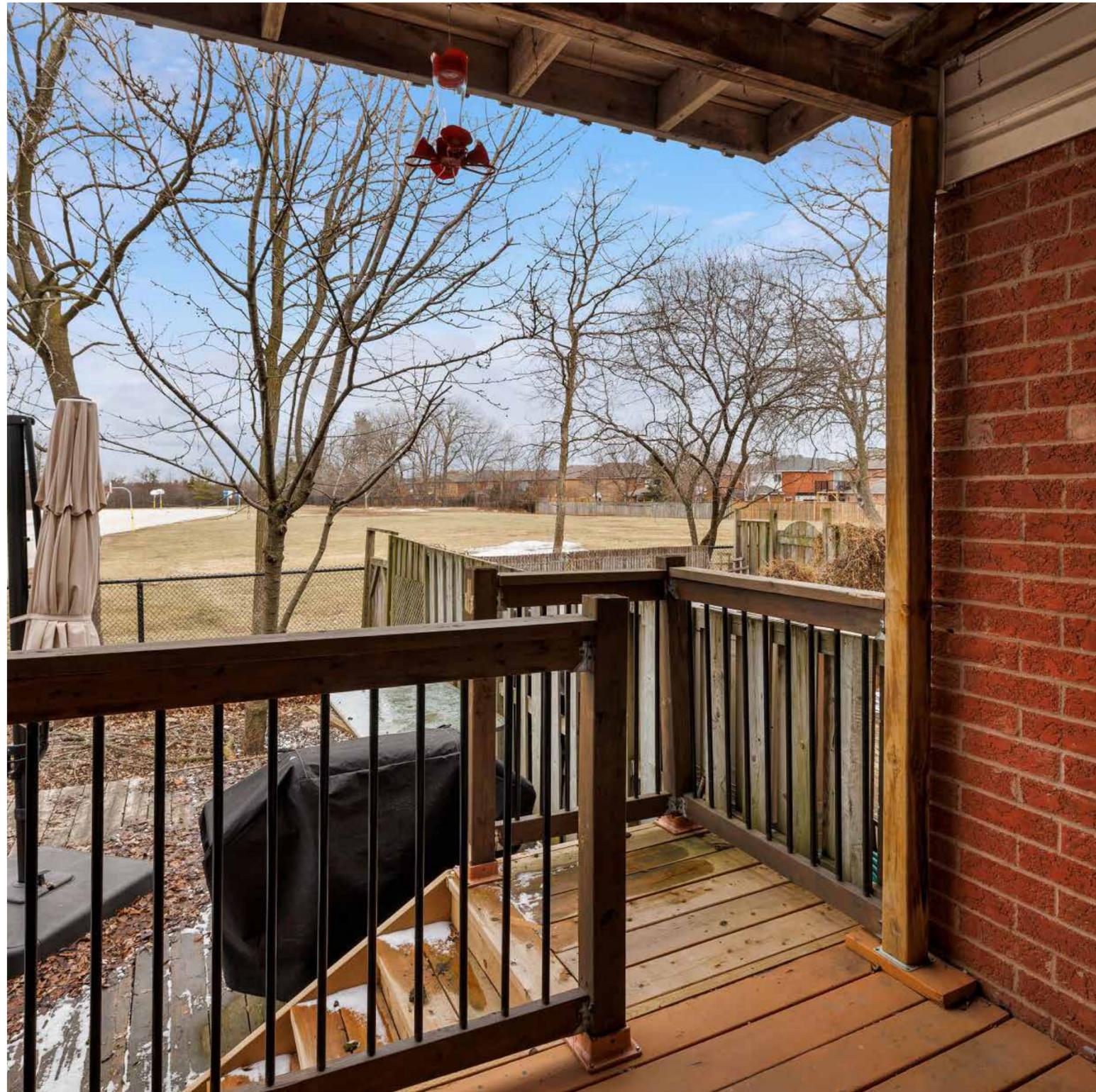
St. Ignatius of Loyola – Regular Track/FI/ExF – GR09 – 12



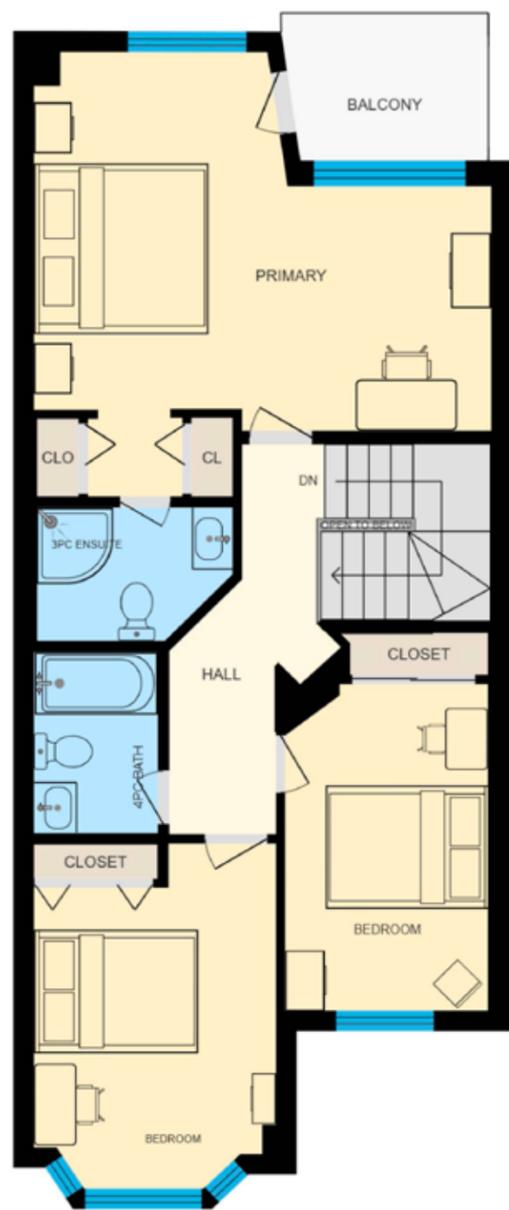
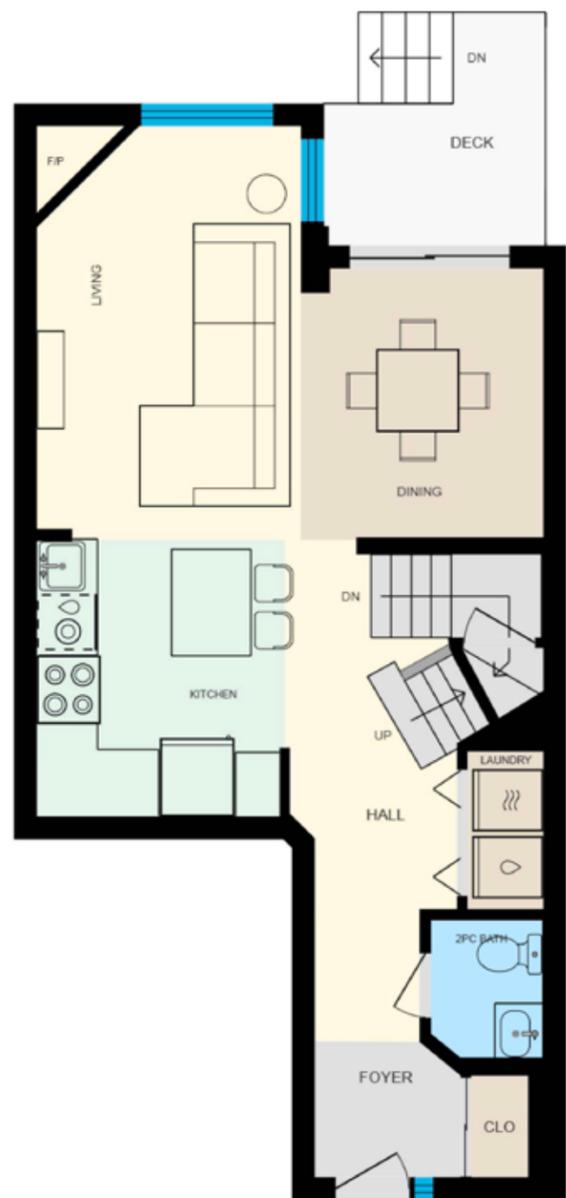
Taxes: \$3,806/ 2025

Road Fee: \$135 monthly

Inclusions: Fridge, stove, microwave, built-in dishwasher, washer, dryer, all electric light fixtures, all blinds/window coverings, central air, garage door opener and remote



FLOOR PLANS





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

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