

RINA DIRISIO  
REAL ESTATE, BUT BETTER



2281 HIGHCROFT ROAD

OAKVILLE, ON



**BEAUTIFULLY APPOINTED SEMI-DETACHED RESIDENCE OFFERING 2+1 BEDROOMS, THREE FULL BATHROOMS, AND A PROFESSIONALLY FINISHED BASEMENT, NESTLED ON A QUIET, FAMILY-FRIENDLY STREET IN OAKVILLE'S HIGHLY SOUGHT-AFTER WESTMOUNT COMMUNITY—RENOWNED FOR ITS SCENIC TRAIL SYSTEM, ABUNDANT PARKS, AND TOP-RATED SCHOOLS.**

Enjoy a walkable lifestyle just moments to Pine Glen Park, the Oakville Soccer Club, local shopping, and Oakville Trafalgar Memorial Hospital, with effortless access to the 407 ETR and QEW just seven minutes away for seamless commuting.

Set on an impressive 54' x 138' lot framed by mature trees, this home boasts exceptional curb appeal with an extra-long double driveway accented by interlocking stone curbing, a sprawling side yard lined with evergreens, and a deep, private backyard backing onto tranquil trails and lush green space. The outdoor setting is a true retreat, highlighted by a custom inground pool with a concrete surround and cedar hedging, and a two-tiered deck—perfect for relaxing or entertaining—while the expansive grassy area offers ample room for children to play.

Inside, the open-concept layout is thoughtfully designed for both comfort and style, featuring a soaring vaulted entry and nine-foot ceilings throughout the main floor and 10.5-foot ceilings in the finished basement. Lustrous hardwood flooring, a colour-coordinated oak staircase, and extensive pot lighting complement the abundance of natural light streaming through oversized windows. The inviting dining room and the spacious family room, anchored by a Napoleon gas fireplace and walkout to the backyard oasis, create an ideal space for everyday living and entertaining. The custom chef's kitchen is both elegant and functional, showcasing ivory cabinetry with valance lighting, a deep pantry, granite countertops, a custom centre island with a breakfast bar, and premium stainless steel appliances. Privately situated on the main level, the primary suite offers a walk-in closet and convenient access to a well-appointed 4-piece bath. The upper level features a versatile loft area, a generous second bedroom, and another full bathroom, while the lower level impresses with 10.5-foot ceilings, a large recreation room, a third bedroom, a 4-piece bathroom, and a dedicated laundry area—providing flexible living space for families of all sizes.

## FOYER

- Single entry door with a glass insert and a sidelight
- Vaulted ceiling
- Neutral stone-look floor tiles
- Inside entry to the attached double garage
- Chandelier with iron trim
- Beautiful oak staircase with colonial-style pickets and newel posts
- Nine-foot main floor ceilings and 10.5-foot basement ceilings

## HALL AREA

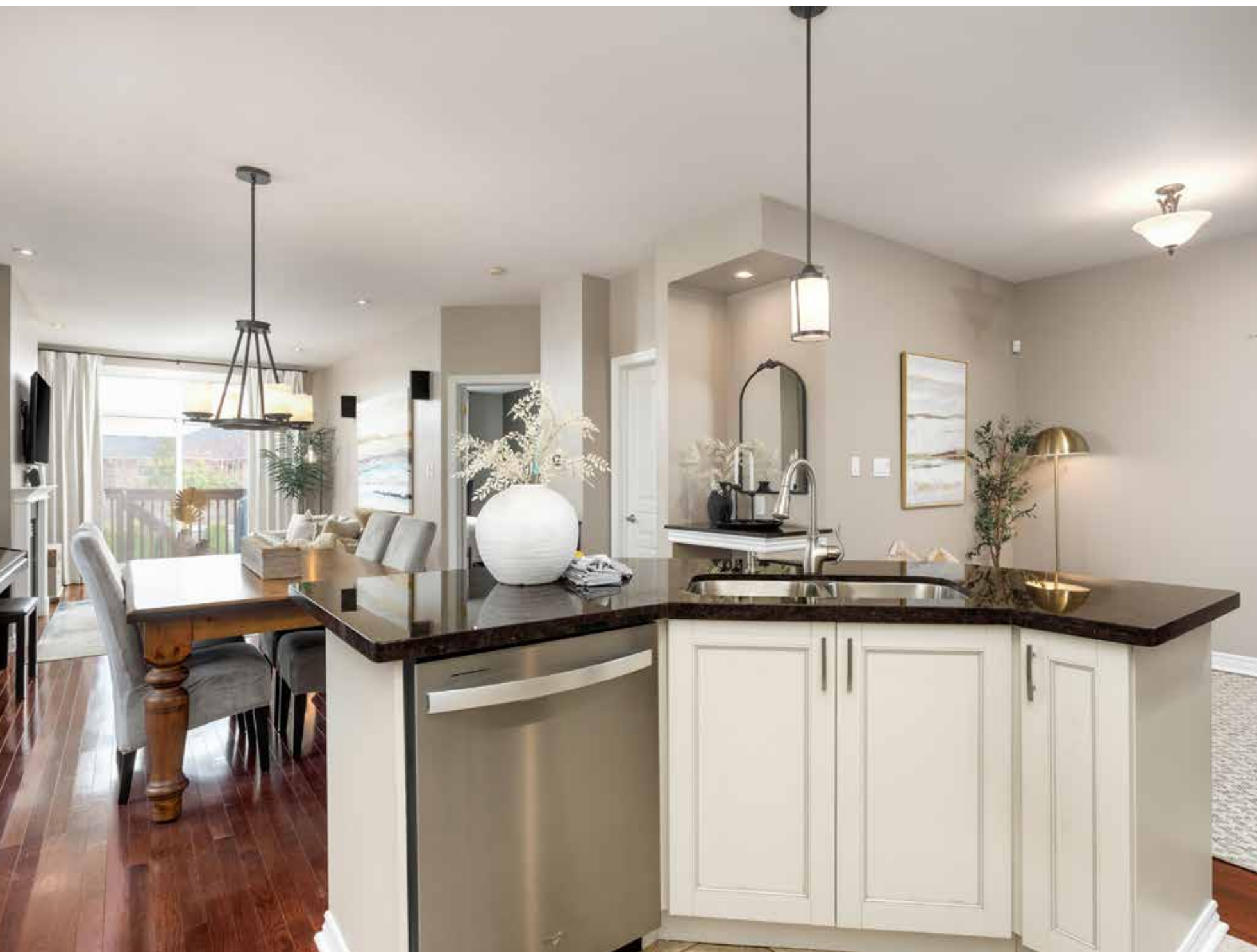
- Nine-foot ceiling
- Lustrous oak hardwood floor
- Semi-flush ceiling light fixture



## KITCHEN (11'2" X 9'7")

- Extensive shaker-style ivory cabinetry
- Upper cabinets with crown mouldings and valance lighting
- Deep double door pantry
- Custom island with a breakfast bar
- Pot lights and pendant island lighting
- Granite counters and a complementary mosaic tile backsplash
- Neutral stone-look floor tiles
- Nine-foot ceiling
- Stainless steel appliances, including a French door fridge with a bottom-mount freezer, a gas range, a built-in microwave, and a built-in dishwasher



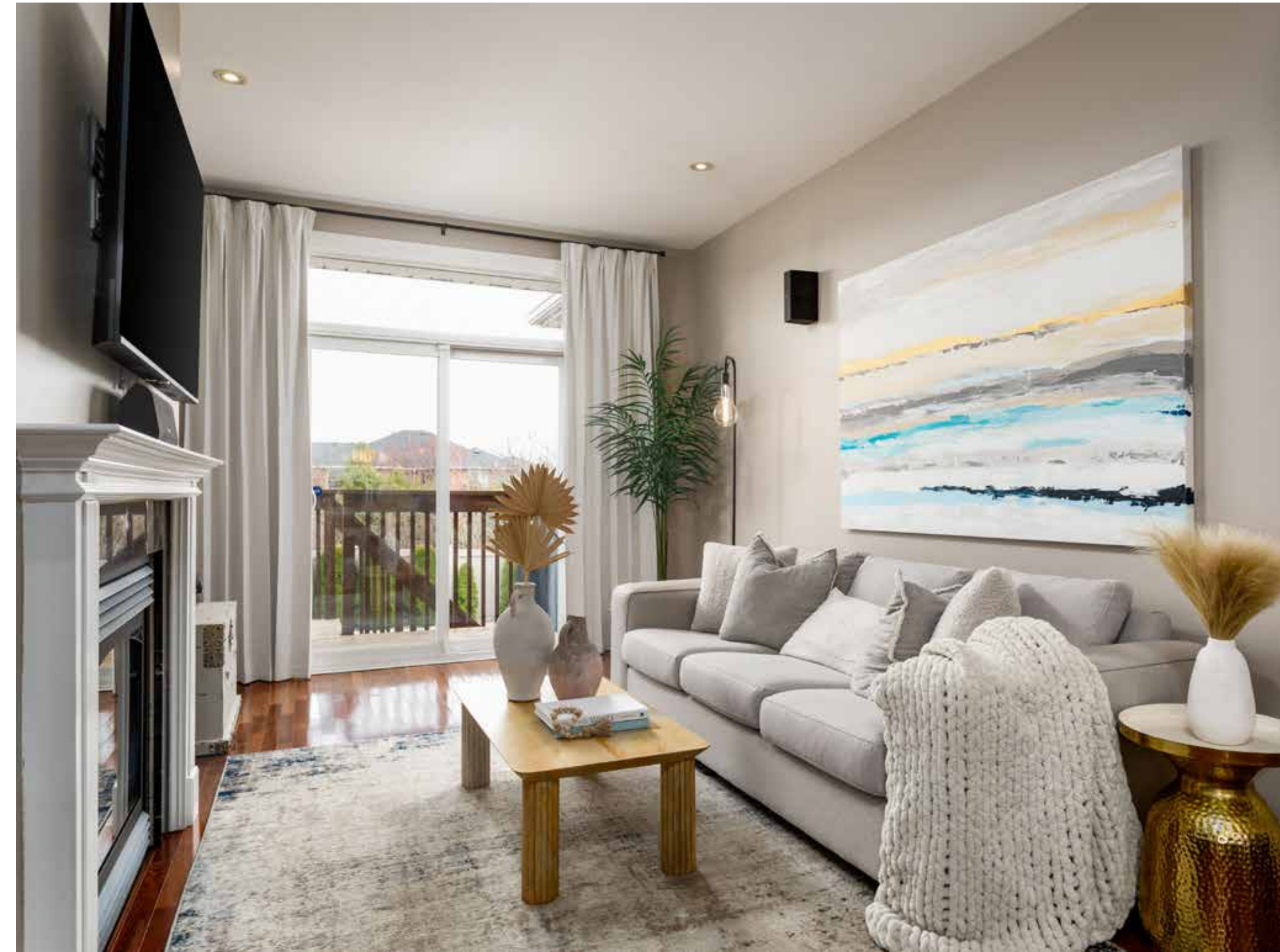


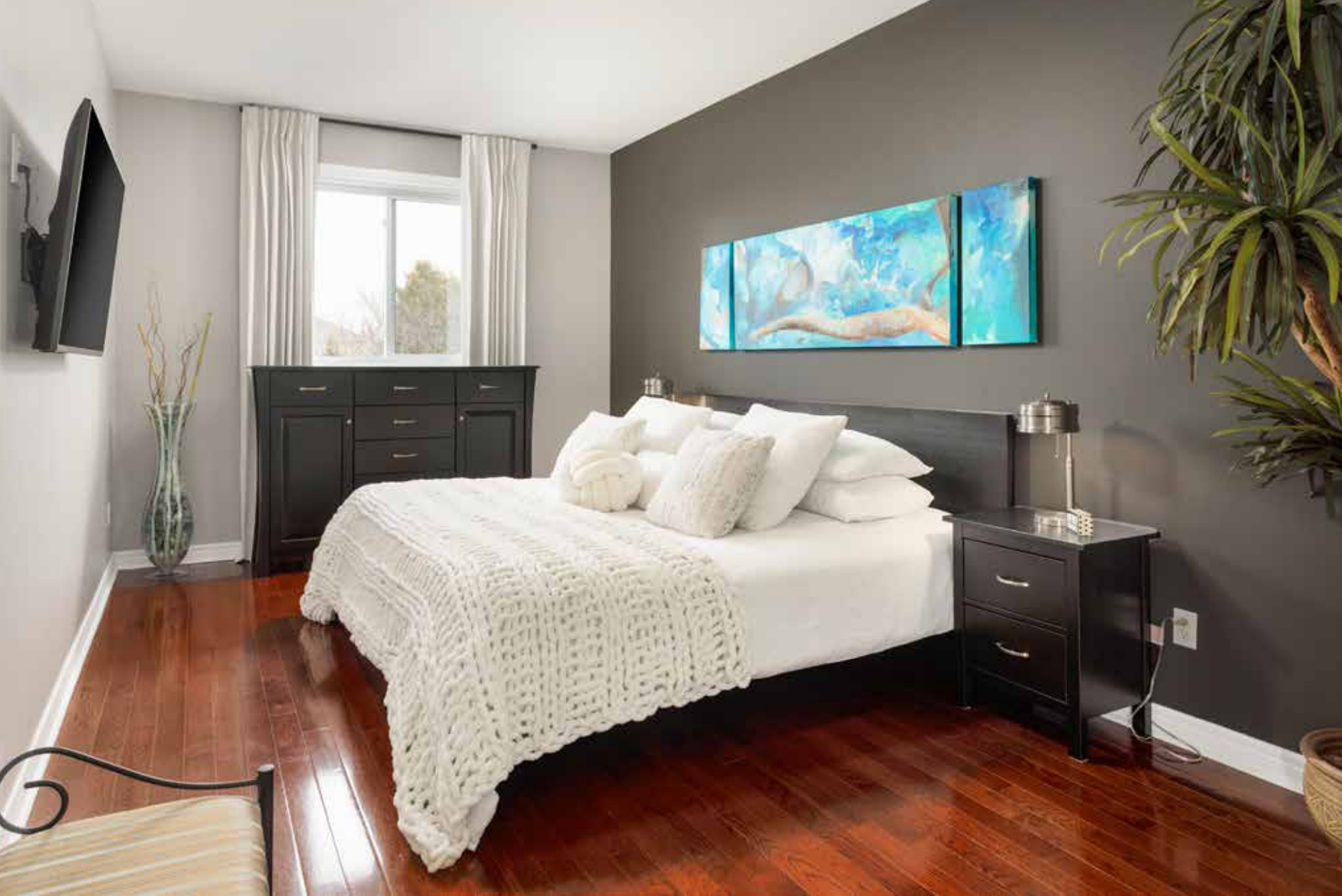
### DINING/BREAKFAST ROOM (14'0" X 14'0")

- Nine-foot ceiling
- Lustrous oak hardwood floor
- Stylish iron chandelier
- Large window

## LIVING/FAMILY ROOM (10'10" X 14'11")

- Nine-foot ceiling
- Lustrous oak hardwood floor
- Napoleon gas fireplace with a classic white mantel and prewired for a flat-panel TV above
- Pot lights
- Floor-to-ceiling sliding glass doors with an oversized transom to the BBQ deck and backyard





### PRIMARY BEDROOM (10'3" X 21'2")

- Nine-foot ceiling
- Lustrous oak hardwood floor
- Large window with treetop views
- Upgraded ceiling light fixture
- Walk-in closet
- Semi-ensuite privileges with an access door to the 4-piece main bathroom



### MAIN BATHROOM (4-PIECE)

- Nine-foot ceiling
- Ample white cabinetry with drawers
- Linen closet
- Neutral stone-look floor tiles
- Tub/shower combination with neutral tile surround and an overhead light
- Two access doors (one to the hall and one to the primary bedroom)



## LOFT/UPPER HALL

- Neutral Berber-style broadloom
- Semi-flush ceiling light fixture
- Open wall overlooking the foyer



## BEDROOM 2 (12'0" X 13'10")

- Neutral Berber-style broadloom
- Ceiling fan with a light kit
- Extra-large window with wide-slat blinds
- Walk-in closet with double wardrobe hanging space



## BATHROOM (4-PIECE)

- Ample white shaker-style cabinetry
- Contemporary vanity lighting
- Neutral stone-look floor tiles
- Window with wide-slat blinds
- Tub/shower combination with neutral tile surround

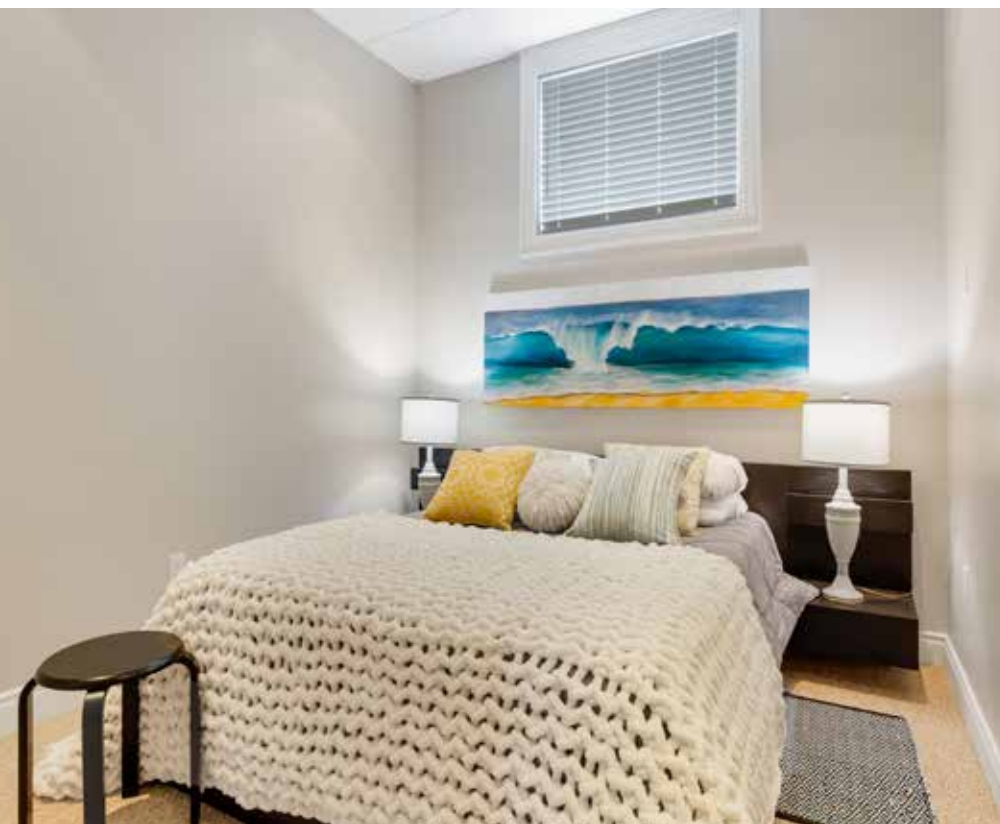


## RECREATION ROOM (21'4" X 26'0")

- High ceilings
- Numerous pot lights
- Prewired for a flat-panel TV
- Neutral Berber-style broadloom
- Large window

## BEDROOM 3 (9'8" X 13'3")

- Large window with wide-slat blinds
- High ceiling with pot lights
- Walk-in closet with organizer with drawers, shelves and double wardrobe hanging space



## BATHROOM (4-PIECE)

- Dark-stained cabinetry
- One-piece, moulded counter with an integrated sink
- Neutral stone-look floor tiles
- High ceiling
- Tub/shower combination with a dramatic oversized tile surround

## LAUNDRY ROOM (12'9" X 11'2")

- High ceiling
- Extended-height upper cabinets and built-in cabinetry on the opposite wall
- Pot lights
- Wide-plank laminate flooring
- Upgraded sliding doors to the (4'10" x 11'7") utility room
- White washer and dryer
- Access door to the storage/cold room

## SCHOOLS

### Elementary

Emily Carr - English Track – JK – GR08

Forest Trail – FI – GR02 – 08

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

St. Mary CES – FI – GR01 – GR08

Joan of Arc CES- ExF – GR05 – 08

### Secondary

Garth Webb – English Track/FI – GR09 – 12

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



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**Taxes:** \$6,869 /2025

**Lot Size:** 54.79 x 138.91 Feet

**Inclusions:** Fridge, gas stove, dishwasher, microwave, washer, dryer, garage door opener, window coverings, all electric light fixtures, black shoe cupboard in entrance, pool equipment, garden shed

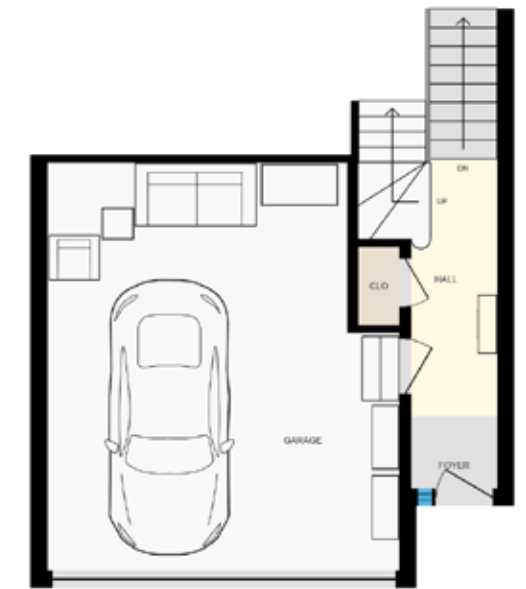
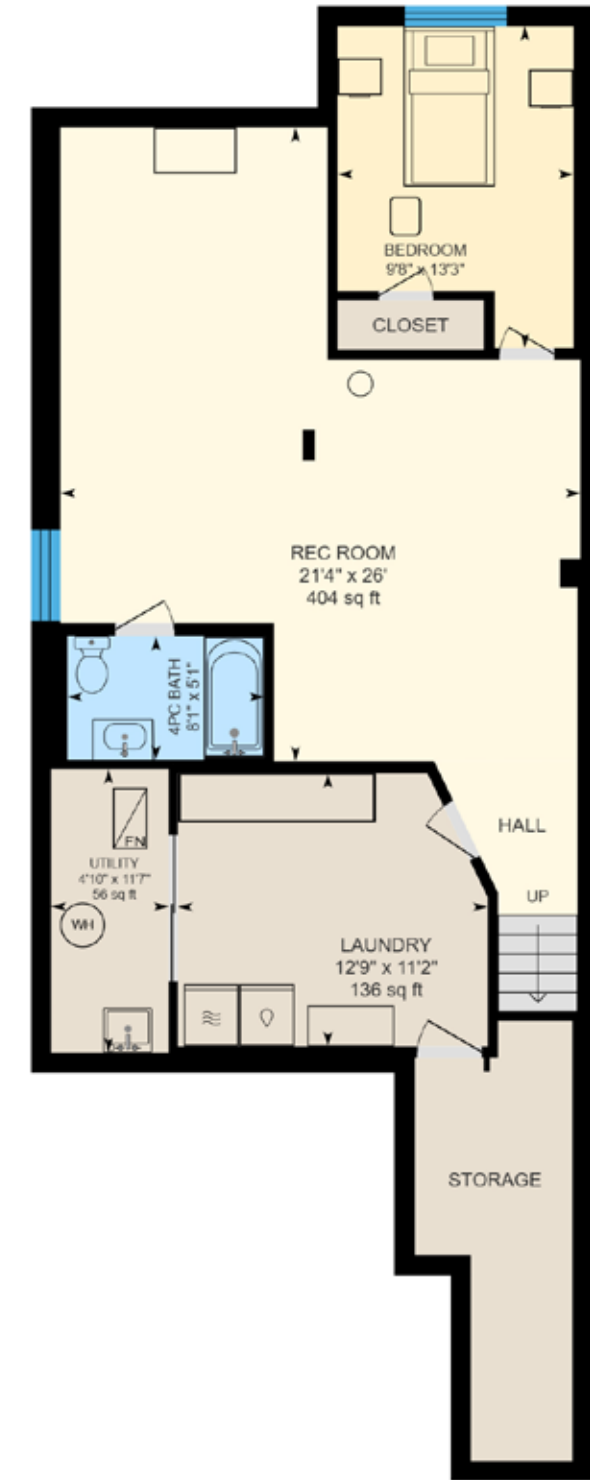
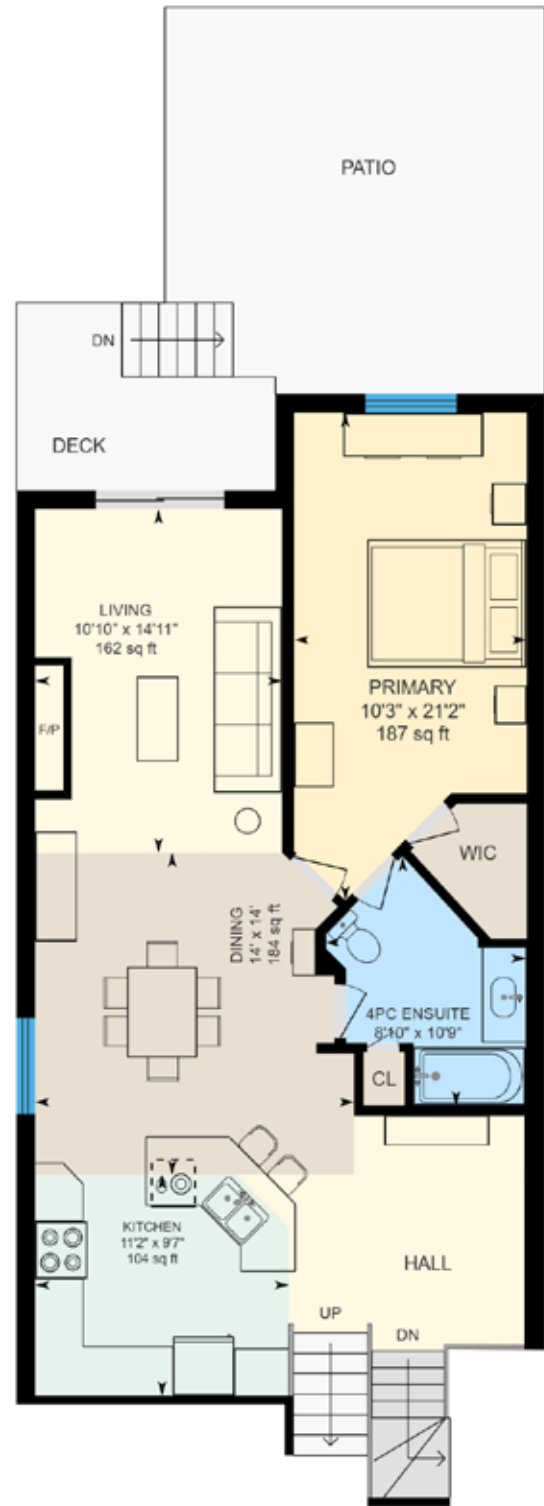
**Exclusions:** TVs and brackets, mirror in the entrance

**Rental Items:** Hot Water Heater





# FLOOR PLANS





**RINA DIRISIO**  
SALES REPRESENTATIVE  
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Information in this brochure is deemed accurate but not guaranteed.  
School boundaries may change for upcoming school year.