

RINA DIRISIO
REAL ESTATE, BUT BETTER



2360 PARKHAVEN BLVD #2

OAKVILLE, ON



DISCOVER THE ESSENCE OF MODERN LIVING IN THIS EXTENSIVELY UPDATED 3-BEDROOM CONDOMINIUM TOWNHOME.

complete with an attached double garage, in the trendy Oak Park area of River Oaks. From this prime location, you can stroll to the Uptown Core for all your shopping needs, services, LCBO, Beer Store, and a fantastic array of restaurants. Just a 3-minute walk brings you to Memorial Park, featuring scenic ponds, gardens, and a dog park, while a 5-minute walk takes you to Millbank Park, with children's play apparatus and baseball and soccer fields. Embrace the nearby wooded trails for running, hiking, and family adventures. The convenience of this location extends to essential amenities such as the Oakville Hospital, highways, GO Train Station, Sheridan College, and Oakville Place, all within a 7 to 10-minute drive.

Step inside and fall in love with this tastefully upgraded home, featuring a refinished oak staircase, renovated bathrooms, a modernized kitchen, and hardwood floors spanning two levels. The ground floor offers a convenient laundry area and access to the rare attached double garage. Ascend the stunning dark-stained oak staircase to the main living area, bathed in abundant natural light from large front and back windows. The spacious living room boasts medium-stained hardwood flooring and opens to a private covered balcony with treetop and streetscape views. The generous dining room, ideal for formal entertaining and family meals, includes sliding glass doors leading to a Juliette-style balcony. The renovated kitchen is a chef's delight, showcasing beautiful white cabinetry with pot drawers, a double-door pantry, stone counters, a complementing backsplash, and stainless steel appliances.

Experience family privacy on the top floor, featuring three bright bedrooms with beautiful dark-stained hardwood floors and a renovated 4-piece main bathroom. The primary bedroom is a serene retreat, offering three large windows, a spacious closet, and a charming niche ideal for a small office or a treadmill. Relax and rejuvenate in the stunningly renovated bathroom, highlighting oversized marble-look tiles, sleek furniture-style cabinetry, and a soaker tub/shower combination with a rain shower head. This thoughtfully designed space ensures comfort and style for your family's daily living.

Furnace and air conditioner approximately 4-5 years old. Roof resingled approximately 5 years.



FOYER

- Single door entrance with a glass insert and sidelight
- Ceramic floor tiles
- Refinished dark-stained oak staircase with contrasting white pickets
- Double-door closet
- Upgraded ceiling light with an iron finish
- Inside entry to the attached double garage
- Access door to the laundry room



LIVING ROOM (15'6" X 14'7")

- Living Room (15.6 x 14'7")
- Beautiful medium-stained hardwood floor
- Large ceiling fan
- Large window with wide-slat blinds
- Walkout to the covered balcony overlooking the streetscape



DINING ROOM (12'1" X 14'7")

- Neutral floor tiles
- Pendant-style chandelier with an iron finish
- Sliding glass doors to the Juliette-style balcony





KITCHEN (11'6" X 9'1")

- Plenty of chic white cabinetry
- Large pot drawers
- Double door pantry
- Dark-finished floating shelves
- Contrasting stone counters and sleek stacked oversized subway tile backsplash
- Neutral floor tiles
- Ceiling light fixture with an iron finish
- Good-sized window with wide-slat blinds over the sink
- Stainless steel appliances including a fridge, electric range, built-in microwave and a built-in dishwasher

BATHROOM (2-PIECE)

- Beautiful dark-stained cabinetry with a bottom-mount drawer
- Stone counter with a rectangular under-mount sink and single-lever faucet
- Complimenting dark floating shelves
- Neutral floor tiles



UPPER LEVEL



PRIMARY BEDROOM (19'2 X 13'1)

- Three large windows with wide-slat blinds
- Semi-flush ceiling light fixture with iron trim
- Beautiful dark-stained hardwood floor
- Recessed niche with window
- Huge closet with sliding doors



BATHROOM (4-PIECE)

- Gorgeous white furniture-style cabinetry with two banks of drawers
- Stone counter with a rectangular under-mount sink and single-lever faucet
- Elegant sconce lighting
- Oversized marble-look floor tiles
- Soaker tub/shower combination with oversized marble-look tile surround and upgraded rain shower head





BEDROOM 2 (11'1 X 8'0)
BEDROOM 3 (10'8 X 10'1)

Two additional bedrooms on the top floor offer good-size windows, ample closet space, upgraded ceiling light fixtures with iron trim and beautiful dark-stained hardwood floors.



SCHOOLS

Public Elementary

Palermo* – English Track – JK – GR08 (temporary redirection from Post's
Corners)

Sunningdale – French Immersion – GR02 – 08

Catholic Elementary

St. Andrew – English Track – JK- GR08

St. Marguerite d'Youville – French Immersion – GR01 – 04

St. Mary – French Immersion – GR05 – 08

Our Lady of Peace – Ext French Immersion GR05 - 08

Public Secondary

Thomas A. Blakelock* – English & French Immersion Track – GR09 –
12 (temporary
redirection from White Oaks)

Catholic Secondary

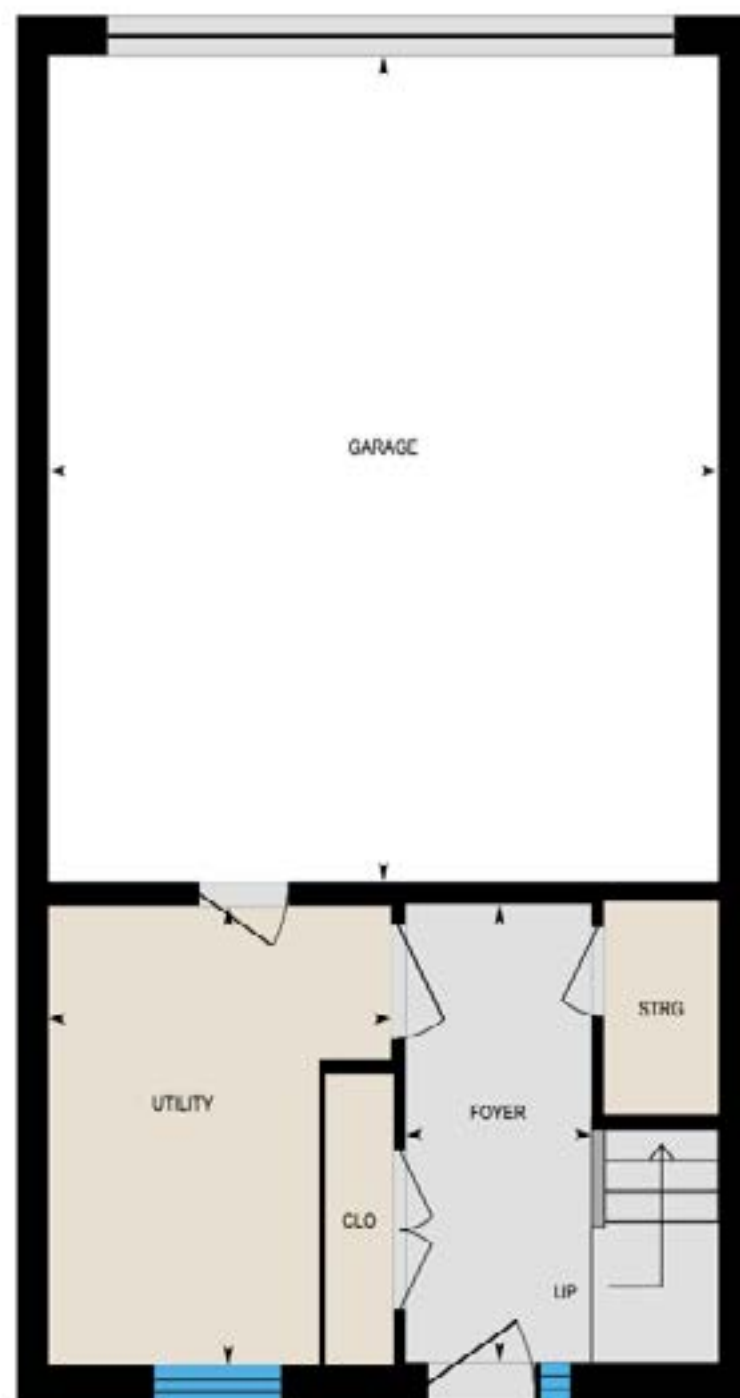
Holy Trinity – English Track & Ext French Immersion - GR09 – 12

St. Ignatius of Loyola – French Immersion – GR09 - 12



- **Inclusions:** Stainless steel fridge, stove, built-in microwave, built-in dishwasher, washer, dryer, electric garage door opener and remote(s), central vacuum and attachments (as is).
- **Rental:** • Furnace & Central Approx \$199.84/month, buyer to Assume.
 - Hot water tank.
- **Taxes: \$3,276**
- **Condo Fee: \$ 259/month**

FLOOR PLANS







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