



GMT

2495 Wooden Hill Circle
Oakville

Welcome to 2495 Wooden Hill Circle

Tucked into a quiet circle in West Oak Trails, this inviting three-bedroom townhome offers a wonderful combination of comfortable interiors and a private ravine setting. Bamboo hardwood, smooth ceilings and upgraded trim create a polished feel throughout, while a finished lower level extends the living space. A custom cedar deck overlooks the fully fenced yard and peaceful natural backdrop, all within easy reach of Oakville Trafalgar Memorial Hospital, top ranked schools and neighbourhood amenities.

THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt & Ryan Maunula



Property Highlights

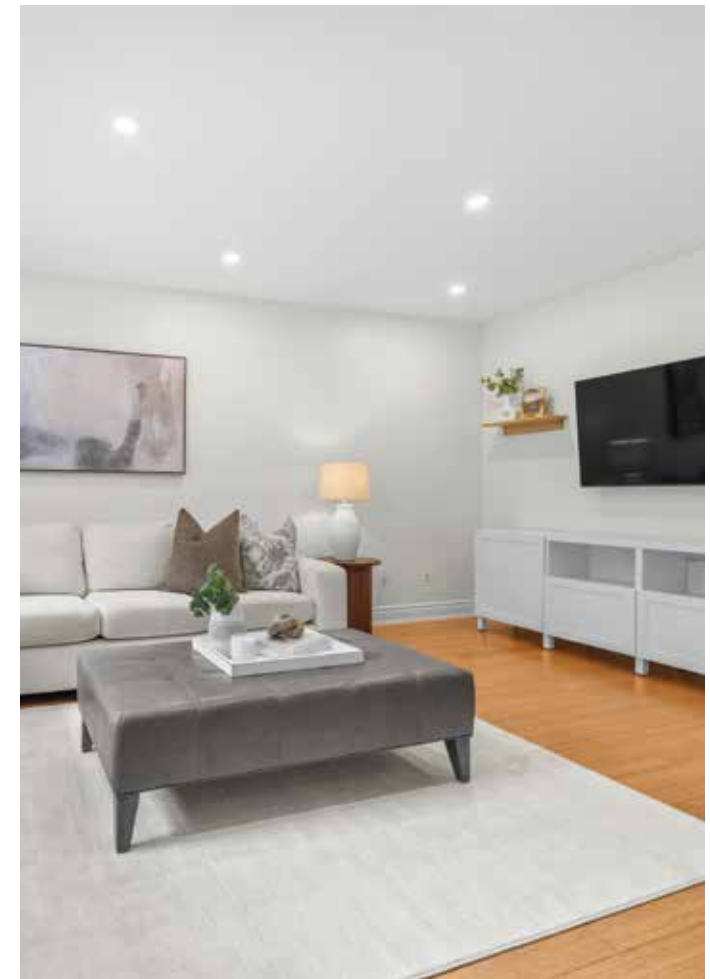
BEDS	3
BATHS	2.1
LOT SIZE	23' x 91.63'
ABOVE GRADE	1,347 sq ft
TOTAL SQ FT	1,957 sq ft
TAXES	\$4,212 / 2026





Main Level

Bright and welcoming, the main level is designed with everyday living in mind. The kitchen features quartz countertops, a stone backsplash, pantry and stainless steel appliances, with an easy connection to the dining area and generous living room. Bamboo hardwood flooring, smooth ceilings and pot lighting add warmth and continuity, while a walkout leads directly to the deck and backyard beyond.



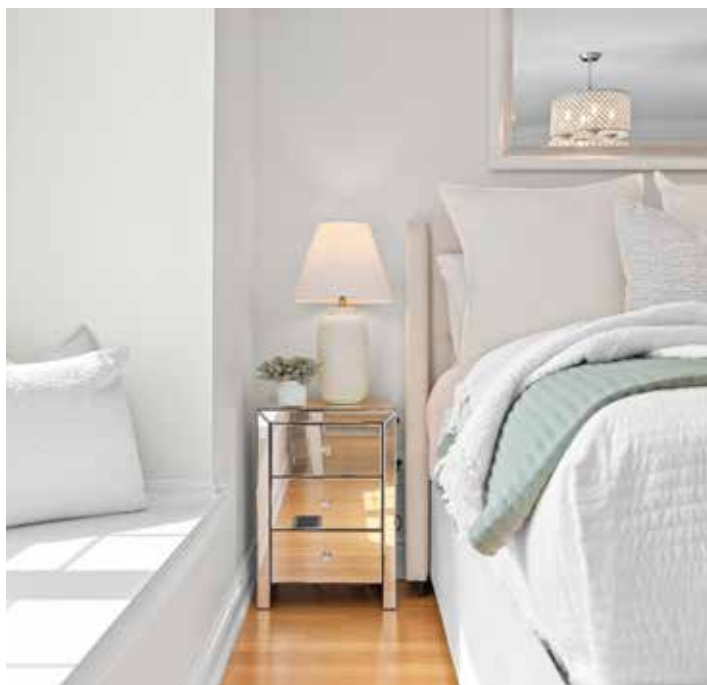


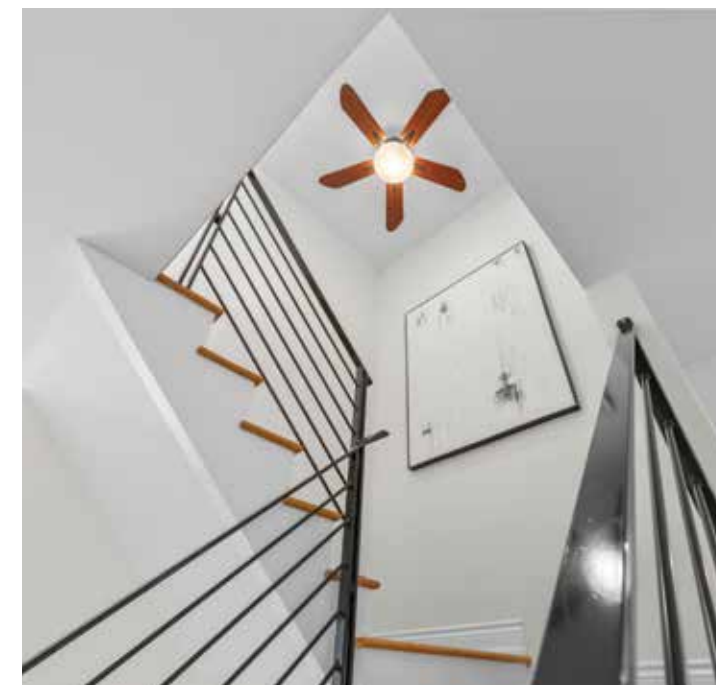




Second Level

Upstairs, the primary bedroom is a comfortable retreat with a walk-in closet, crown moulding, window seat and three-piece private ensuite featuring an oversized glass shower. Two additional bedrooms provide flexibility for family, guests or a home office, accompanied by a four-piece main bathroom and generous linen storage. Bamboo hardwood flooring continues throughout the level.

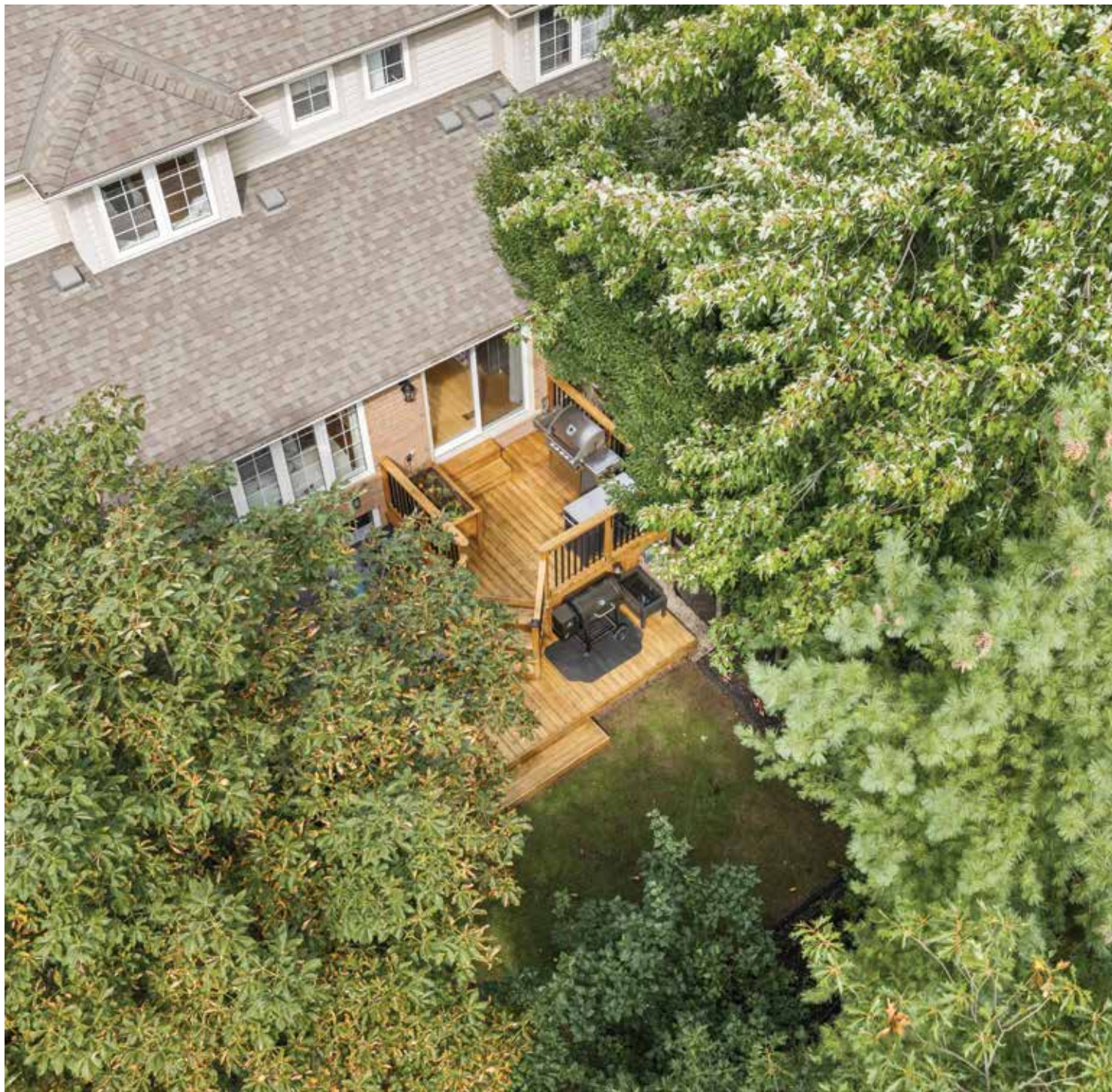






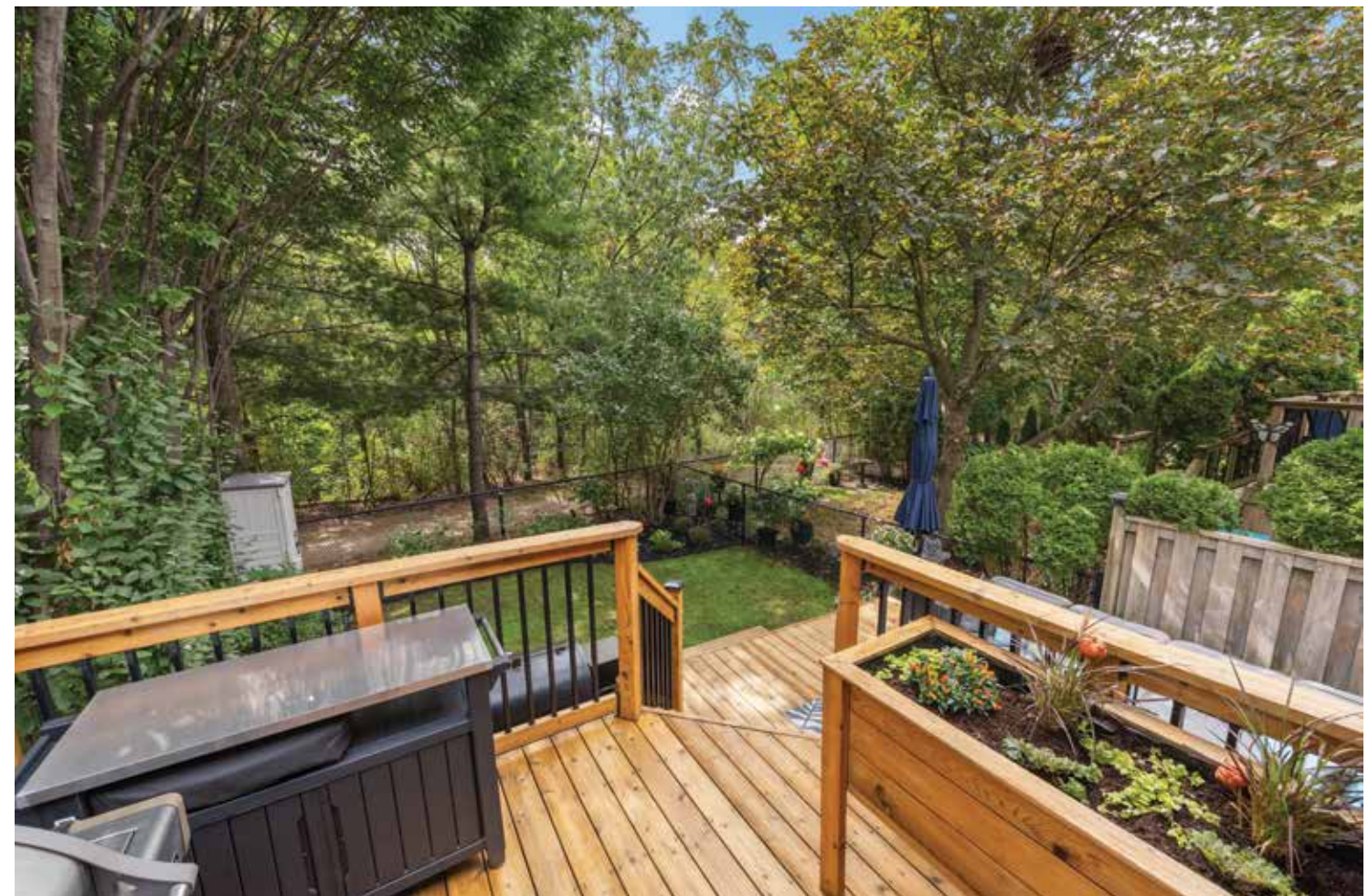
Lower Level

The beautifully finished lower level adds another dimension to the home. Above-grade windows bring natural light into the recreation room, creating an inviting space for movie nights, play or casual entertaining. Pot lights, built-in under-stair storage and a PAX wardrobe add function, while the dedicated laundry room includes a laundry tub and folding counter.

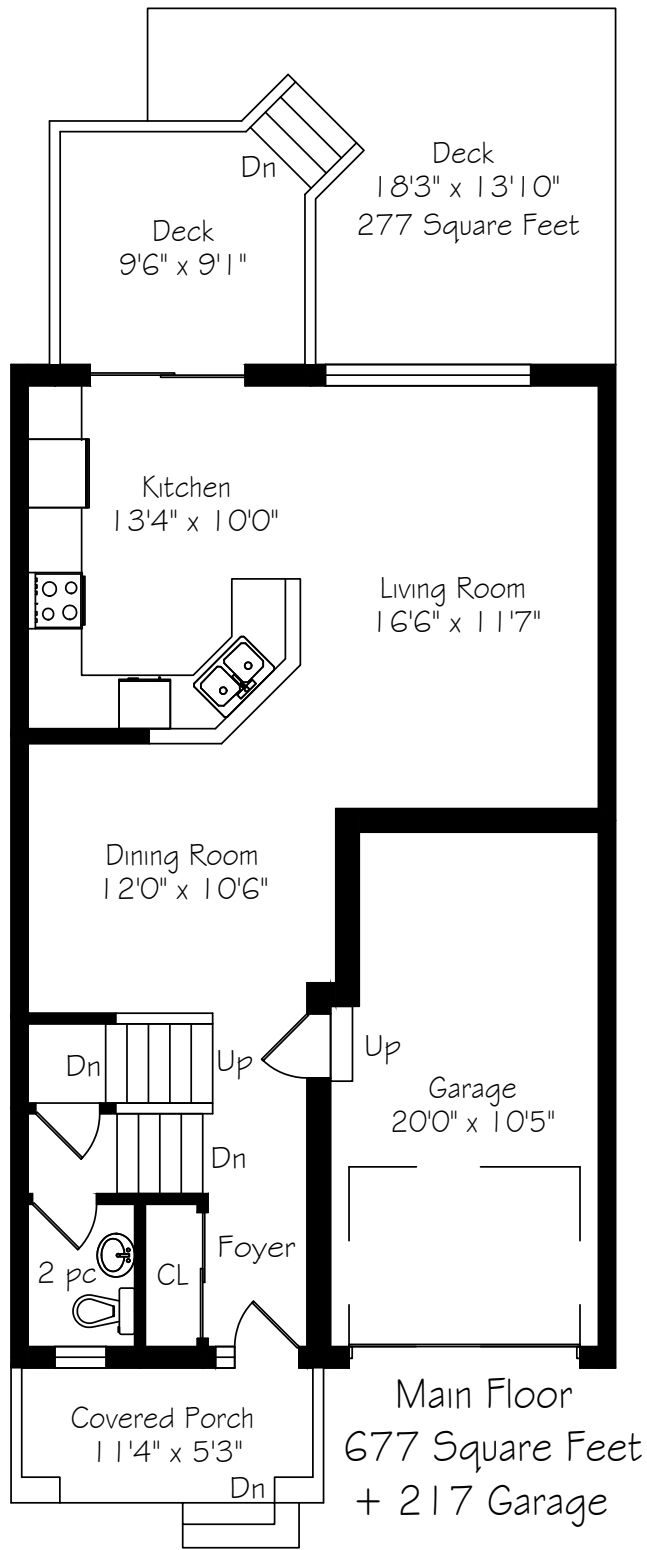


Backyard

A peaceful extension of the home, the fully fenced backyard enjoys the privacy of a ravine backdrop. Step from the main level onto a custom multi-tier deck and landscaped outdoor space below. Whether enjoying a quiet morning outside or gathering with friends through the warmer months, the natural setting gives this townhome a welcome sense of privacy.



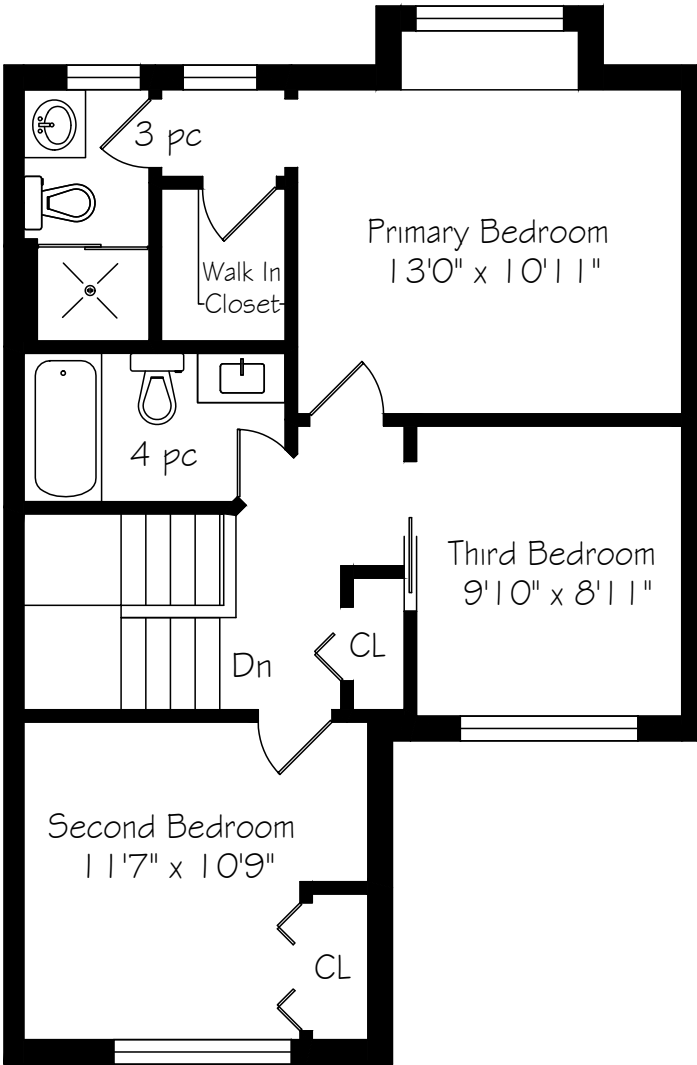
Main Level Floor Plan



Main Floor
677 Square Feet
+ 217 Garage

*Room sizes should be considered approximate since measurements are subject to certification.

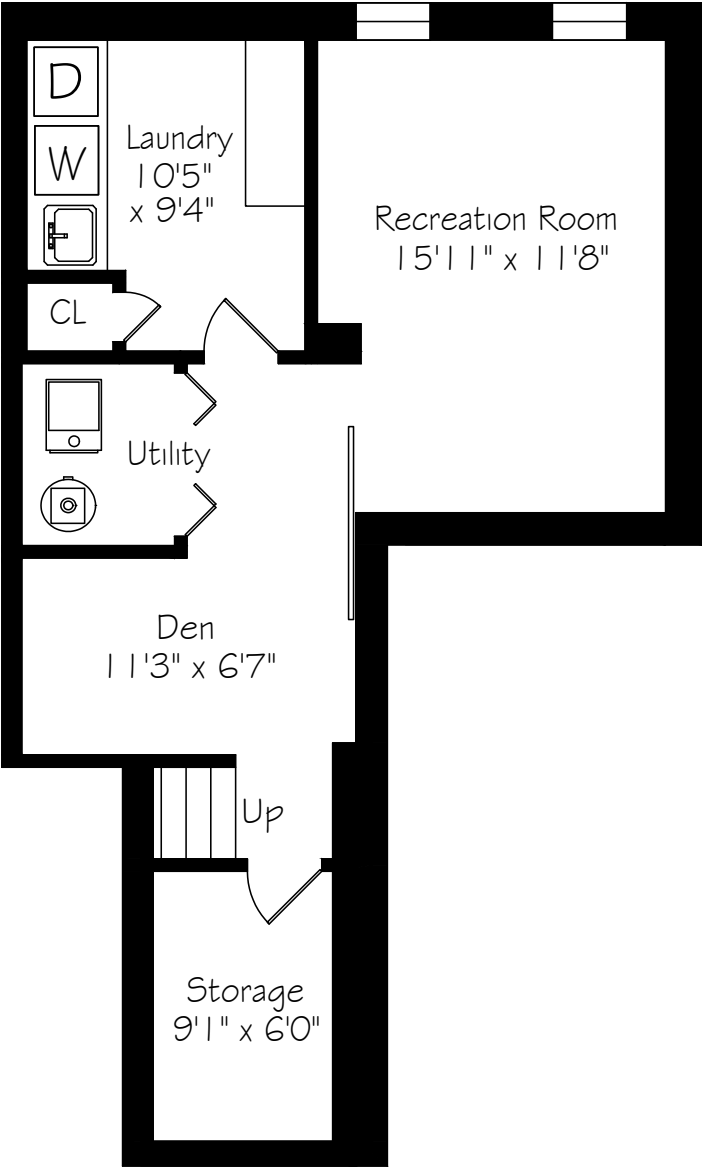
Second Level Floor Plan



Second Floor
670 Square Feet

*Room sizes should be considered approximate since measurements are subject to certification.

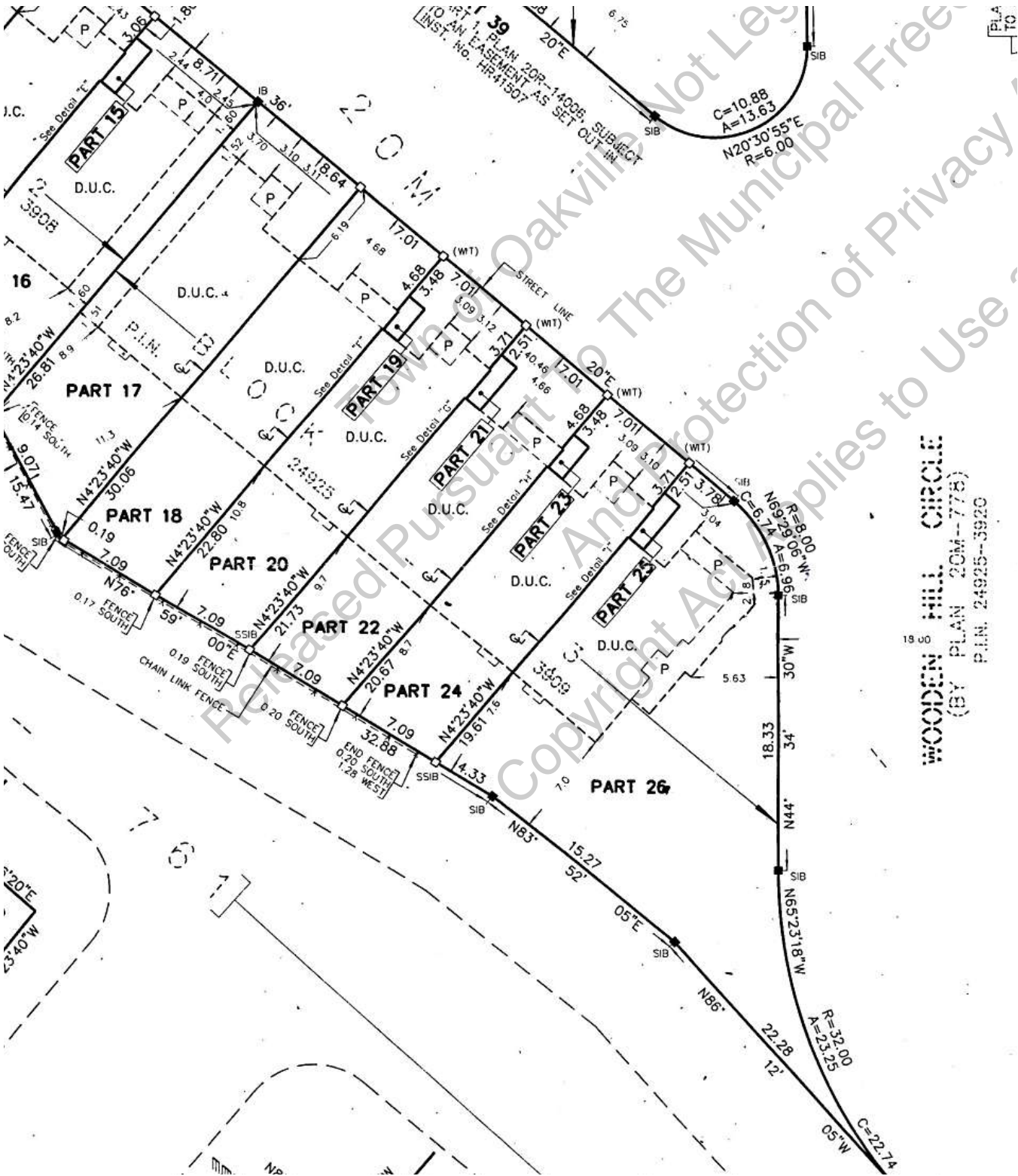
Lower Level Floor Plan



Lower Level
610 Square Feet

*Room sizes should be considered approximate since measurements are subject to certification.

Survey



Luxury Features

MECHANICAL

- Lennox Elite forced air gas furnace
- Carrier central air conditioner
- 100 amp electrical panel
- 50 gallon hot water tank (rental Reliance)

EXTERIOR

- Insulated garage door (2013)
- Garage door opener and 2 remotes
- Built-in shelves in garage
- Nicely landscaped front yard
- Walk-out to custom deck with stairs to patio
- Fully fenced private yard backing onto ravine
- Two tier cedar deck with landscape lighting (2015)
- Roof shingles (2012)

INTERIOR

- Kitchen with quartz countertops, stone backsplash and pantry (2013)
- Under cabinet valance lighting in the kitchen
- KitchenAid stainless steel smooth top stove
- KitchenAid stainless steel fridge
- KitchenAid stainless steel built-in dishwasher
- Panasonic Inverter stainless steel microwave
- Bamboo hardwood flooring throughout

- Upgraded banisters
- Upgraded doors, trim and baseboards
- Smooth ceilings throughout
- Pot lights on main level and basement
- Upgraded 3-piece ensuite with oversized glass shower (2013)
- Upgraded 4-piece main bathroom (2013)
- Primary bedroom walk-in closet with custom organizers
- Two built-in storage bins under stairs in basement

INCLUSIONS:

- KitchenAid stainless steel smooth top electric stove
- KitchenAid stainless steel fridge
- KitchenAid stainless steel built-in dishwasher
- Panasonic Inverter stainless steel microwave
- Whirlpool front loading washer & dryer
- All electric light fixtures
- All bathroom mirrors
- All window coverings
- Garage door open & remote
- Pax wardrobe closet in lower level

EXCLUSIONS

- Freezer in basement

*Notwithstanding any items identified as features or inclusions or exclusions in this brochure, only those items identified as inclusions in the Agreement of Purchase and sale will be deemed an inclusion.



About The Neighbourhood

West Oak Trails is a newer neighbourhood known for its active lifestyle and abundance of outdoor amenities. With excellent schools, plenty of parks and trails connecting the community, it has quickly become one of Oakville’s most vibrant areas.

Life here is energetic and community-driven. Residents cycle, jog and walk along the extensive trail network that runs through the neighbourhood. A favourite ritual is gathering at Pine Glen Soccer Centre or along the trails, where a strong community spirit comes alive in every season.



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