

GMT

2193 Lillykin Steet
Oakville

Welcome to 2193 Lillykin Steet

Set at the top of a quiet court overlooking Vineland greenspace, this rare executive 3-storey end-unit townhome offers an elevated approach to maintenance-free living in River Oaks. With 2,785 sq. ft. of refined living space and a private elevator servicing all levels, including the garage, the home pairs everyday ease with considered finishes. Hardwood flooring, high ceilings and abundant natural light complement three bedrooms, four bathrooms, an oversized tandem two-car garage, private terrace and upper balcony.

THE GOODALE MILLER TEAM

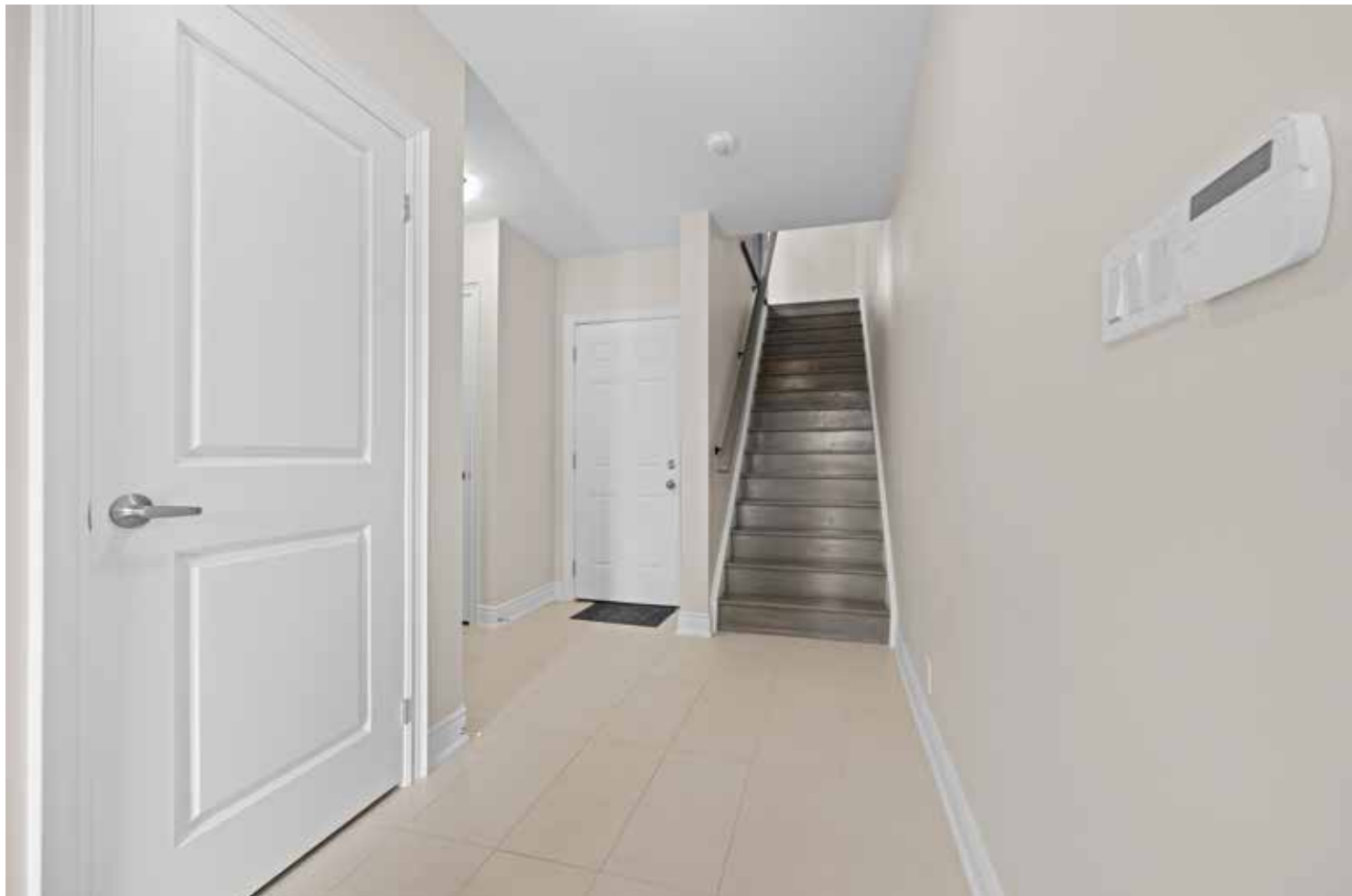
Listing Agents: Brad Miller, Kieran McCourt & Ryan Maunula



Property Highlights

BEDS	3
BATHS	2.2
LOT SIZE	19.35' x 63.17'
ABOVE GRADE	2,785 sq ft
POTL FEE	\$185.36 per month
TAXES	\$6,526 / 2026





Entry Level

A welcoming introduction, the entry level pairs everyday function with thoughtful flexibility. The tiled foyer offers two closets and direct garage access, while a private office/den with hardwood flooring and zebra-style blinds creates an ideal work-from-home setting. A convenient 2-piece powder room completes the space. The oversized tandem two-car garage provides additional storage and mechanical-room access, while the private elevator makes moving between levels effortless.





Main Level

Bright and open, the main level is designed to bring people together. The kitchen features quartz countertops and backsplash, soft-close cabinetry, stainless steel appliances and a generous centre island with double undermount sink. Sliding doors lead to the private terrace offering 174 sq ft of outdoor space with privacy screening, hose bib and natural gas BBQ hookup, creating an easy extension of the entertaining space. The adjoining dining area is framed by oversized windows, while the living room centres around a Napoleon gas fireplace with cast stone mantel.





Bedroom Level

Two generous bedrooms feature hardwood flooring and ample closet space, complemented by a bright 4-piece bathroom with quartz-topped vanity and deep soaker tub/shower combination. A dedicated laundry room adds everyday convenience with built-in cabinetry, laundry tub and full-size front-load washer and dryer on pedestals. Elevator access further enhances the home's effortless, functional layout.

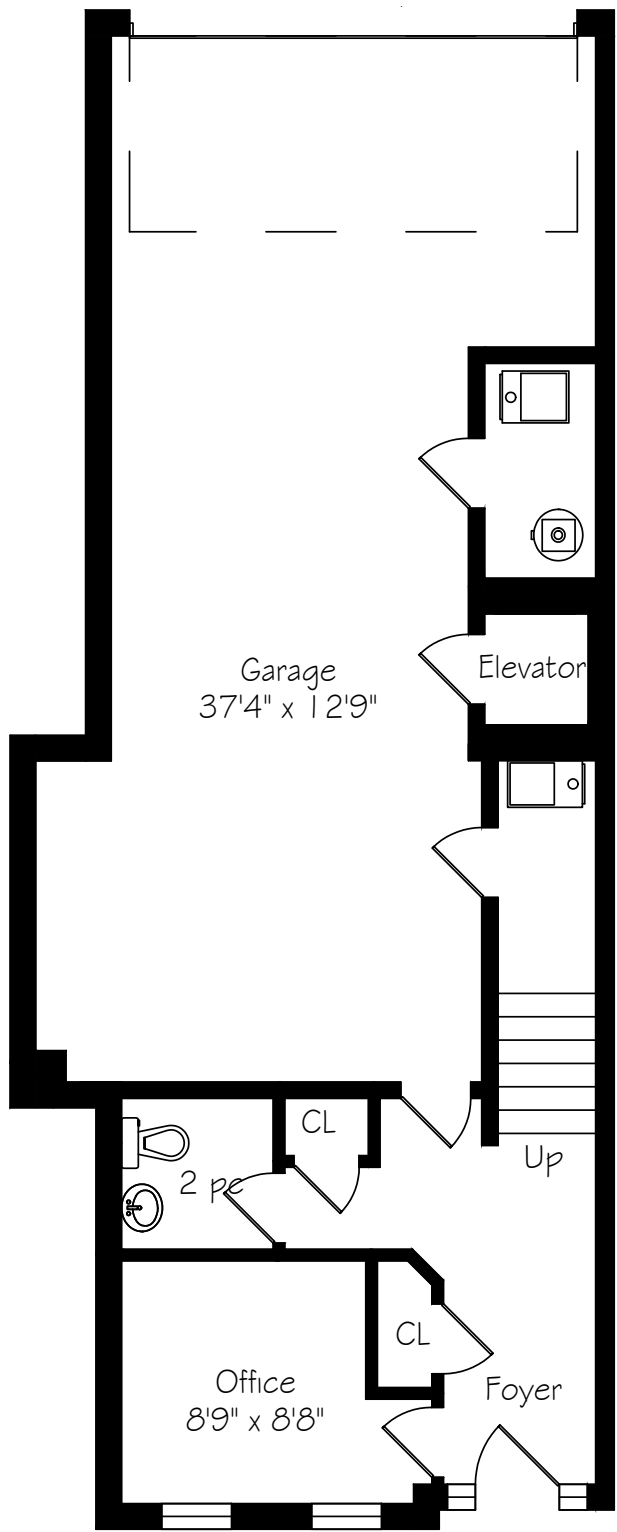




Primary Retreat

Privately positioned on the upper level, the primary retreat offers a spacious setting with 9 ft ceilings, hardwood flooring, a large walk-in closet and sliding glass doors opening to its own balcony. The adjoining 5-piece ensuite delivers a spa-inspired finish with a custom double vanity, quartz countertops, freestanding deep soaker tub, porcelain tile flooring and seamless glass walk-in shower with bench. A beautifully considered private retreat at the end of the day.

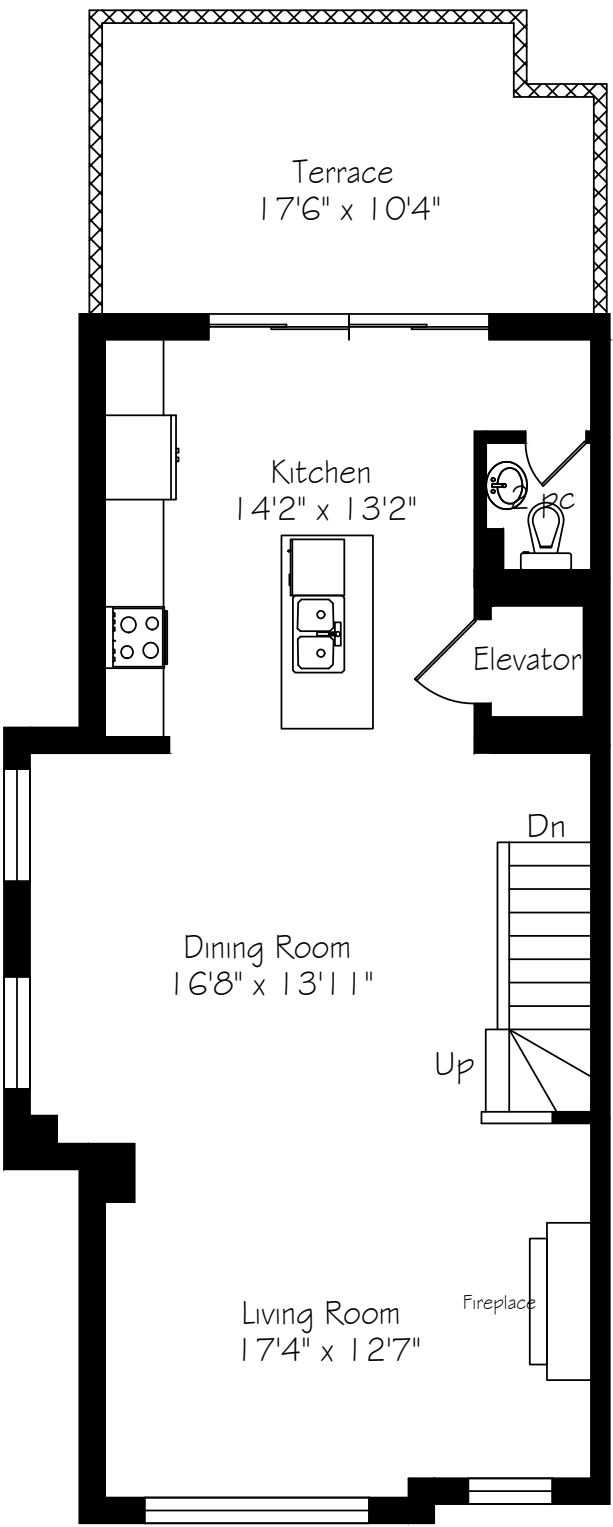
Ground Level Floor Plan



Ground Floor
337 Square Feet

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

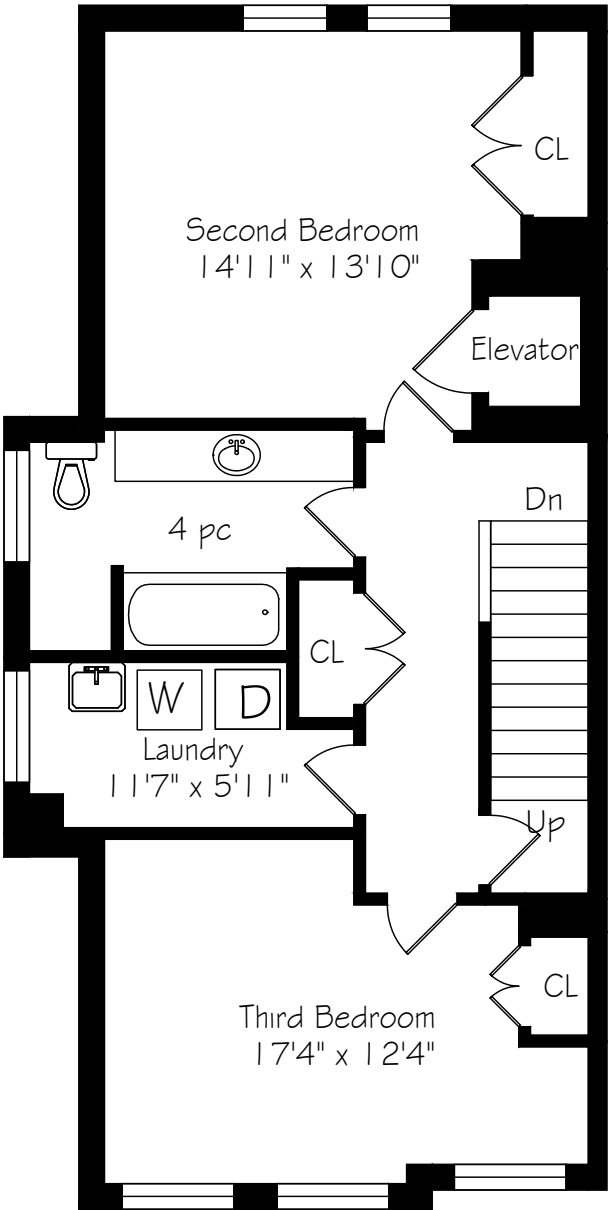
Main Level Floor Plan



Main Floor
838 Square Feet

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

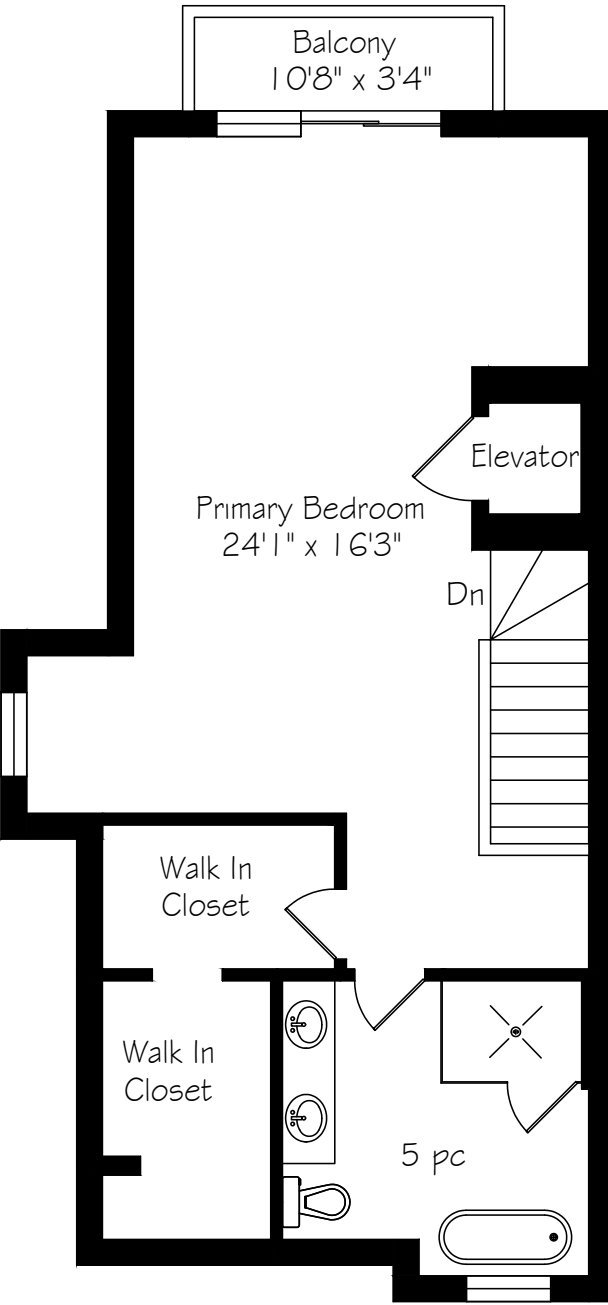
Second Level Floor Plan



Second Floor
838 Square Feet

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

Third Level Floor Plan



Third Floor
772 Square Feet

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Luxury Features

INTERIOR FEATURES

- Elevator access to all levels including garage
- Hardwood flooring throughout
- Wood staircase with wrought iron pickets
- Alarm system
- 9’6” ceiling height on main level
- 9’ ceiling heights on bedroom levels
- Smooth ceilings throughout

EXTERIOR FEATURES

- End unit
- Oversized tandem 2 car garage
- Rear terrace
 - With natural gas BBQ hookup
 - Exterior hose bib
 - Privacy screening
- Road Maintenance Fee - \$185.36
 - Includes private garbage pickup
 - Snow removal
 - Landscaping maintenance
 - Street lighting

MECHANICAL

- Air Max - max 100ep2 furnace
- Lennox air conditioner
- Enviro Sence 50 gal hot water tank (Rental - \$77.94)
- Lift Master garage door opener with remote
- Cambridge elevator
- 100amp electrical panel

- GROUND FLOOR -

FOYER

- Ceramic tile flooring
- Single door entry with side lights
- 2 - single closets
- Access to garage

OFFICE/DEN

- Hardwood flooring
- Zebra style blinds

POWDER ROOM

- 2 piece
- Pedestal sink

TANDEM 2 CAR GARAGE

- Oversize
- Storage closet
- Access to mechanical room
- Elevator access
- Double wide door

- MAIN LEVEL -

KITCHEN

- Open concept to dining and family room
- Pot lights
- Decorative light fixture
- Center island with double undermount sink
- Quartz countertops
- Quartz backsplash
- Access to rear deck
- Large sliding patio doors
- Soft closing doors
- Elevator access

APPLIANCES

- Whirlpool stainless steel stove (electric)
- Whirlpool stainless steel built-in microwave
- Whirlpool stainless steel dishwasher
- LG French door stainless steel fridge

POWDER ROOM

- 2 piece
- Pedestal sink
- Decorative mirror

DINING ROOM

- Crown moulding
- Decorative light fixture
- Large oversize windows
- Zebra style roller blinds
- Open to kitchen and living room

LIVING ROOM

- Crown moulding
- Napoleon natural gas fireplace with cast stone mantle
- Large oversized window with transom arch
- Zebra style roller blinds

- BEDROOM LEVEL -

BEDROOM 2

- Hardwood flooring
- Double closet
- Elevator access

Luxury Features

MAIN BATH

- 4 piece
- Large oversize vanity with single sink
- Quartz countertops
- Large mirror
- Deep soaker tub/shower combination

BEDROOM 3

- Hardwood flooring
- Double closet
- 3 double windows with zebra roller blinds

LAUNDRY ROOM

- Built-in cabinetry
- Wash tub
- Washer & dryer on pedestals
- Floor drain

APPLIANCES

- Whirlpool front load washer
- Whirlpool front load dryer

- UPPER LEVEL -

PRIMARY RETREAT

- Spacious layout
- Hardwood flooring
- Large sliding glass doors
- Access to private balcony
- Large walk-in closet
- Access to private ensuite

PRIMARY ENSUITE

- 5 piece
- Custom vanity with double sinks
- Quartz countertops
- Large decorative mirror
- Pot lights
- Free standing deep soaker tub
- Seamless glass walk-in shower
- Shower bench
- Porcelain tile flooring

*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.



GoodaleMillerTeam
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