

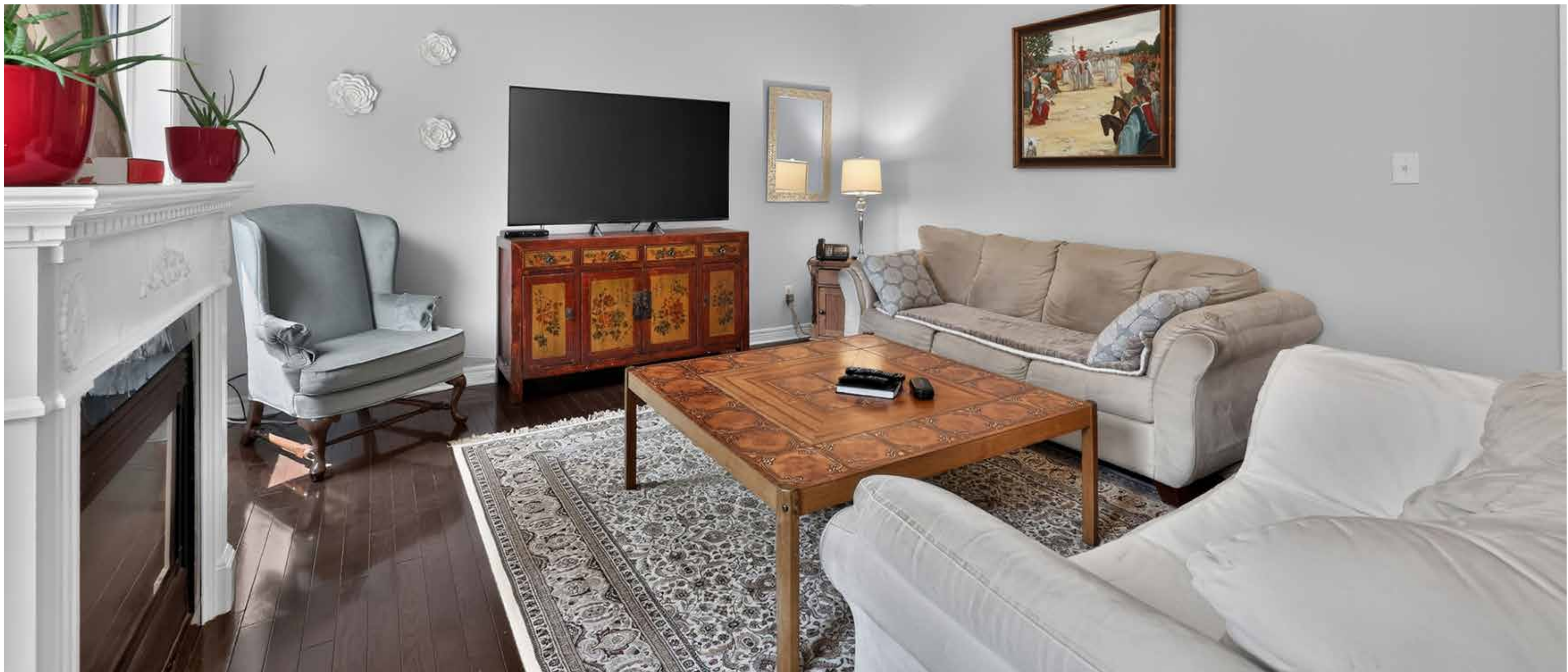
2070 WILLHAVEN TRAIL

OAKVILLE



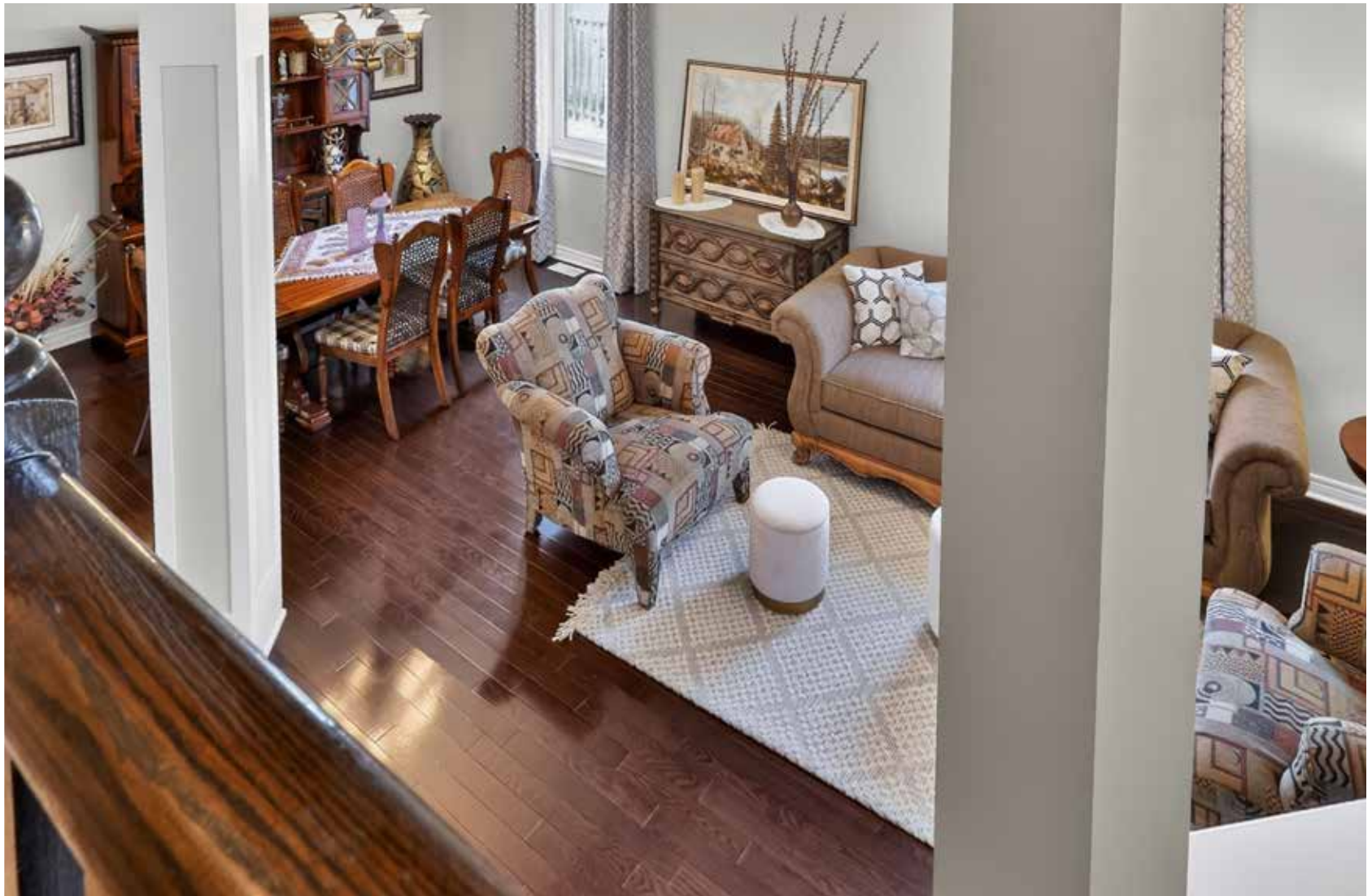
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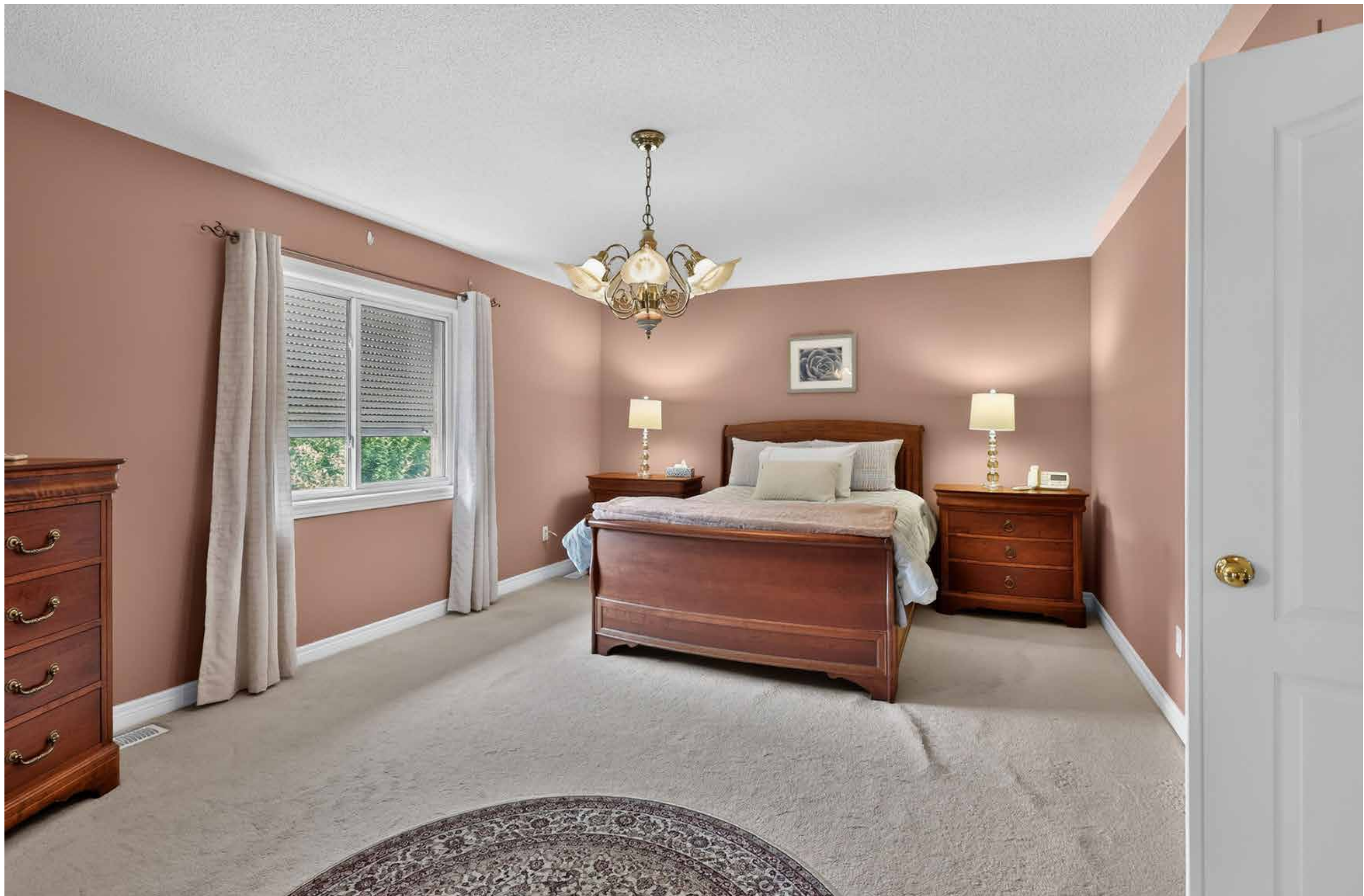


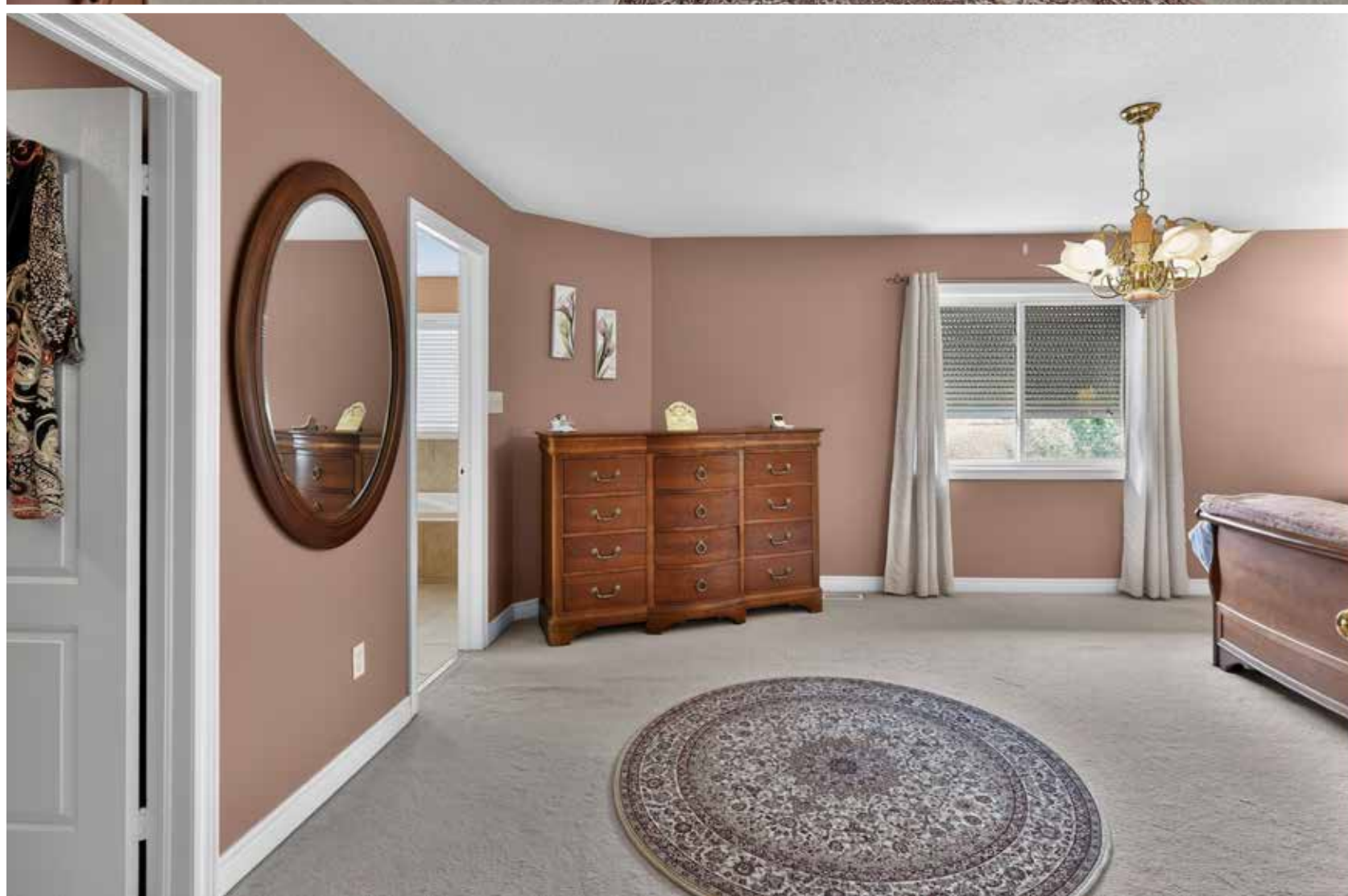


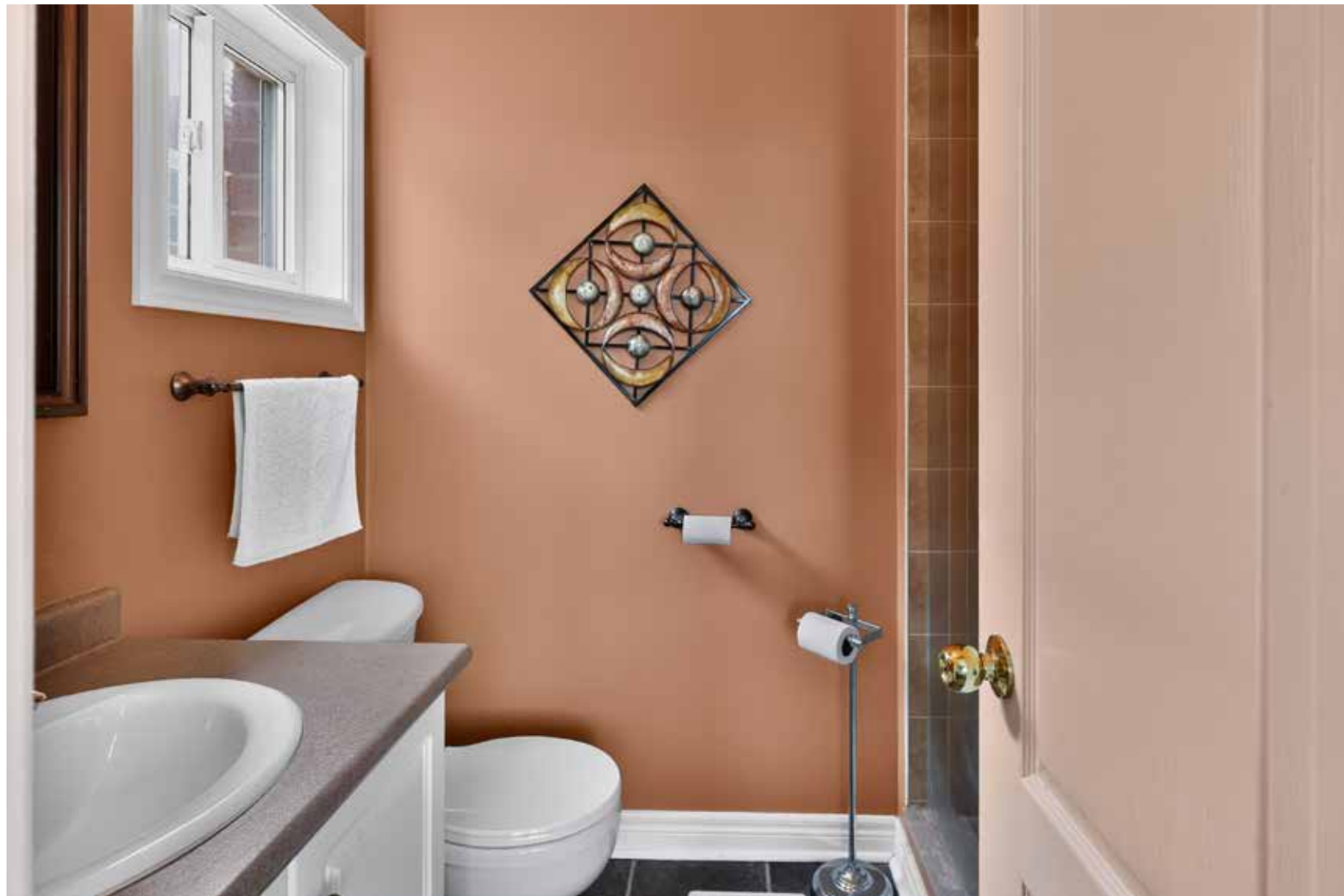
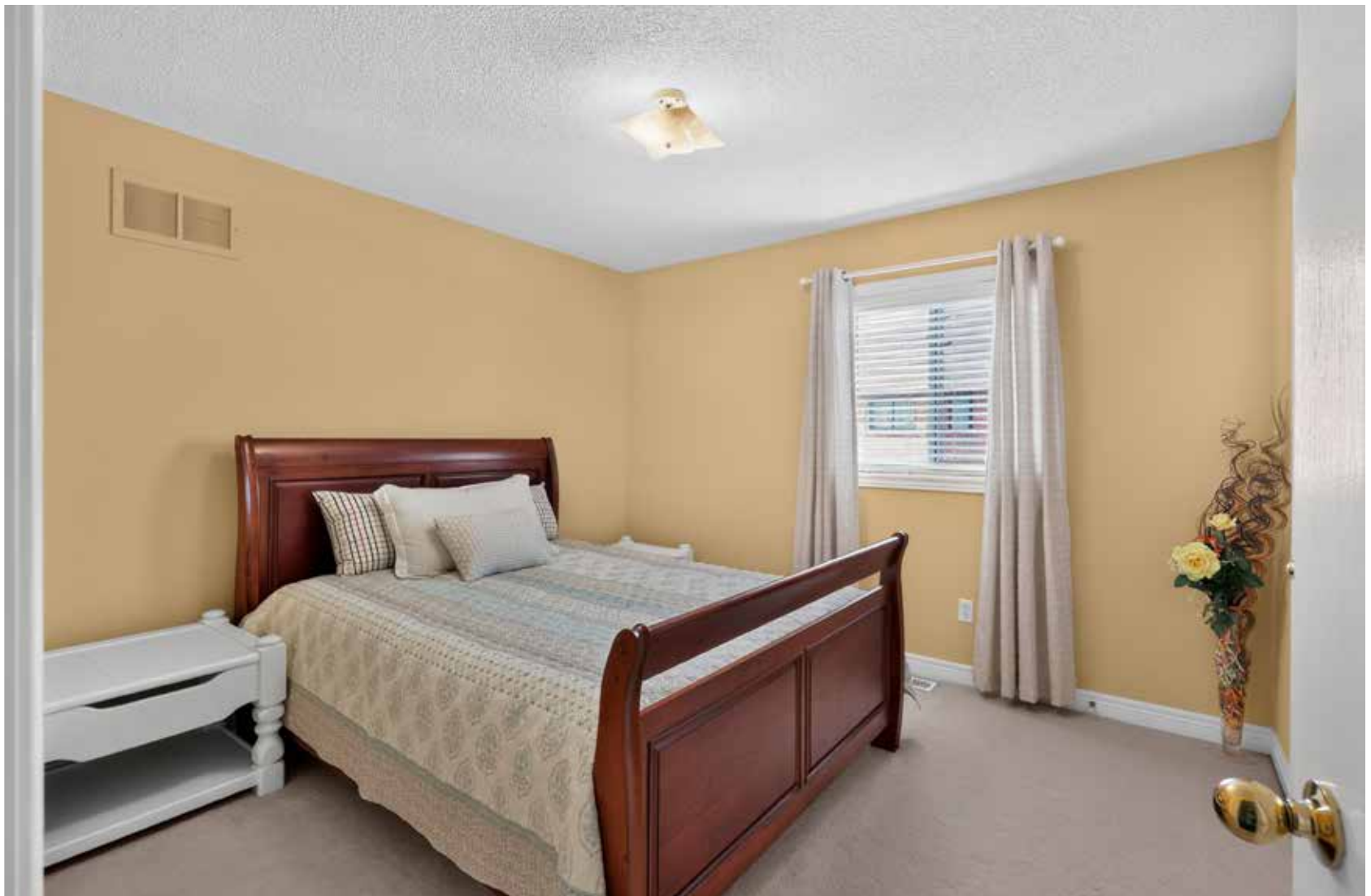




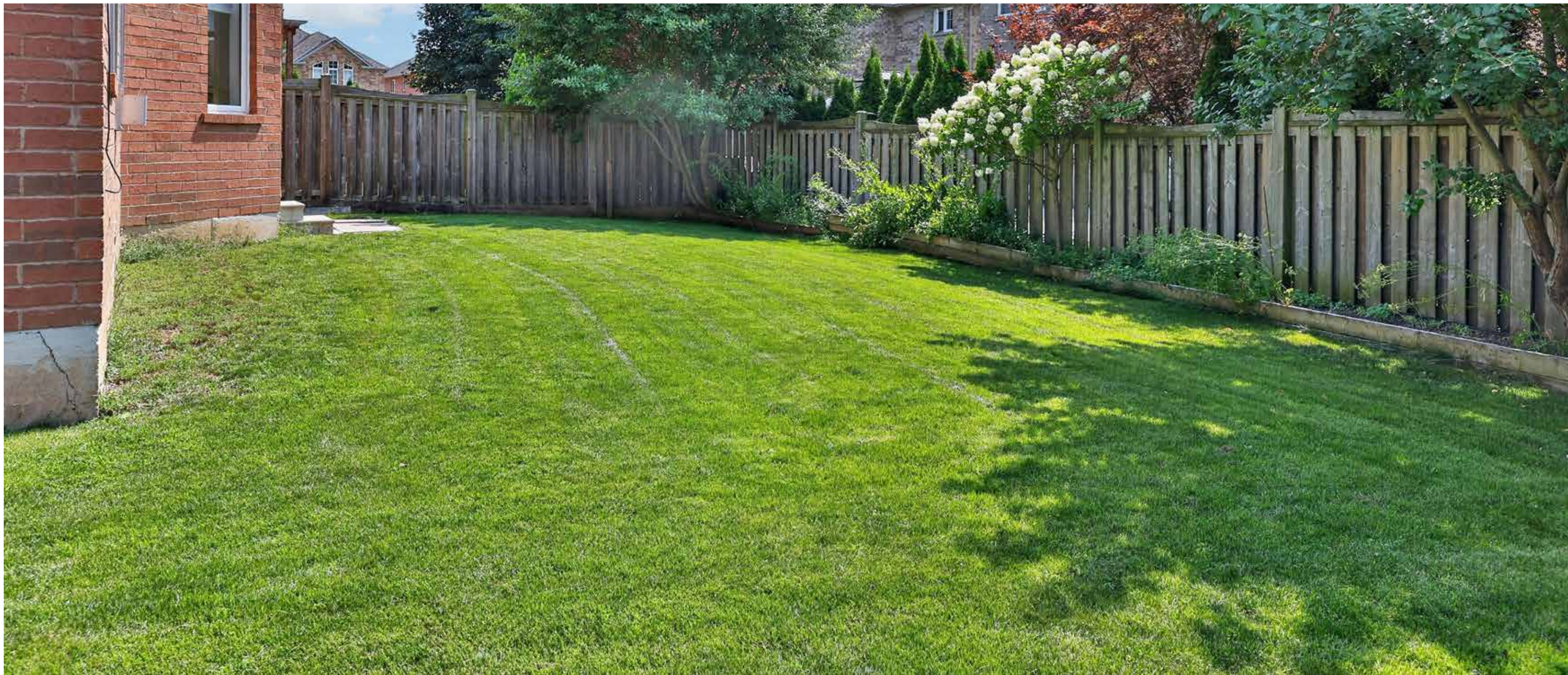


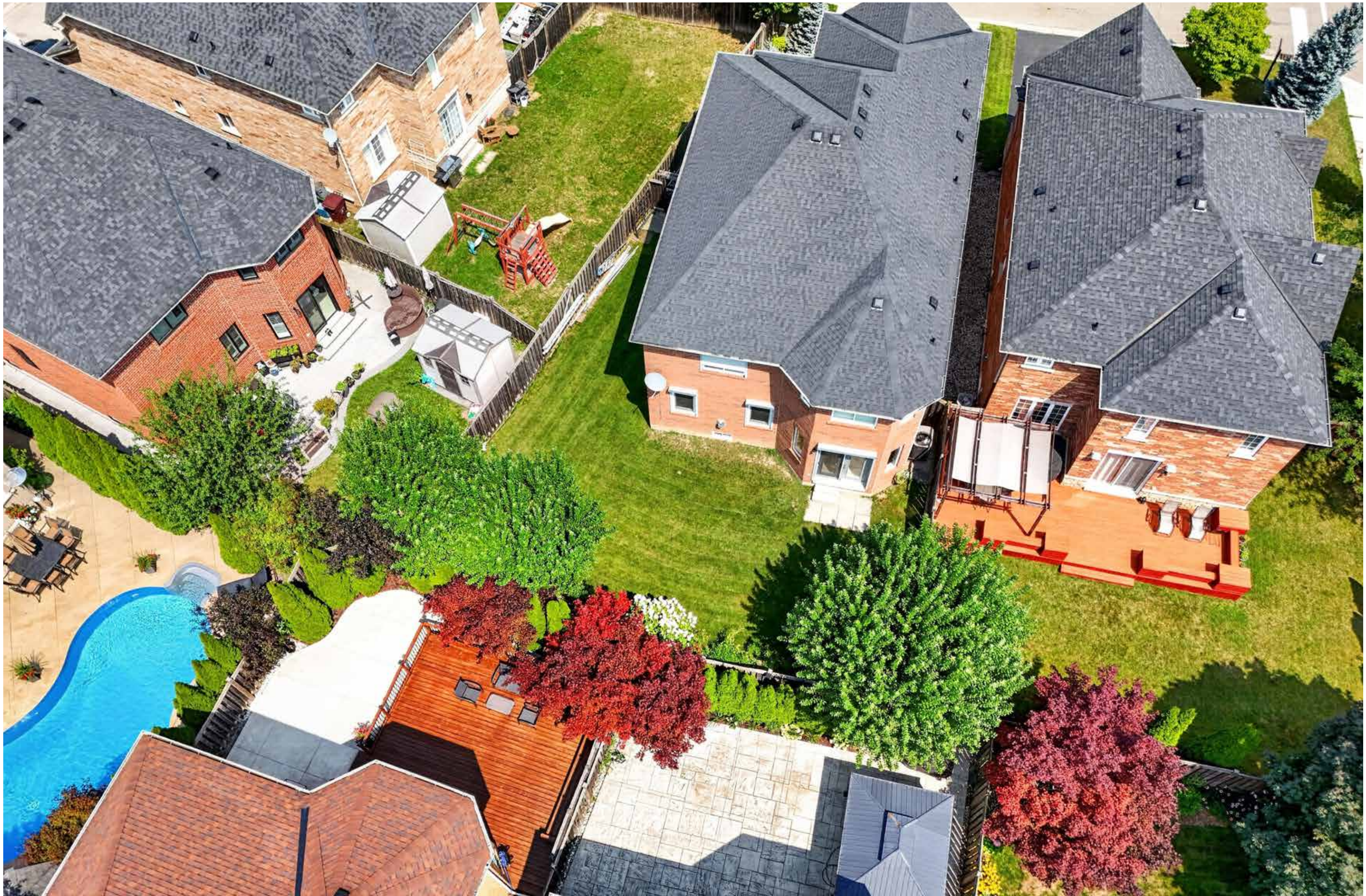














WELCOME HOME

TAXES: \$8,296 / 2026
LOT SIZE: 33.49 x 110.10 x 61.80 x 105.50
POSSESSION: Flexible

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Double Car Driveway with Poured Concrete Border
- Double Car Garage with Inside Entry
- Updated Garage Doors
- Covered Front Porch
- Concrete Front & Side Walkways
- Professionally Landscaped

BACK GARDEN

- Fully Fenced
- Private Setting
- Great Future Pool Potential
- Pie Sized Lot with 61’ Along Back with Westerly Exposure

OTHER FEATURES

- Aluminum Insulated Roll Shutters Offers Energy Efficiency, Blackout Lighting, Noise Reduction & Enhanced Security
- Owned Hot Water Tank

Fabulous 5 bedroom, 3.5 bathroom home on a quiet family friendly street in highly desirable Westmount. Beautifully maintained, one owner home offering a great open concept floor plan highlighted by the spacious family room with a gas fireplace overlooking a chef's kitchen with island, stainless steel appliances, granite countertops, abundant cabinetry, pot lighting and a bright breakfast nook with walkout to the rear garden. Other features include 9' ceilings on main, dark hardwood flooring, main floor den with double door entry, a split hardwood staircase with private retreat to a large second bedroom with approximately 10' ceilings, walk-in closet and 3-piece ensuite. Unfinished lower level with rough-in bathroom plumbing, ideally laid out for future finishing. Great curb appeal with covered front porch and upgraded driveway and walkways. Custom roll shutters on main floor and primary bedroom offering energy efficiency, noise reduction, blackout lighting and enhanced security. Ideally located on a private, pie shaped lot widening to 61' feet at back with westerly exposure...perfect for future pool and backyard entertaining. Within walking distance to great schools, parks, transit, shopping, Oakville Soccer Club and the hospital.

ROOM DETAILS

MAIN LEVEL

FOYER

- Ceramic Tile Flooring
- Double Door Entry with Upgraded Inserts
- Walk-In Coat Closet
- Vaulted Ceiling
- Upgraded Light Fixture
- Dark Hardwood Staircase

POWDER ROOM

- 2 Piece
- Ceramic Tile Flooring
- Upgraded Lighting
- Pedestal Sink

KITCHEN

- Ceramic Tile Flooring
- Neutral Cabinetry with Granite Countertops
- Double Undermount Sinks with Gooseneck Faucet
- GE Profile Stainless Steel Refrigerator
- KitchenAid Stainless Steel Dishwasher
- Maytag Stainless Steel Stove
- Pot Lighting
- Custom Electric Roll Shutters

BREAKFAST ROOM

- Ceramic Tile Flooring
- Double Door Walkout to Back Garden
- Upgraded Lighting

FAMILY ROOM

- Dark Hardwood Flooring
- Gas Burning Fireplace
- Upgraded Lighting
- Custom Manual Roll Shutters

LIVING ROOM

- Hardwood Flooring
- Upgraded Window Coverings
- Custom Columns
- Custom Electric Roll Shutters

DINING ROOM

- Hardwood Flooring
- Upgraded Lighting
- Custom Electric Roll Shutters

OFFICE/DEN

- Hardwood Flooring
- Double Door Entry
- Custom Manual Roll Shutters

LAUNDRY

- Ceramic Tile Flooring
- LG Washer & Dryer
- Additional Cabinetry
- Closet
- Laundry Tub
- Inside Entry from Garage

UPPER LEVEL

UPPER FOYER

- Dark Hardwood
- Upgraded Lighting
- Linen Closet

PRIMARY BEDROOM

- Neutral Broadloom
- Double Door Entry
- Walk-In Closet
- Custom Manual Roll Shutters
- Ensuite

ENSUITE

- 5 Piece
- Neutral Ceramic Tile Flooring
- Neutral Cabinetry & Countertop with Double Sinks
- Upgraded Lighting
- Soaker Tub
- Walk-In Shower with Glass Door Entry
- Window Blinds

BEDROOM

- Split Staircase for Private Retreat
- Neutral Broadloom
- Walk-In Closet
- Approx 10' Ceilings
- Upgraded Lighting
- Window Blinds
- Ensuite

ENSUITE

- 3 Piece
- Ceramic Tile Flooring
- Neutral Cabinetry & Countertop
- Walk-In Shower
- Upgraded Light Fixture

BEDROOM

- Neutral Broadloom
- Clothes Closet
- Window Blinds

BEDROOM

- Neutral Broadloom
- Clothes Closet
- Window Blinds

BEDROOM

- Neutral Broadloom
- Walk-In Closet
- Window Blinds

BATHROOM

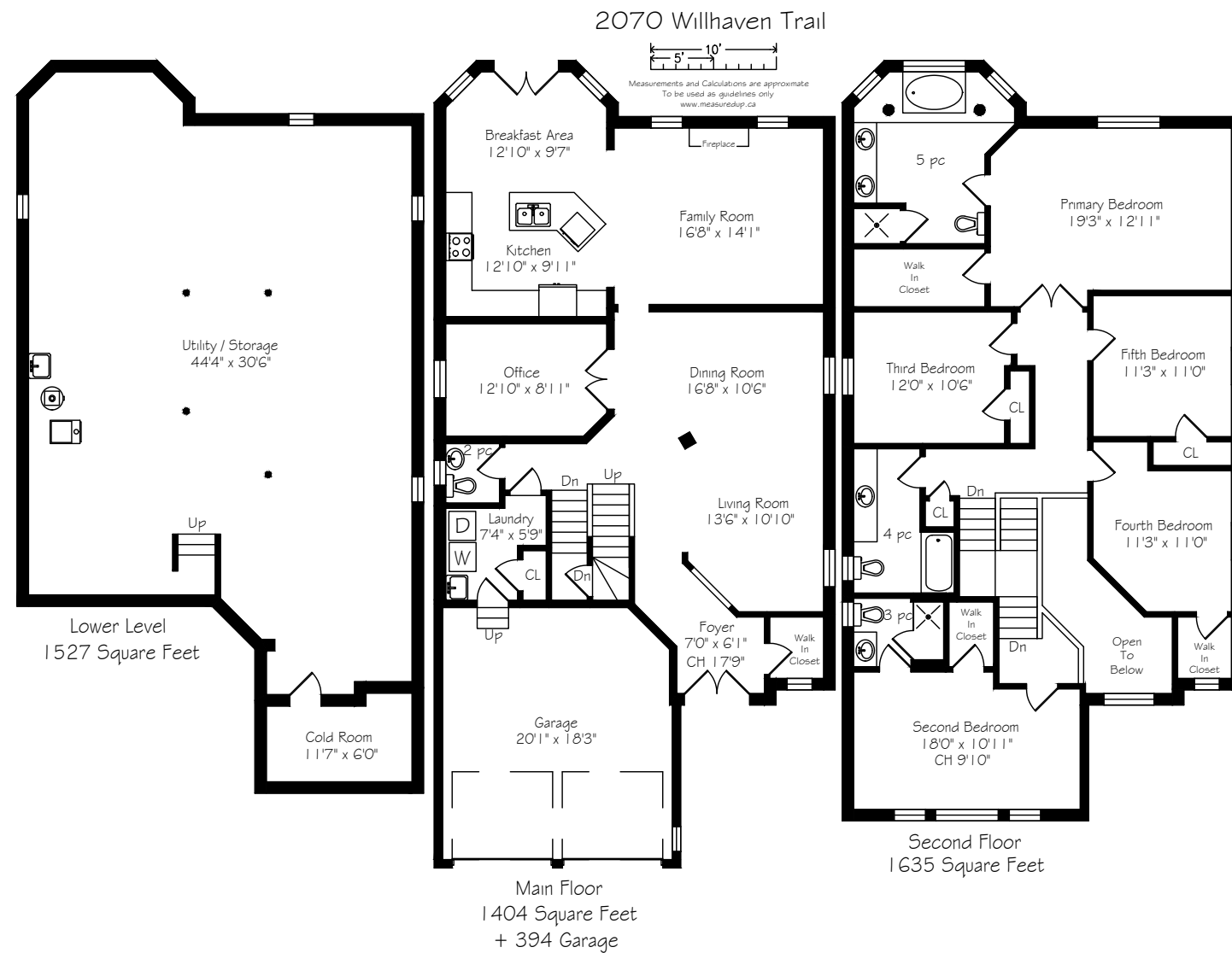
- 4 Piece
- Neutral Ceramic Tile Flooring
- Neutral Cabinetry & Countertop
- Ceramic Tiled Shower/Tub Enclosure
- Upgraded Lighting
- Window Blinds

LOWER LEVEL

RECREATION ROOM

- Unfinished
- Ideal Layout for Future Finishing
- Rough-In Plumbing for Future Bathroom
- Cold Cellar

FLOOR PLAN



* Floor plans may not be exactly as shown.



THE TOWN OF OAKVILLE

A vibrant and impressive community within the Greater Toronto Area (GTA), the Town of Oakville is a beautiful lakeside town with a strong heritage, preserved and celebrated by residents and visitors alike. Founded in 1857, this striking town has become one of the most coveted residential and business centres in Ontario, and for good reason:

- ✓ Great neighbourhoods
- ✓ Great places to do business
- ✓ Quality schools
- ✓ A full-service acute care community hospital
- ✓ Proximity to Lake Ontario and recreational areas
- ✓ Easy access via QEW, 403, 407 and GO Transit
- ✓ Charming shopping districts in the downtown core

This thriving municipality of about 201,200 residents provides all the advantages of a well-served urban centre, while also maintaining its small-town ambiance. Along historical downtown streets, Oakville offers a mix of converted 19th century buildings which accommodate over 400 fine shops, services and restaurants.

Destination for both visitors and residents

A 30-minute drive from downtown Toronto, and an hour's drive from the U.S. border, Oakville is a great destination for visitors.

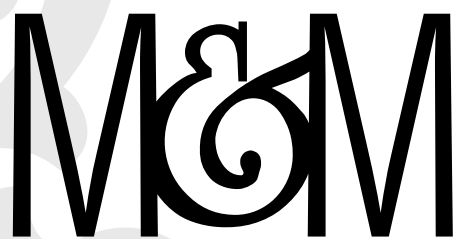
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies and local architecture, especially in heritage neighbourhoods. Oakville is also home to the state-of-the-art Sixteen Mile Sports Complex and the new Queen Elizabeth Park Community and Cultural Centre.

Among the many special attractions and activities for the whole family, Oakville's annual RibFest and Jazz Festival draw crowds from around the GTA. The community also provides plenty of recreational opportunities. Golfers can play at one of Oakville's many golf courses, including PGA-recognized Glen Abbey Golf Course, which has hosted the Canadian Open for many years.

Enjoy the acres of park space, many with groomed hiking trails, or join a recreation centre which provides programs for all ages. For boaters, Oakville features two picturesque harbours with docks and slips for sail and powerboats.

A place to do business

Oakville's strong and diversified economic base offers an excellent location for both new and expanding businesses. Currently, national and international corporate headquarters represent automotive, technology, business service, aerospace, pharmaceutical and tourism sectors.



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