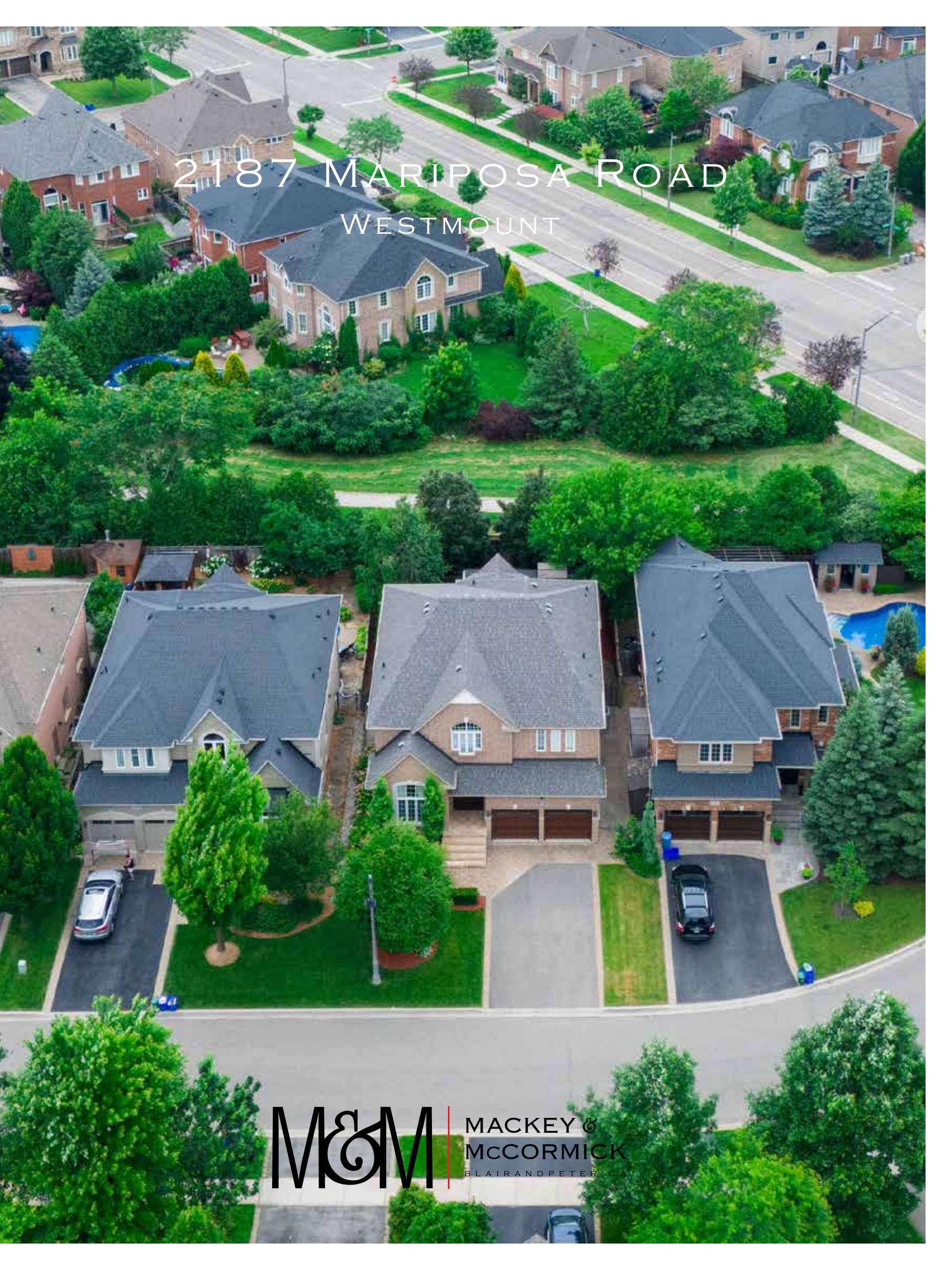
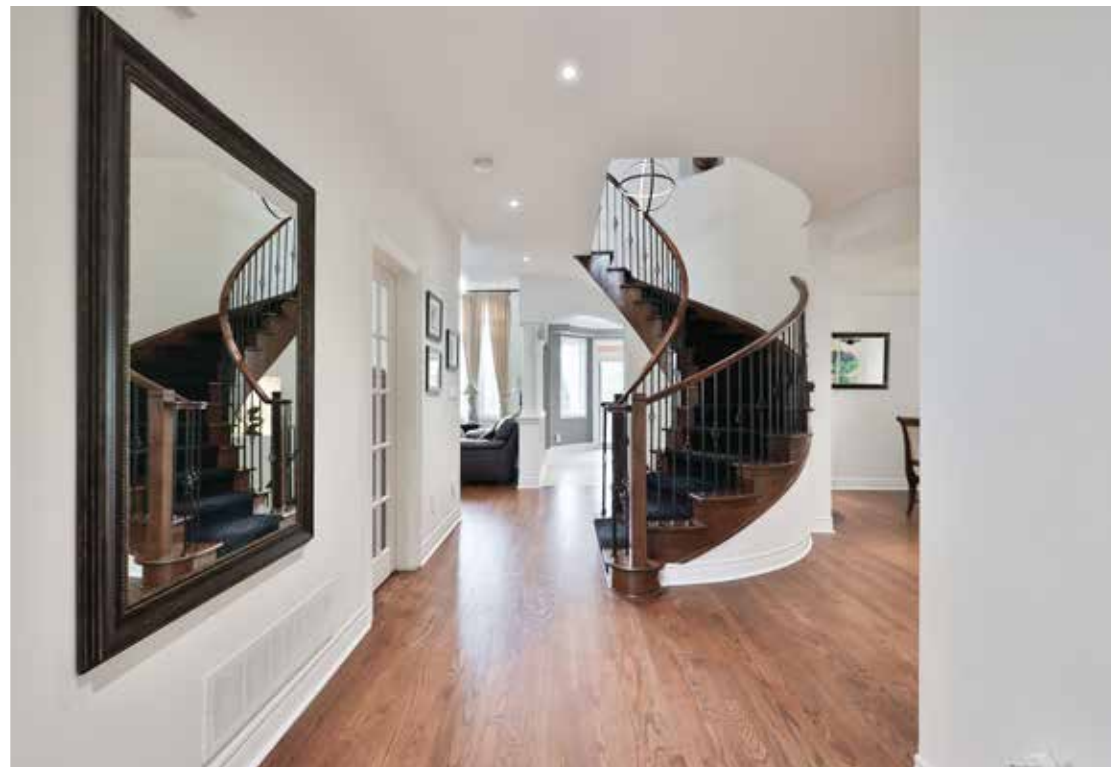




2187 MARIPOSA ROAD
WESTMOUNT



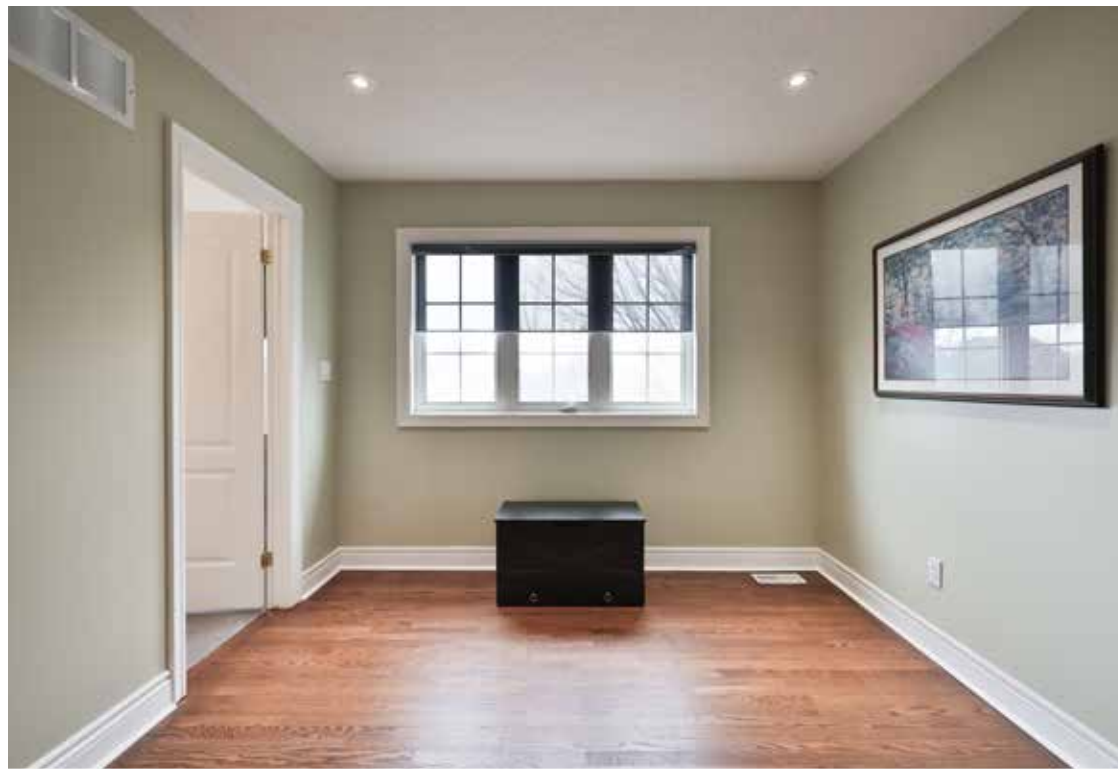
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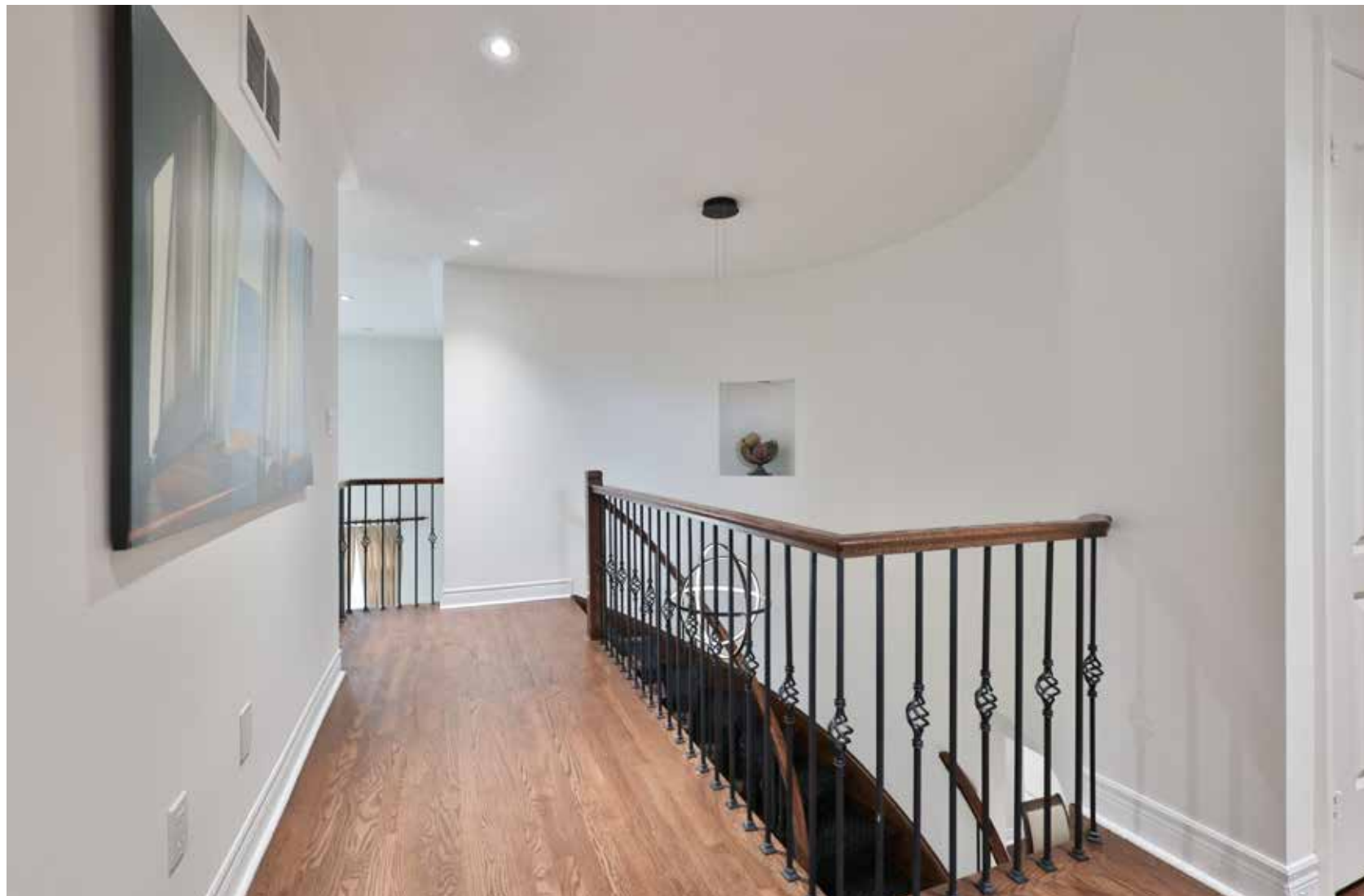










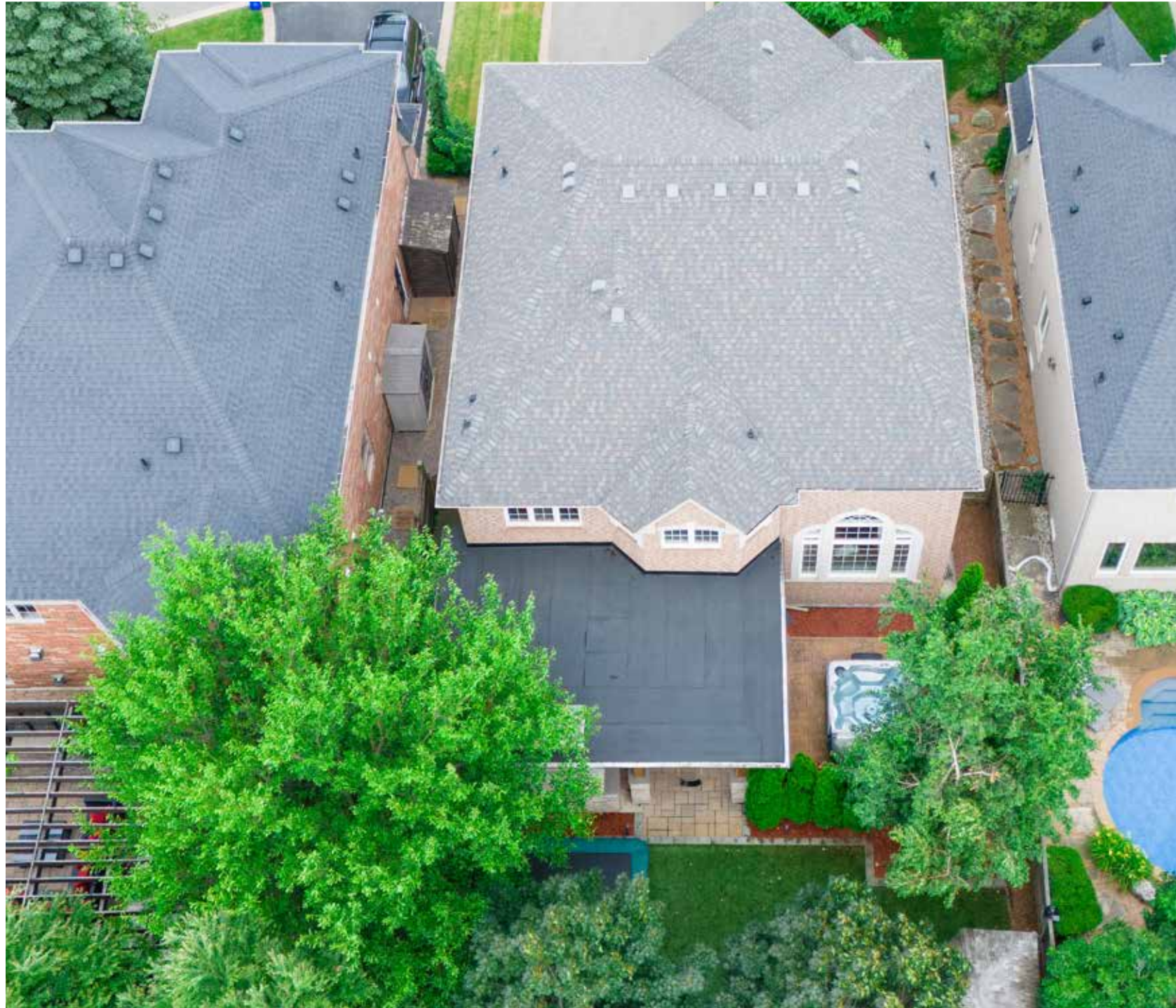














WELCOME HOME

TAXES: \$8,780 / 2025
LOT SIZE: 50.20' x 119.75'
POSSESSION: 120 Days

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Double Car Garage with Replaced Garage Doors
- Double Car Driveway with Stone Border
- Stone Walkway & Upgraded Staircase to Covered Front Porch
- Professionally Landscaped

BACK GARDEN

- Custom Covered Porch with Stone Fireplace, TV, Cedar Ceiling with Ceiling Fan & Pot Lights
- Concrete Patio
- Hot Tub
- Artificial Grass
- Fully Fenced
- Garden Lighting

- Shed
- Plug-In Heater
- Trampoline
- Backs onto Greenspace

OTHER FEATURES

- 9' Ceilings on Main Floor
- Irrigation System
- 200 AMP Panel
- Replaced Furnace & AC (2018)
- Wiring for 2 Electric Vehicles
- Security Cameras
- Close to Schools, Walking Trails, Parks & Highway

Set on a premium 50' lot backing onto tranquil greenspace, this exceptional 4 bedroom residence offers a rare blend of privacy, elegance and modern comfort. The backyard is a true retreat, thoughtfully designed with artificial turf, a hot tub and a custom covered porch featuring a fireplace and television—perfect for relaxing outdoor enjoyment. The main level showcases a highly desirable layout, highlighted by a beautifully upgraded kitchen that seamlessly opens to the family room with its impressive 2-storey soaring ceiling. Additional principal spaces include a refined main floor den, a vaulted front living room with custom built-ins and a spacious, separate dining room ideal for entertaining. Upstairs, the luxurious primary suite is accessed through double doors and features dual walk-in closets, a cozy sitting area and a fully renovated 5-piece ensuite (2023) complete with a freestanding tub and glass-enclosed walk-in shower. The second bedroom enjoys its own walk-in closet and private 4-piece ensuite, while the third and fourth bedrooms share a comfortable “Jack and Jill” bathroom. The fully finished lower level extends the living space with upgraded vinyl flooring, pot lights, a bathroom, a recreation/games area, gym space and den that could possibly be used as a fifth bedroom. Additional upgrades include refinished hardwood flooring, neutral broadloom, crown moulding, a 2-sided gas fireplace, updated furnace and A/C, new garage doors and wiring for 2 EVs in the garage. With outstanding curb appeal, a covered front entry, professional landscaping and upgraded hardscaping, this home is ideally located within walking distance to schools, parks, shopping and scenic trails.

ROOM DETAILS

MAIN LEVEL

FOYER

- Upgraded 24x24 Ceramic Tile Flooring
- Custom Wood Front Door with Sidelights
- Spiral Hardwood Staircase with Metal Spindles & Broadloom Runner
- Double Front Closet
- Pot Lighting

POWDER ROOM

- 2 Piece
- Upgraded 24x24 Ceramic Tile Flooring
- Pedestal Sink
- Window Blinds
- Crown Molding

LIVING ROOM

- Refinished Hardwood Flooring
- Step Down
- Gas Burning Fireplace with Built-Ins & Stone Wall Detail
- Pot Lighting
- Oversized Window with Cathedral Ceiling Accent
- Window Blinds & Draperies

DINING ROOM

- Refinished Hardwood Flooring
- Tray Ceiling
- Upgraded Chandelier
- Pot Lighting
- Window Blinds

KITCHEN

- Upgraded 24x24 Ceramic Tile Flooring
- White Cabinetry
- Upgraded Black Natural Stone Countertop
- Samsung Stainless Steel Refrigerator with Water Dispenser
- KitchenAid Stainless Steel Dishwasher
- Frigidaire Stainless Steel Stove
- Double Sinks
- Mirrored Backsplash
- Centre Island
- Built-In Computer Nook
- Spacious Eat-In Area with Walkout to Covered Back Porch
- Swinging Door Entry to Dining Room
- Pot Lighting
- Crown Molding

FAMILY ROOM

- Refinished Hardwood Flooring
- 2-Storey Ceiling
- Double Sided Gas Burning Fireplace with Built-Ins
- Palladium Windows

OFFICE

- Hardwood Flooring
- Gas Burning Fireplace
- Window Blinds & Draperies
- French Door Entry
- Pot Lighting

MUD ROOM/LAUNDRY

- Inside Entry
- Samsung Washer & Dryer
- Laundry Tub
- Additional Cabinetry
- Storage Closet
- Access to Side Yard

UPPER LEVEL

UPPER FOYER

- Refinished Hardwood Flooring
- Overlooking 2 Storey Family Room
- Pot Lighting
- Upgraded Chandelier
- 2 Linen Closets

PRIMARY BEDROOM

- Refinished Hardwood Flooring
- Double Door Entry
- His & Hers Walk-In Closet
- Spacious Sitting Area
- Ceiling Fan
- Pot Lighting
- Window Blinds
- Ensuite

ENSUITE

- Fully Renovated (2023)
- 5 Piece
- Oversized Ceramic Tile
- Standalone Tub with Gooseneck Faucet
- Walk-In Shower with Rain Showerhead, Bench Seat & Glass Surround
- White Vanity with Built-In Makeup Table and Upgraded Countertops
- Double Sinks
- Pot Lighting & Wall Scones
- Window Blinds

BEDROOM

- Neutral Broadloom
- Walk-In Closet
- Ceiling Fan
- Window Blinds
- Ensuite

ENSUITE

- 4 Piece
- Ceramic Tile Flooring
- Neutral Cabinetry & Countertop
- Tub/Shower Enclosure with Ceramic Surround

BEDROOM

- Neutral Broadloom
- Ceiling Vault
- Walk-In Closet
- Ceiling Fan
- Window Coverings
- Semi-Ensuite

BEDROOM

- Neutral Broadloom
- Double Closet
- Ceiling Fan
- Semi-Ensuite

SEMI ENSUITE

- 4 Piece
- Ceramic Tile Flooring
- Neutral Cabinetry & Countertop
- Shower/Tub Enclosure with Ceramic Surround

LOWER LEVEL

LOWER FOYER

- Hardwood Staircase with Broadloom Runner & Metal Spindles
- Upgraded 24x24 Ceramic Tile Flooring

RECREATION/GAMES ROOM

- Upgraded Luxury Vinyl Flooring
- Pot Lighting

BATHROOM

- 2 Piece
- Ceramic Tile Flooring
- Neutral Cabinetry & Sink

EXERCISE ROOM

- Upgraded Vinyl Flooring
- Pot Lighting

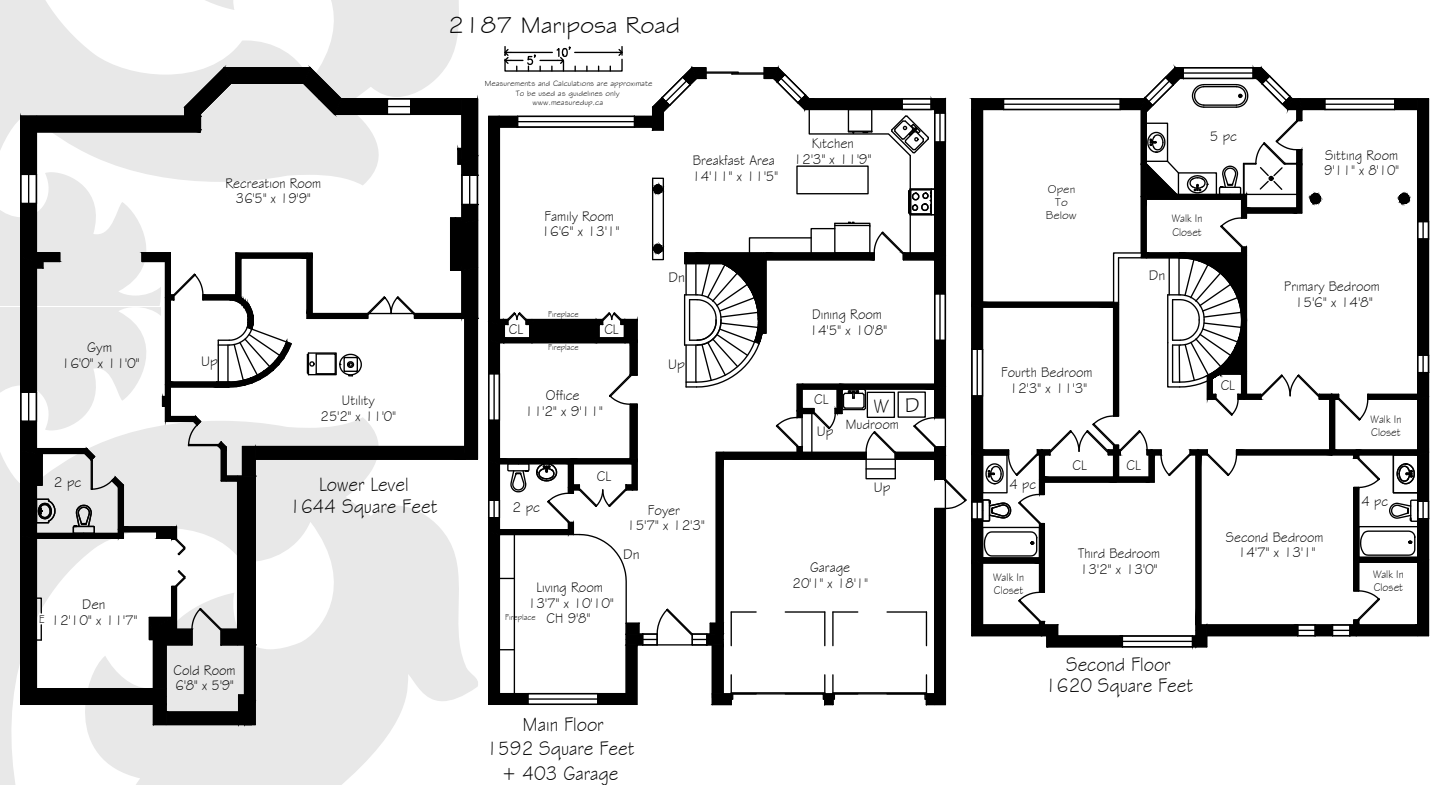
DEN

- Upgraded Vinyl Flooring
- Pot Lighting

OTHER

- Cold Room
- Storage Area

FLOOR PLANS



* 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-serviced urban centre, while also maintaining its small-town ambience. 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.

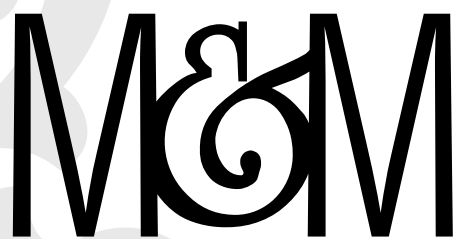
Among the many special attractions and activities for the whole family, Oakville's annual RibFest and Jazz Festival draw crowds from around the GTA. The community also provides plenty of recreational opportunities. Golfers can play at one of Oakville's many golf courses, including PGA-recognized Glen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

Information captured from: www.oakville.ca



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