

# 1126 Westview Terrace

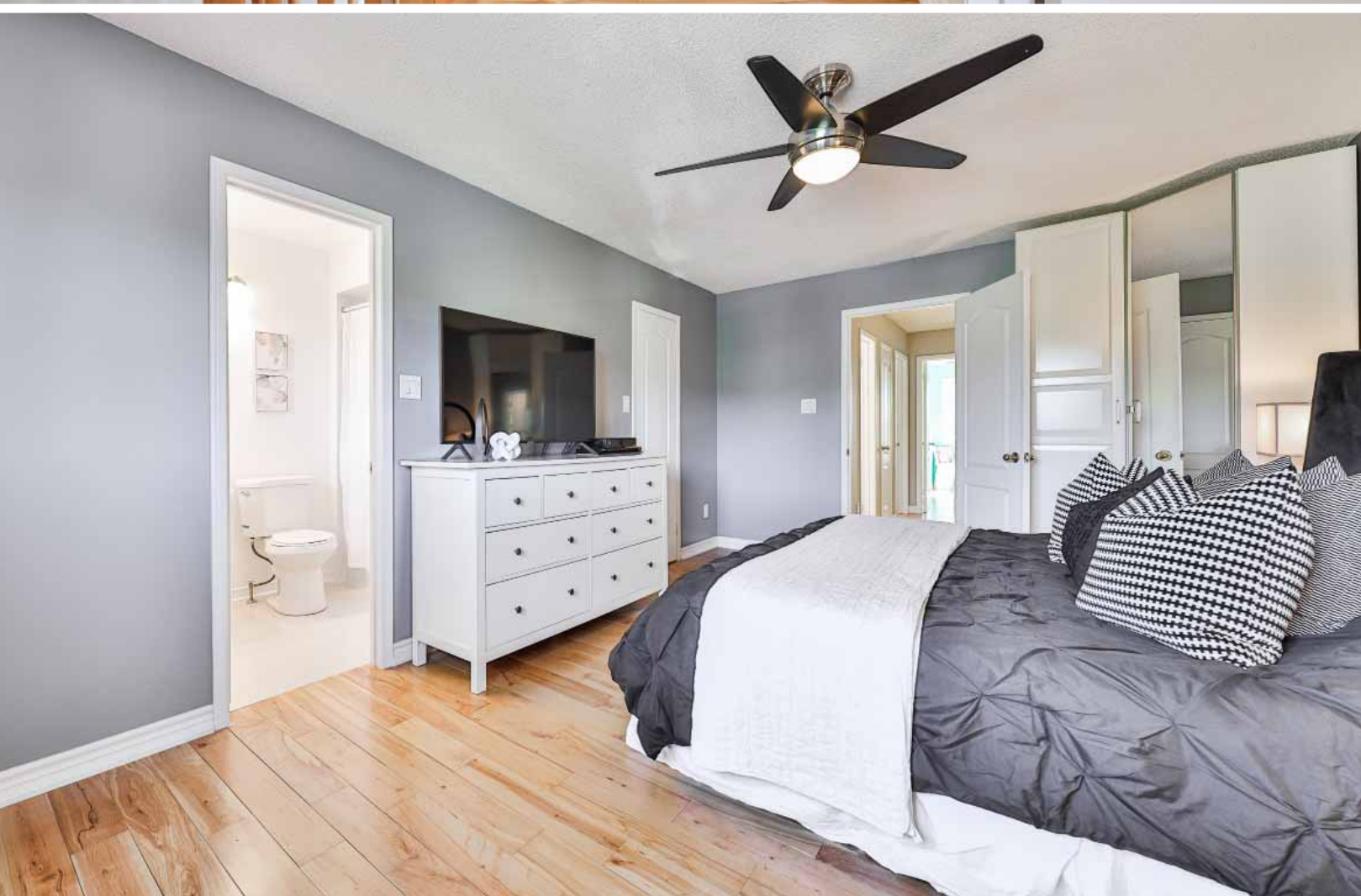
West Oak Trails

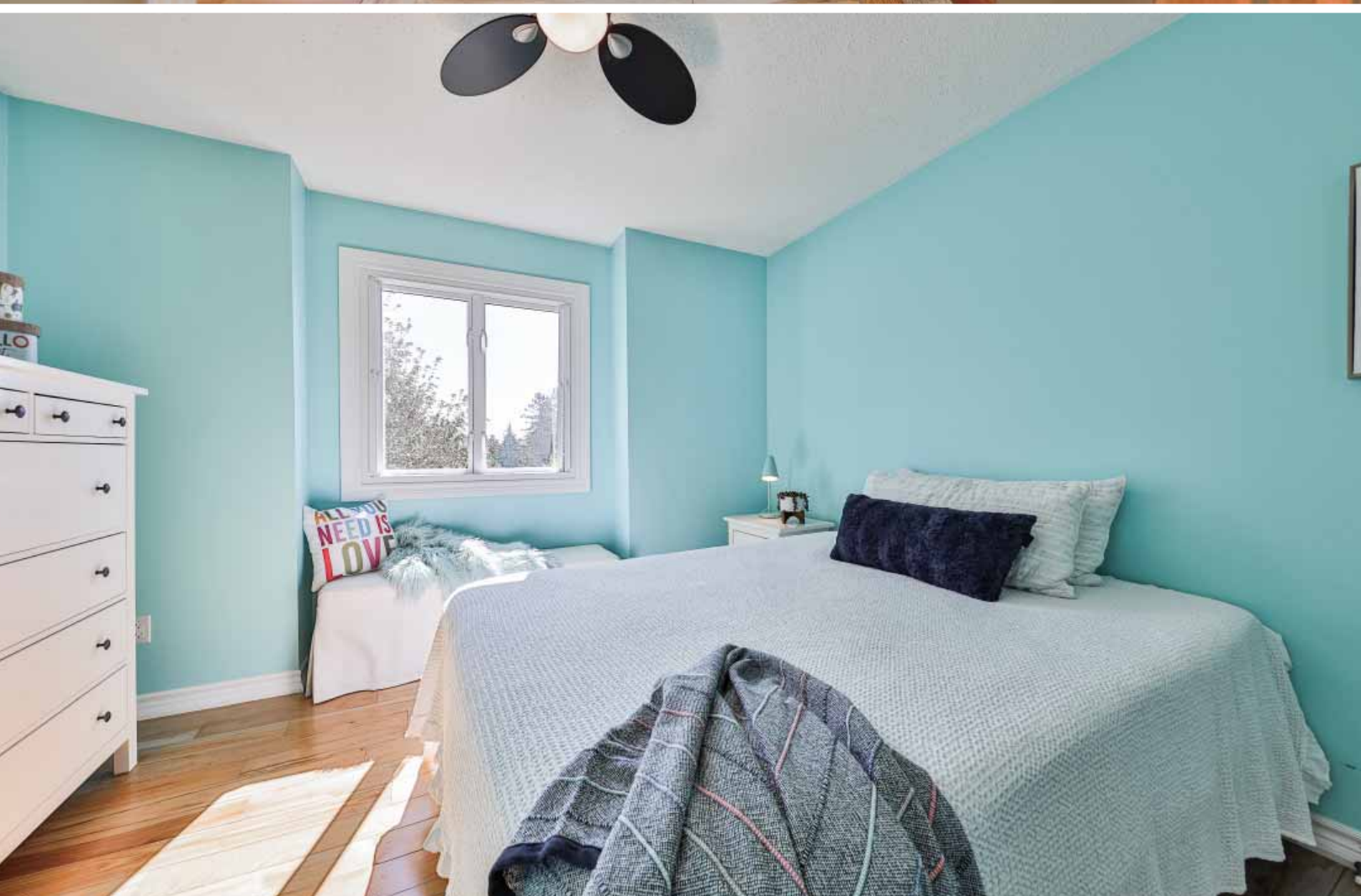


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# Room Details

## MAIN LEVEL

### FOYER

- Hardwood Flooring
- Inside Entry to Garage
- Double Coat Closet with Mirrored Door

### KITCHEN

- Hardwood Flooring
- Neutral Cabinetry & Countertop
- Eat-In Area
- Black Fridge
- Stainless Steel Stove
- Black Built-In Dishwasher
- Black Built-In Microwave
- Pot Lighting
- Walkout to Deck
- Draperies

### LIVING/DINING ROOM

- Hardwood Flooring
- Ceiling Fan

### POWDER ROOM

- 2 Piece
- Hardwood Flooring
- Neutral Cabinetry & Countertop

## UPPER LEVEL

### UPPER FOYER

- Hardwood Flooring
- Linen Closet

### PRIMARY BEDROOM

- Hardwood Flooring
- Walk-In Closet
- Ceiling Fan

### ENSUITE

- 4 Piece
- Ceramic Tile Flooring
- Neutral Cabinetry & Countertop

### BEDROOM

- Hardwood Flooring
- Ceiling Fan
- Clothes Closet

### BEDROOM

- Hardwood Flooring
- Ceiling Fan
- Clothes Closet

### BATHROOM

- 4 Piece
- Ceramic Tile Flooring
- Neutral Cabinetry & Countertop

## LOWER LEVEL

- Unfinished
- Interior Basement Walls Fully Insulated

### LAUNDRY

- Front Load Washer & Dryer
- Laundry Tub



# WELCOME HOME

**TAXES:** \$3,680 / 2021  
**LOT SIZE:** 33.3' x 106.8'  
**POSSESSION:** 30-60 Days

Fabulous 3 bedroom freehold townhouse located in the highly desirable West Oak Trails neighbourhood. This gorgeous end unit offers great additional perks including incredible natural light with its extra side windows, an oversized and fully fenced lot, direct backyard access from the exterior, driveway parking for 2 cars and beautiful views and privacy backing onto the park. Amazing "magic" windows with built-in blackout blind, sunshade and screen options, replaced and owned furnace, A/C and hot water tank, neutral decor, open concept floor plan, hardwood floors on main and upper levels, spacious eat-in kitchen with walkout to back garden and deck, master bedroom with walk-in closet and ensuite. Steps to nearby schools, parks and the incredible 16 Mile Creek trail system. Close to shopping and highway access.

## Additional Features

### EXTERIOR FEATURES

#### FRONT GARDEN

- Single Car Garage
- Single Car Driveway Accommodates 2 Cars
- Pebbled Aggregate Walkway

#### BACK GARDEN

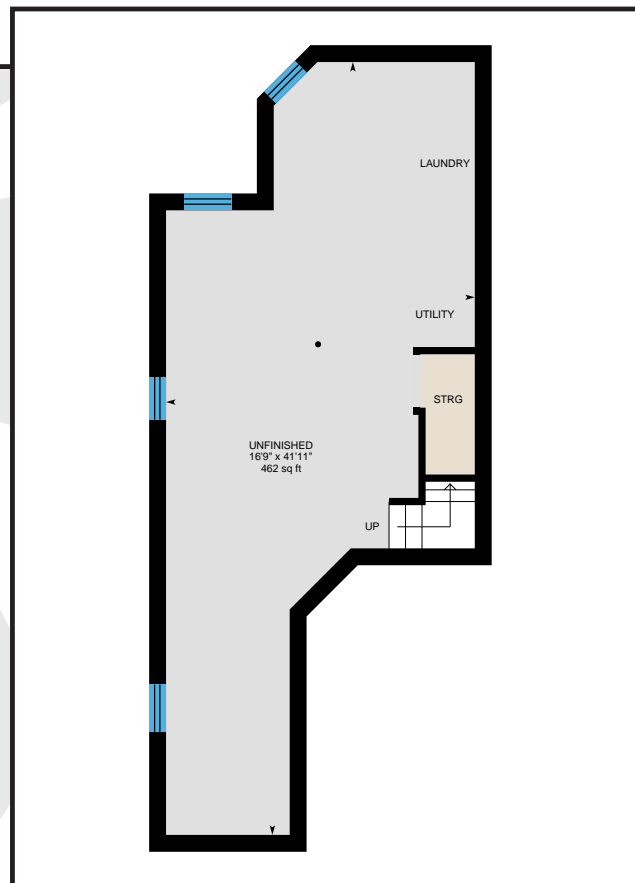
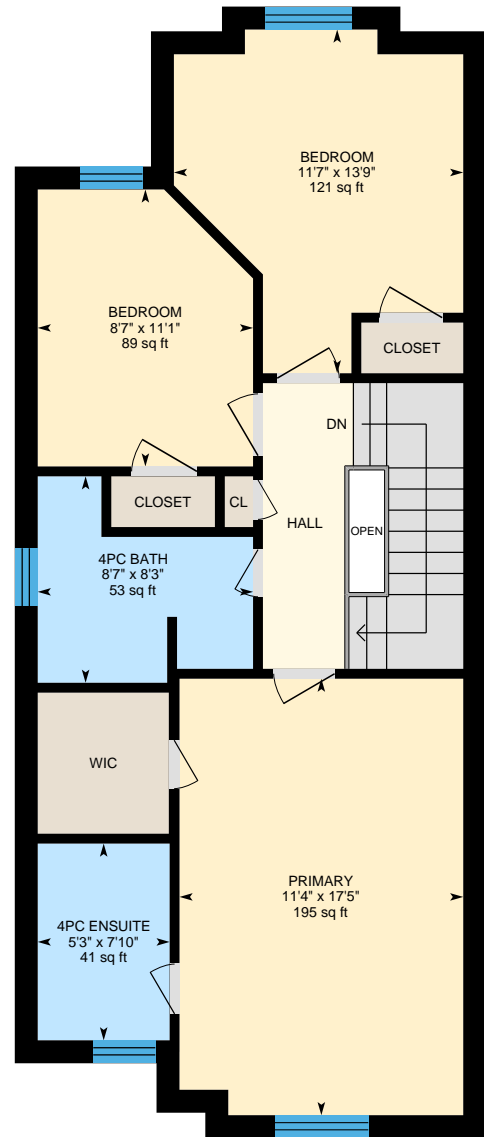
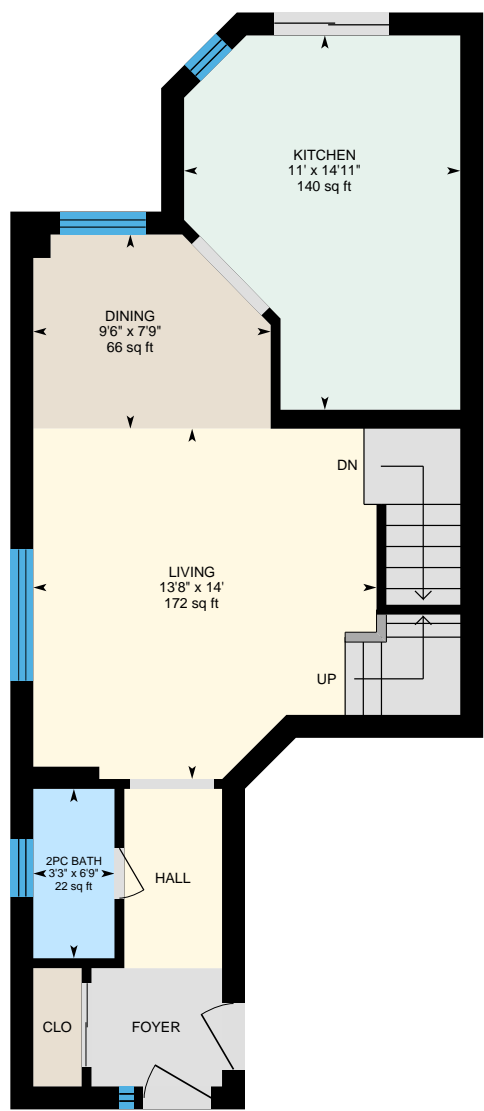
- Deck
- Fully Fenced
- Backs onto Park

#### OTHER FEATURES

- Furnace (Approx 2018)
- Air Conditioner (Approx 2018)

- Hot Water Tank Owned (Approx 2018)
- Roof with 30 Year Shingles (Approx 2010)
- Magic Windows with Built-In Blackout Blind, Sunshade & Screen
- Garage Door Opener
- Central Vacuum
- Walk to Schools
- Steps to Incredible 16 Mile Creek Trail System





# FLOOR PLANS





# 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 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.

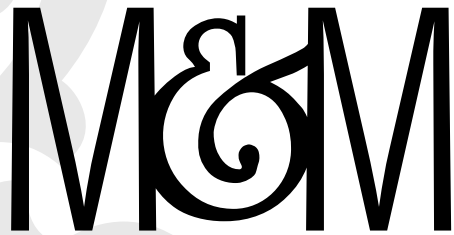
Among the many special attractions and activities for the whole family, Oakville's annual RibFest and Jazz Festival draw crowds from around the GTA. The community also provides plenty of recreational opportunities. Golfers can play at one of Oakville's many golf courses, including PGA-recognized Glen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