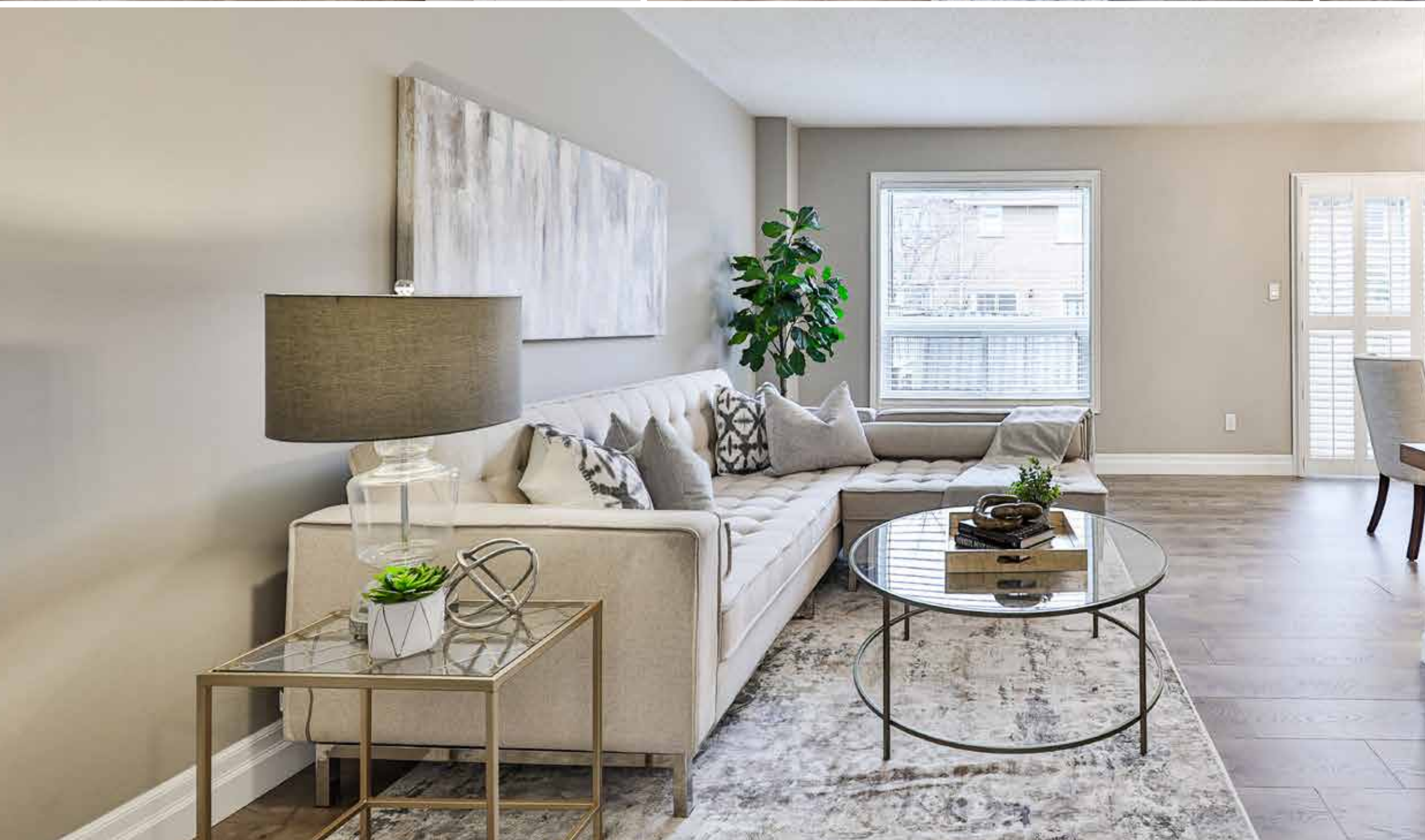


1189 WESTVIEW TERRACE

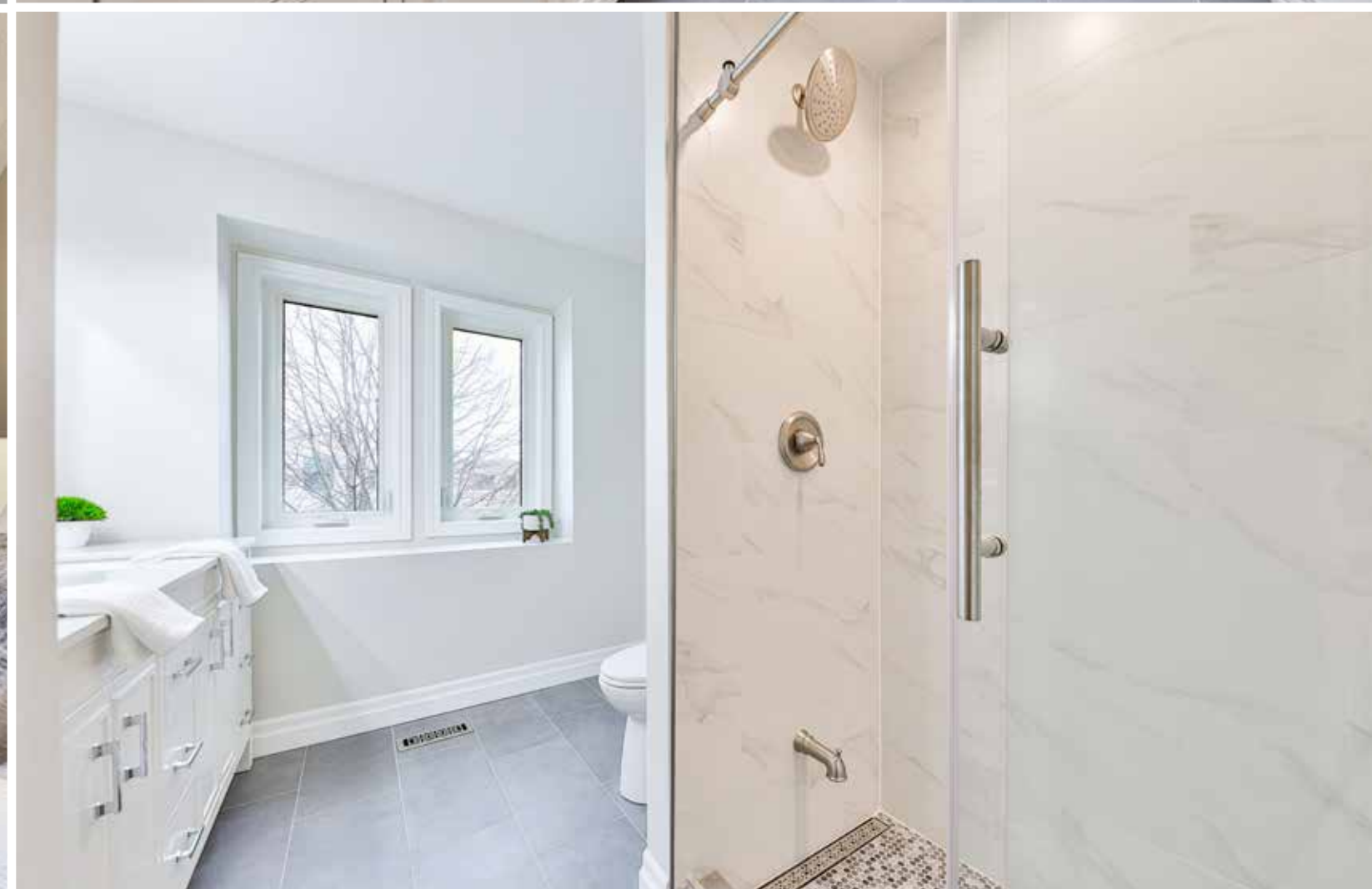
WEST OAK TRAILS



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ROOM DETAILS

MAIN LEVEL

FOYER

- Upgraded Plank Flooring
- Double Mirrored Coat Closet
- Upgraded Electric Light Fixture
- Inside Entry from Garage
- Front Door with Decorative Insert & Side Light

LIVING ROOM

- Upgraded Plank Flooring
- Neutral Décor
- Open Concept to Eat-In Kitchen Area

DINING AREA

- Upgraded Plank Flooring
- California Shutters
- Upgraded Lighting
- New Patio Door (2021)
- Walkout to Back Garden

KITCHEN

- Renovated 2021
- Upgraded Plank Flooring
- Pot Lighting
- Upgraded White Cabinetry
- Quartz Counters with Undermount Sink & Upgraded Gooseneck Faucet
- Stainless Steel Fridge
- Stainless Steel Built-In Dishwasher
- Stainless Steel Stove
- Stainless Steel Built-In Microwave
- Under Cabinet Lighting
- Subway Tile Backsplash
- Breakfast Bar with Stool Seating Open to Dining Area

POWDER ROOM

- 2 Piece
- Upgraded Plank Flooring
- Upgraded Electric Light Fixture & Mirror

- Neutral Vanity & Quartz Countertop with Undermount Sink
- Newer Toilet

UPPER LEVEL

UPPER FOYER

- Upgraded Plank Flooring
- Upgraded Lighting
- Neutral Broadloom, White Pickets & Handrail
- Linen Closet

MASTER BEDROOM

- Upgraded Plank Flooring
- Walk-In Closet
- Upgraded Lighting
- Ensuite

ENSUITE

- 4 Piece
- Renovated 2021
- Upgraded Ceramic Tile Flooring
- Upgraded White Cabinetry
- Quartz Counters with Undermount Double Sinks
- Walk-In Shower with Glass Door Entry
- Upgraded Toilet

BEDROOM

- Upgraded Plank Flooring
- Single Clothes Closet

BEDROOM

- Upgraded Plank Flooring
- Single Clothes Closet

BATHROOM

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



WELCOME HOME

TAXES: \$3,377 / 2021
LOT SIZE: 19' x 100'
POSSESSION: 60-90 Days

Stunning 3 bedroom freehold townhouse extensively upgraded in 2021 including brand new white kitchen with quartz countertops, subway tile backsplash, stainless steel appliances and breakfast bar open to eat-in area, new powder room, upgraded plank flooring, pot lighting and upgraded light fixtures, luxurious ensuite with double sinks and walk-in shower, fully finished lower level with pot lights and neutral upgraded broadloom. Replaced roof (approx 2016), windows (approx 2012), garage door (approx 2017), patio door (approx 2021), furnace and hot water tank (approx 2018). Fully fenced back garden with wooden deck. Highly desirable family neighbourhood steps to schools, parks and incredible trail system. Close to shopping and highway access.

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Single Car Driveway Accommodates 2 Cars
- Single Car Garage

BACK GARDEN

- Spacious Deck
- Fully Fenced

OTHER FEATURES

- Upgraded Furnace
- Owned Hot Water Tank
- Garage Door Opener
- Walk to Schools, Parks & Trails

ROOM DETAILS

LOWER LEVEL

RECREATION ROOM

- Neutral Broadloom
- Pot Lighting
- Built-In Shelving

DEN AREA

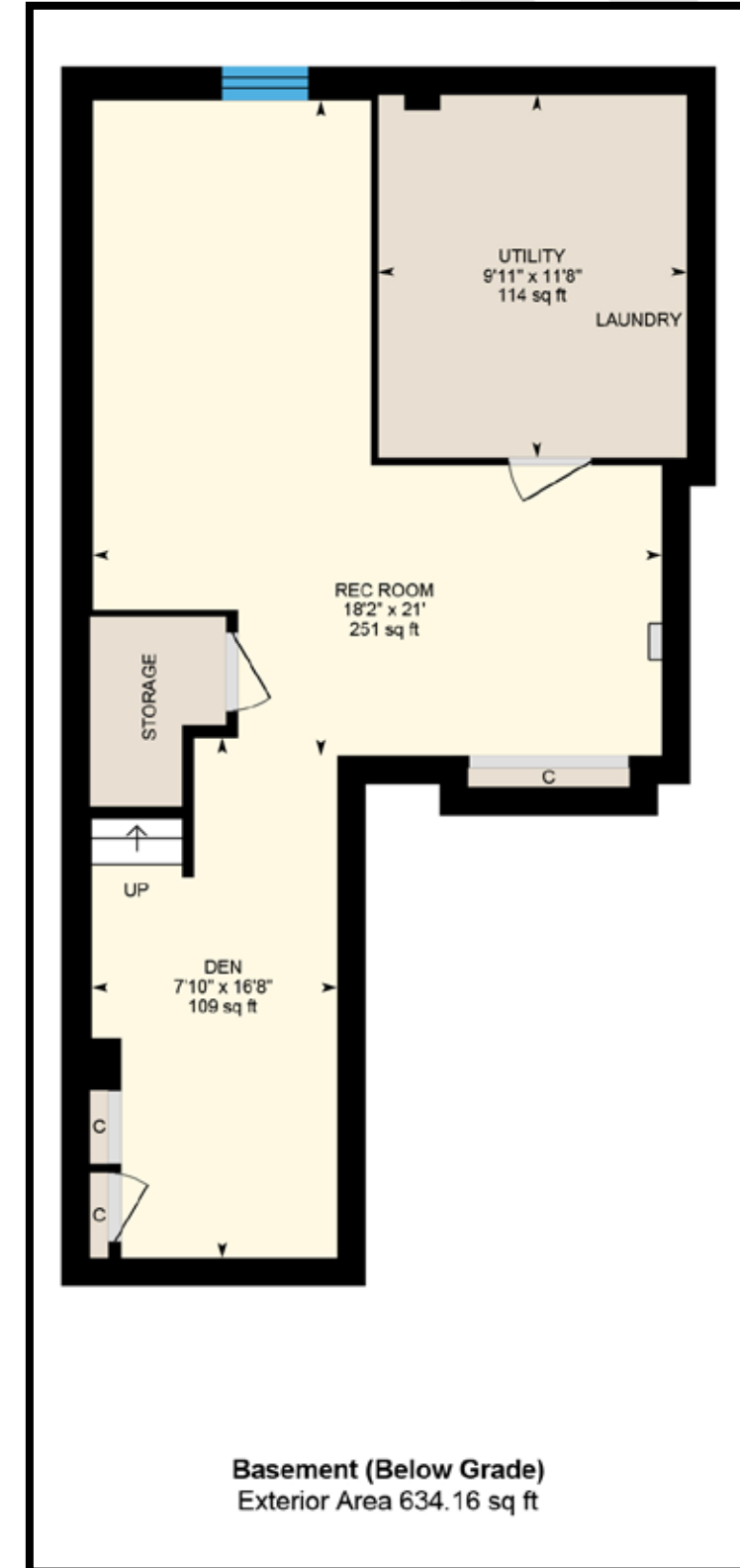
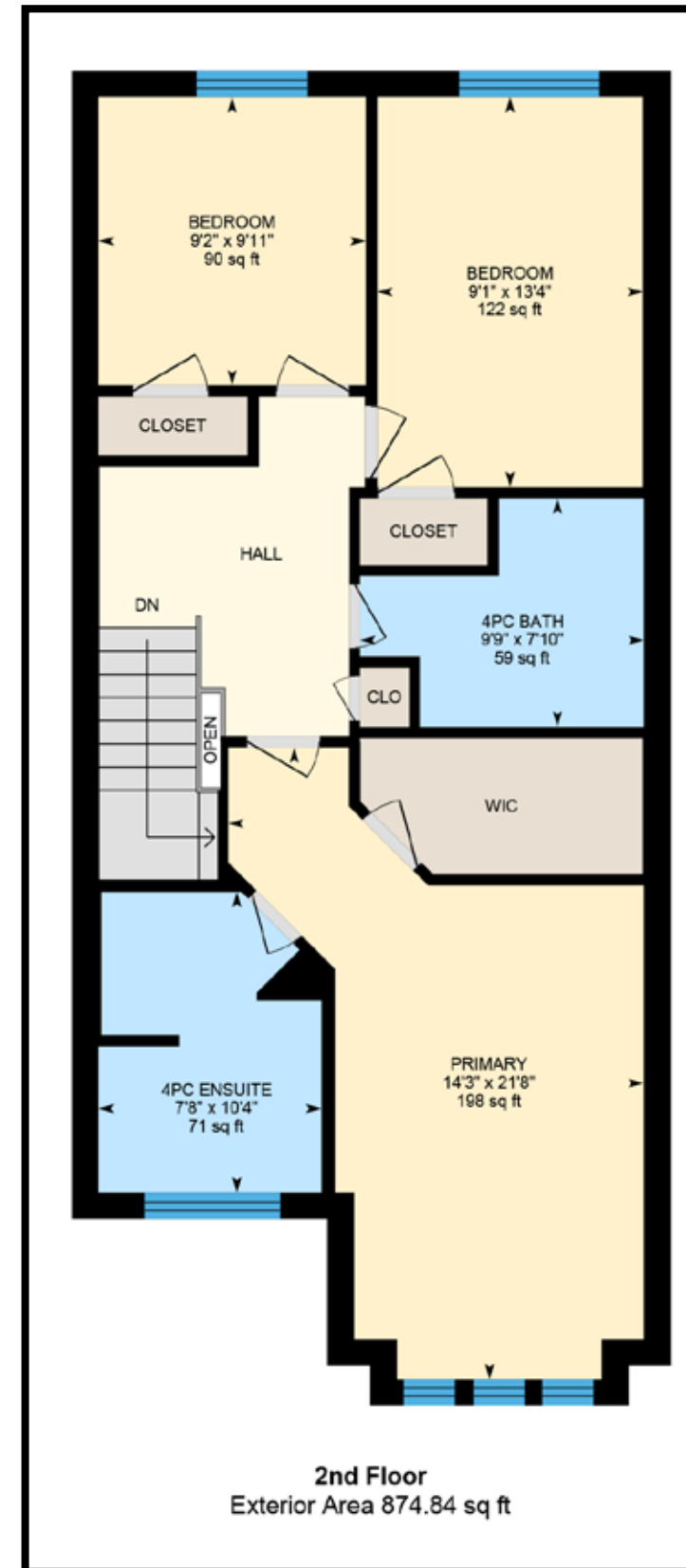
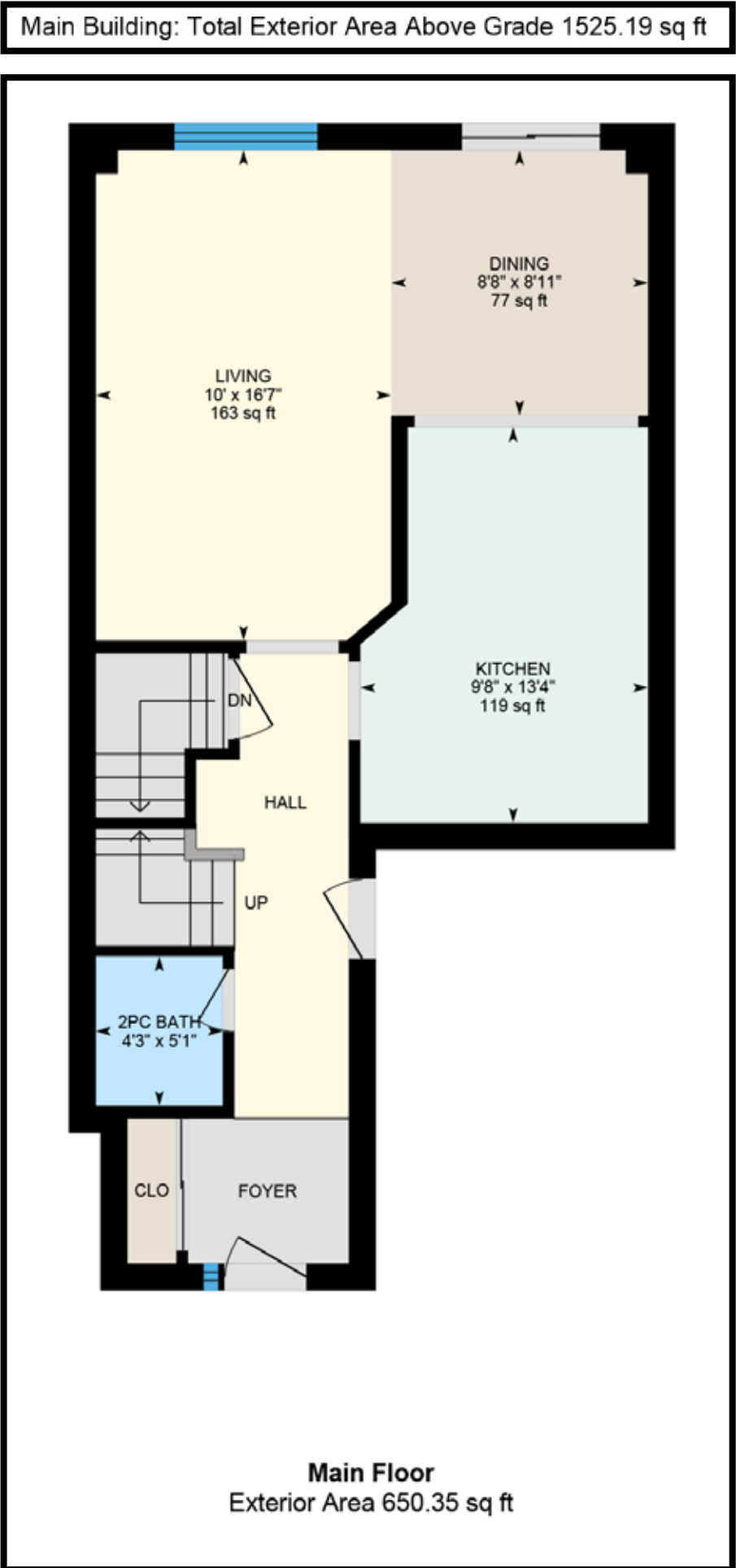
- Neutral Broadloom
- Pot Lighting
- Built-In Shelving

LAUNDRY

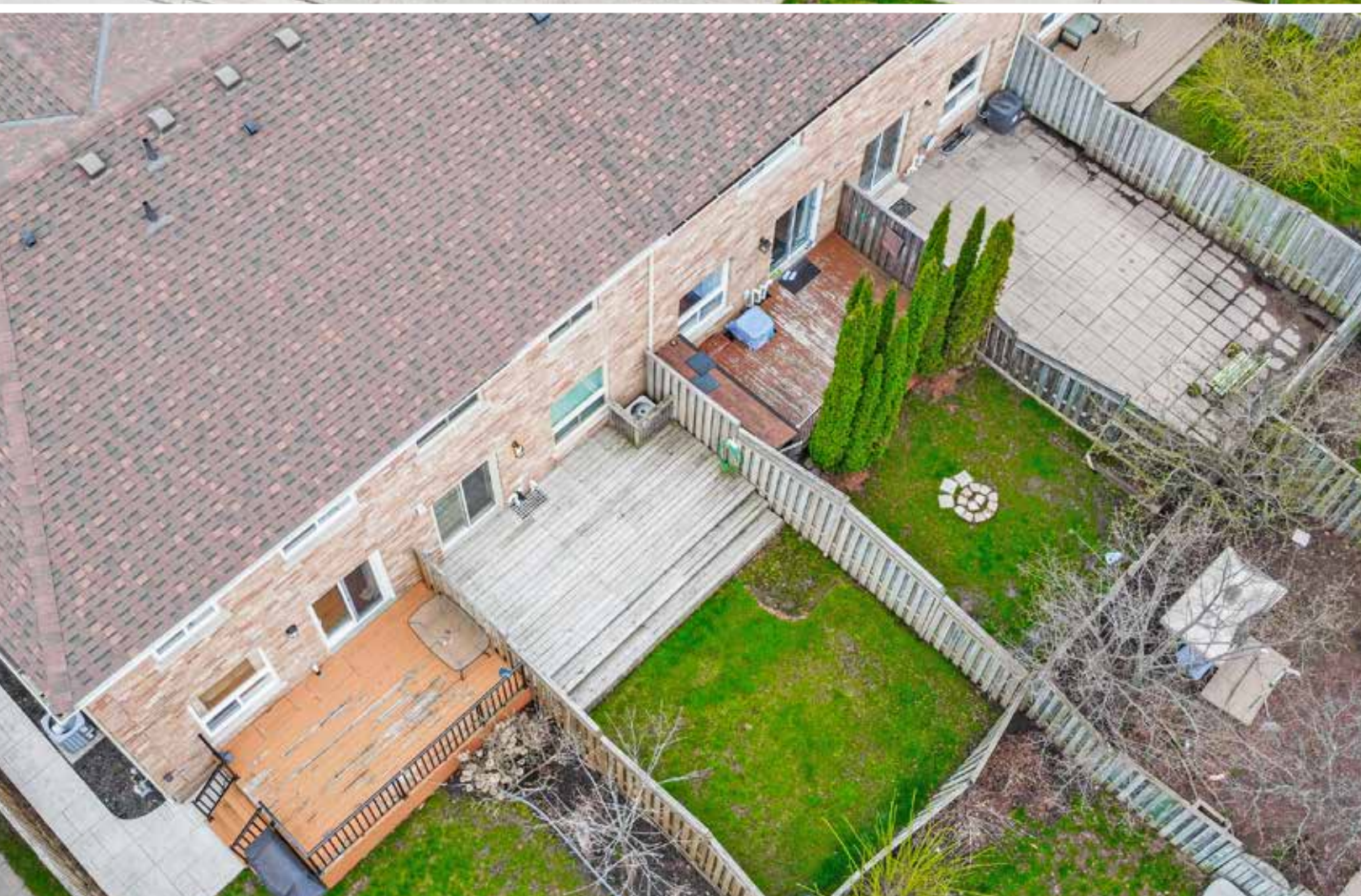
- Front Load Washer & Dryer
- Laundry Tub



FLOOR PLANS



* Floor plans may not be exactly as shown. White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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.

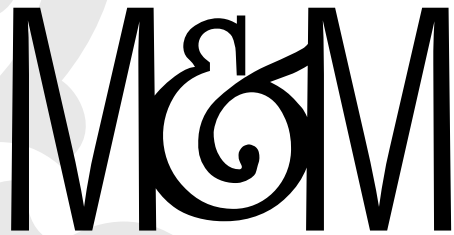
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies 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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