



MLS Listing - 2240 Pine Glen Rd., Oakville



2240 Pine Glen Rd Oakville Ontario L6M 0G5 Oakville 1019 - WM Westmount Halton SPIS: N Taxes: \$9,072.45/2025		List: \$2,149,000 For: Sale	
Detached Link: N 2-Storey	Front On: E Acre:	Rms: 9 + 3 Bedrooms: 4 Washrooms: 5 1x2xMain, 1x5x2nd, 1x4x2nd, 1x4x2nd, 1x3xBsmt	
Lot: 40.09 x 114.8 Feet Irreg: Dir/Cross St: Dundas St. W. & Postmaster Dr. Directions: Dundas St. W. & Postmaster Dr. to Pine Glen Rd.			

MLS#: W12284974 **PIN#:** 249258612

Possession Remarks: TBD

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 3000-3500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Brick / Stucco/Plaster Drive: Private Gar/Gar Spcs: Attached / 2 Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Central Vacuum, Family Room, Fireplace/Stove	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: Oth Struct: Survey Type: None
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Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	17.75	x 14.24	Hardwood Floor	Quartz Counter	W/O To Patio
2	Great Rm	Main	11.84	x 16.08	Hardwood Floor	Gas Fireplace	Crown Moulding
3	Dining	Main	11.91	x 9.42	Hardwood Floor	Formal Rm	Crown Moulding
4	Living	Main	12.99	x 20.01	Hardwood Floor	Formal Rm	Crown Moulding
5	Prim Bdrn	2nd	17.91	x 19.42	Hardwood Floor	5 Pc Ensuite	W/I Closet
6	2nd Br	2nd	12.01	x 11.42	Hardwood Floor	Closet	Pot Lights
7	3rd Br	2nd	12.01	x 10.93	Hardwood Floor	Closet	Pot Lights
8	4th Br	2nd	12.01	x 11.91	Hardwood Floor	Closet	Pot Lights
9	Family	2nd	18.08	x 11.91	Hardwood Floor	Vaulted Ceiling	Pot Lights
10	Games	Bsmt	38.32	x 20.83	Laminate	Open Concept	Pot Lights
11	Rec	Bsmt	10.4	x 8.01	Laminate	Open Concept	Pot Lights
12	Other	Bsmt	12.01	x 7.51	Laminate	Wet Bar	Pot Lights
13	Media/Ent	Bsmt	11.68	x 19.16	Laminate	Separate Rm	Pot Lights

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning Gourmet Kitchen Boasting Custom Cabinetry, Centre Island, Quartz Countertops & Backsplash, High End B/I Appliances & Breakfast Area with W/O to Patio & Private Backyard! 2. Open Concept Main Level with 9' Ceilings, Pot Lights, Classy Crown Moulding & Spacious Principal Rooms... Bright & Beautiful Living Room with Tray Ceiling, Separate Formal Dining Room & Gorgeous Great Room Featuring Gas Fireplace & B/I Display Shelving with Accent Lighting. 3. Elegant 2-Storey Foyer with Hardwood Staircase Leads up to Generous 2nd Level with 4 Large Bedrooms, 3 Full Baths & Bonus Impressive Family/Media Room with Vaulted Ceiling! 4. Fabulous Bedroom Space Including Spacious Primary Suite with Office Nook, W/I Closet & Large 5pc Ensuite Boasting His & Hers Vanities, Soaker Tub & Separate Shower, Plus Guest Suite with 4pc Ensuite AND 2 Additional Bedrooms with 4pc Semi-Ensuite! 5. Side Yard Entrance to Professionally Finished Basement Boasting Open Concept Rec/Entertainment/Games Room with Pot Lights, Stunning Feature Wall, Quartz Wet Bar Area (with Wine Fridge & Dishwasher), Plus Amazing Home Theatre Room (Complete with Screen, Projector & Surround Sound!), Stunning 3pc Bath & Amazing Storage Options! All This & More!! Modern 2pc Powder Room & Large Mud/Laundry Room (with Access to Garage) Complete the Main Level. Over 3,200 Sq.Ft. A/G Finished Living Space PLUS Finished Basement! Private, Fully-Fenced Backyard Oasis with Generous Patio Area, Garden Lighting, Mature Trees & Perennial Gardens. Fantastic Location in Beautiful Westmount Community Across the Road from Emily Carr PS & Castlebrook Park, and Just Minutes from Many Parks & Trails, Hospital, Soccer Club, Lions Valley Park, Sixteen Mile Creek, Shopping & Many More Amenities!

Inclusions: All Light Fixtures, All Window Coverings, SubZero Refrigerator, B/I Wolf 6-Burner Gas Cooktop, B/I Wolf Oven & Microwave/Convection Oven, B/I Miele Dishwasher, Washer & Dryer, Basement B/I Dishwasher & Wine Fridge, Screen, Projector & Surround Sound in Theatre Room, C/Vac System & Existing Attachments, 2 Garage Door Openers & Remotes

Listing Contracted With: REAL ONE REALTY INC. Ph: 905-281-2888

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