



Features & Updates ~ 2363 Parkglen Ave., Oakville

Highlights:

- Beautiful 3+1 Bedroom & 4 Bath Semi-Detached Home in Family-Friendly Westmount Community Across from Woods & Ravine Area!
- Rare "Bungalow" Layout with Convenient Main Level Primary Bedroom.
- Stunning Updated Kitchen Boasts Dual-Tone Cabinetry, Quartz Countertops, Beautiful Tile Backsplash, Stainless Steel Appliances, Pantry Closet & Walk-Out to Deck!
- Spacious Open Concept Dining Room, Family Room & Living Room with Stone Feature Wall, Pot Lights & Large Windows with California Shutters.
- Double Door Entry to Generous MAIN LEVEL Primary Bedroom with Walk-in Closet & 4pc Ensuite with Double Vanity & Oversized Shower!
- Modern 2pc Powder Room with Pocket Door Access to Additional Storage Area (with 2nd Fridge), Garage Access & Large Closet Complete the Main Level.
- 2 Good-Sized Bedrooms with Walk-in Closets, Plus Large Linen Closet & Updated 5pc Main Bath (with Combination Tub/Shower AND Separate Shower) on 2nd Level.
- Hardwood Flooring Through Main & 2nd Levels.
- Beautifully Finished Basement Features Open Concept Rec Room & Den Area, Plus 4th Bedroom, Private Office (or 5th Bedroom), Laundry Room, Modern 3pc Bath & Ample Storage!
- 1,900 Sq.Ft. Above-Ground Finished Living Space Plus Finished Basement!
- 2 Car Garage with Convenient Direct Access to Main Level.
- Lovely Fenced Backyard Boasts Huge Deck with Gazebo & Built-in Seating.
- Fantastic Location in Beautiful Westmount Neighbourhood Across from McCraney Creek & Woodgate Woods,,, and Just Minutes from Top Schools, Many Parks & Trails, Hospital, Soccer Club, Shopping & Many More Amenities!

Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Gas Stove, Built-in Dishwasher, Built-in Microwave, 2nd Refrigerator, Washer & Dryer, Central Vac System (As Is/Seller Has Not Used), Gazebo, Garage Door Opener & Remote

Rentals:

- Tankless Water Heater (Reliance) - \$53.63 + HST/Month
- Security System & Cameras (a.p.i. Alarm Inc.) - Approx. \$50/Month

Updates:

2026: Refinished Hardwood Flooring

2026: Whole Home Freshly Painted

Late 2024: New Fridge, Stove & Dishwasher

2020 Extensive Professional Renovation:

- Updated Kitchen (Cabinetry, Countertops, Backsplash, Appliances, etc.)
- Updated Bathrooms
- Updated Hardwood Flooring
- Finished Basement
- Smooth Ceilings, Stairs
- Updated Electrical (Some Wiring, Most Light Switch & Plug Sockets, Pot Lights, etc.)
- New Outdoor Lighting with Smart Switch