

Feature Sheet

2172 North Ridge Trail, Oakville. ON

Footprint: 3666 sq ft Finished Living Space (2611+1055); Lot 49 x 110 ft

Overview: Joshua Creek; Detached; 4 bathroom; 3+1 bedroom (4th upper bedroom renovated into upper laundry and office)

Main: 9 ft ceilings (10 ft in sunken parlour); Carpet-free; Coffered ceilings in living room and dining room; Mudroom with custom cabinetry; Gas fireplace; Kitchen with designer finishes, high-end appliances (including 2 built-in Jenn-Air ovens, induction cook top, Miele dishwasher), quartz countertops and marble backsplash, lighted upper cabinetry, extended island for eat-in convenience and walk-out to large back deck.

Upper: Primary bedroom renovated (2021) with extravagant and spacious dressing suite and luxury custom his/her closets; Upper bathrooms renovated (2021) with stone counters, double sinks, curbless showers (primary ensuite also with heated floor, luxurious soaker tub and Toto bidet toilet); Carpet-free; Upper laundry and parallel office space with custom cabinetry and storage.

Lower: Extensive storage; Large cold cellar; Bedroom with full bathroom, kitchenette and ample living space that is ideal for entertaining, in-law suite, nanny suite or separate living space for adult children; Gas fireplace

In Addition: 200 Amp service; Custom window coverings throughout; Upgraded lighting throughout; Windows/Garage Door/Front Door (2015); Roof (2016); Augmented insulation (2019); Front deck railing (2019); AC (2021); Furnace (2023); Rental hot water heater (2026)