

TEAM RENE  
REAL ESTATE



2406  
WESTHAM RD

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OAKVILLE, ON





# | 2406 WEST HAM RD

4 Bedrooms | 3.5 Bathrooms | 3,042 Sq Ft | 40 ft x 111 ft Lot

Executive style home located in West Oak Trails on a quiet & child friendly street! This 3,042 sq ft all-brick detached home offers 4 bedrooms & sits on a 40' x 111' lot in a desirable school district. A blend of elegance & functionality, this home is ideal for growing families and those who love to entertain. As you enter, you'll be greeted by a grand & soaring foyer, setting the tone for the rest of the home. Main floor features Oak hardwood and tile flooring throughout, including spacious living and dining room. A main floor office adds convenience for those working from home. The bright and sunny family room boasts large windows and a cozy gas fireplace, making it the perfect spot for relaxation. Spacious kitchen is flooded with natural light, featuring a central island, pantry, and updated high-quality stainless steel appliances. With ample counter space, rich cabinetry and plenty of storage, this kitchen is perfect for both everyday meals and entertaining. 2nd floor features large primary bedroom with walk-in closet, 4-pc ensuite & large windows that allow for abundant light. Just next door, bedroom 2 has been converted into a large 13' x 12' custom & oversized walk-in closet...ideal for all your wardrobe essentials. This room can be converted back into a bedroom. The 3rd bedroom features its own ensuite bathroom, making it perfect for kids or guests in addition to the 4th bedroom. The basement is partially finished and offers two soundproofed rooms which can be used as a music or recording studio & a dream for music enthusiasts! Backyard offers aggregate concrete patio, steps, and an awning, making it the perfect space for outdoor gatherings. Located within walking distance to parks, trails, schools, shopping, and just minutes from Oakville Hospital and major highways (403, QEW, 407).

# FLOOR PLANS

## MAIN FLOOR

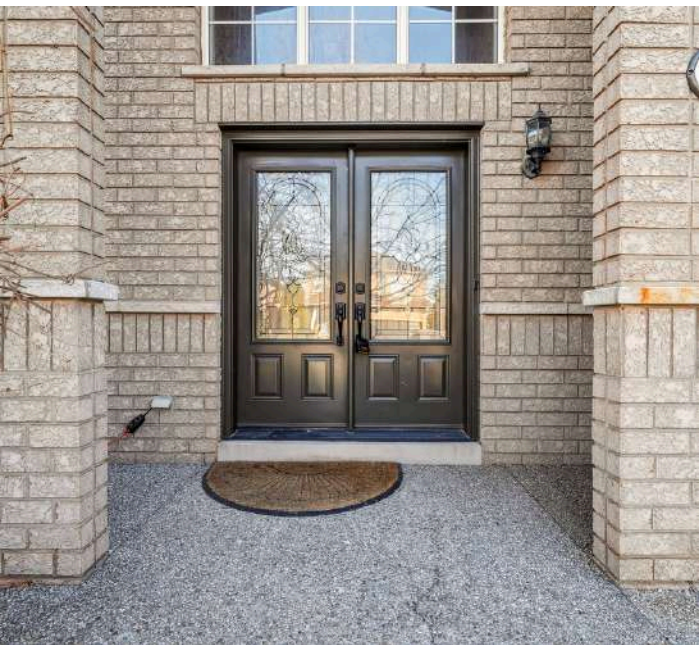


## SECOND FLOOR





FOYER

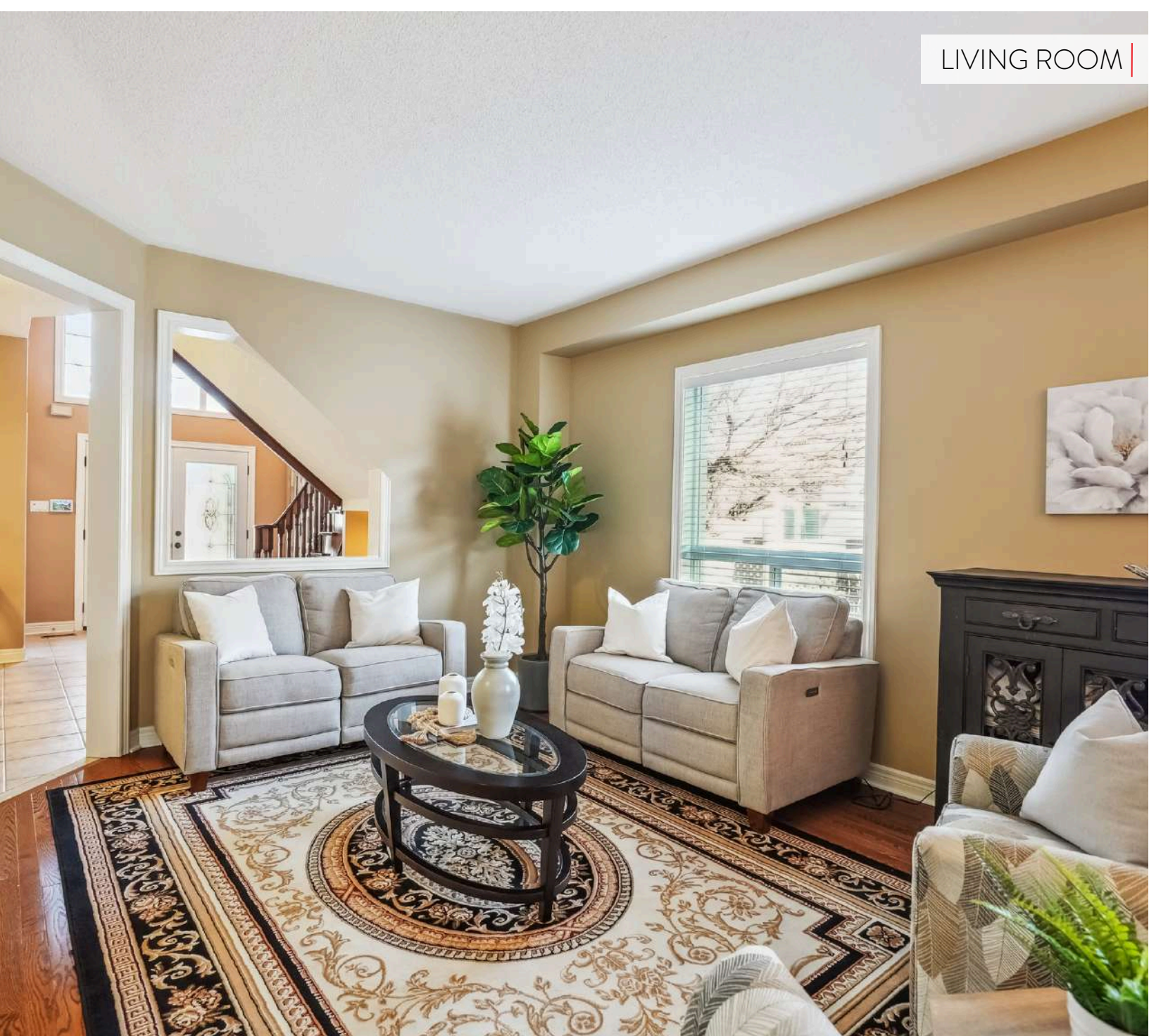




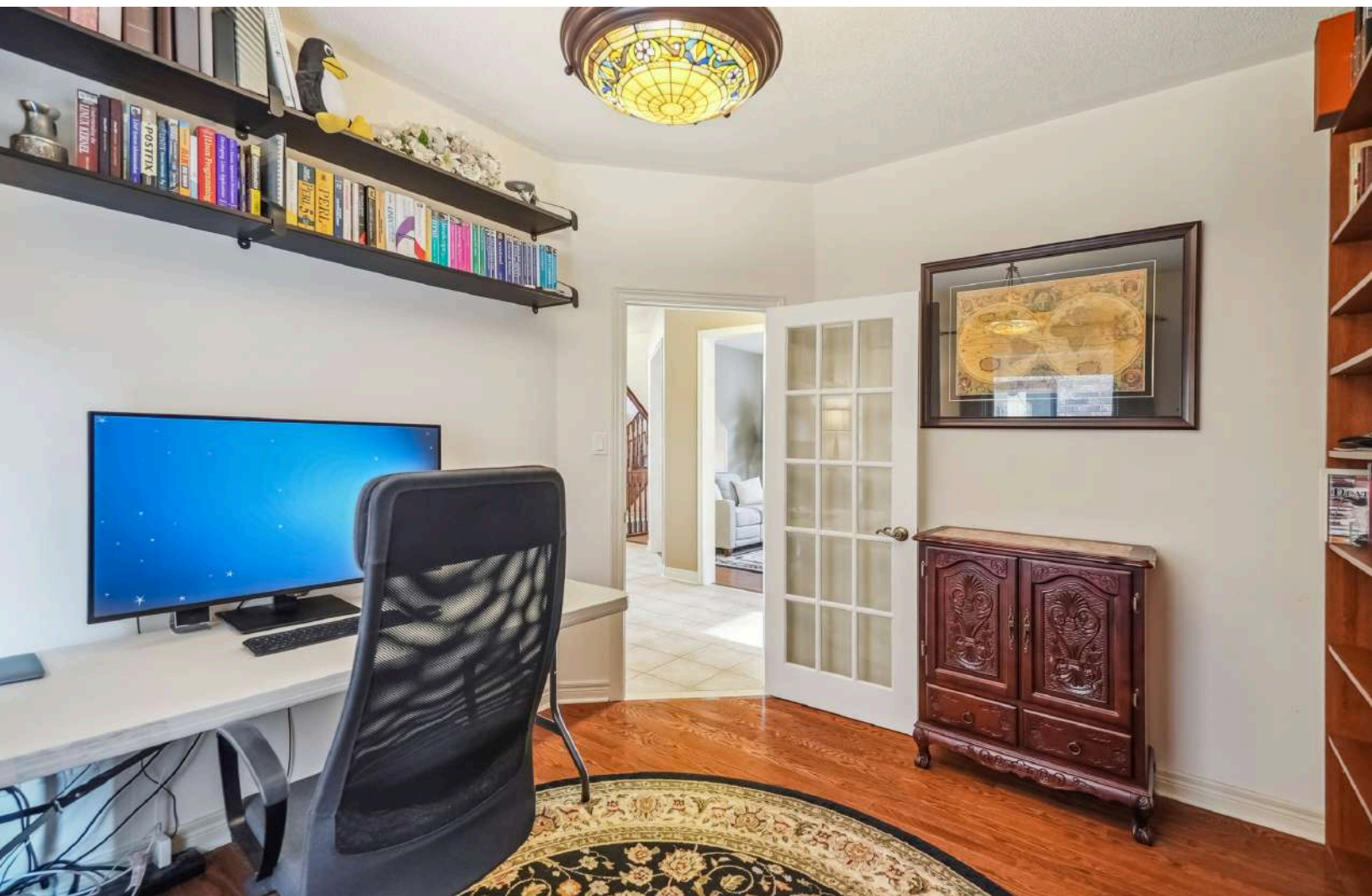
DINING ROOM



LIVING ROOM









KITCHEN





FAMILY ROOM





LAUNDRY



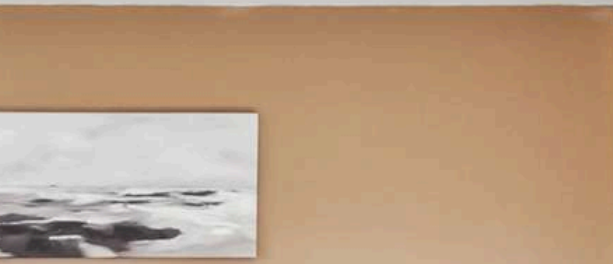
POWDER ROOM



PRIMARY BEDROOM









PRIMARY BEDROOM





ENSUITE





BEDROOM TWO

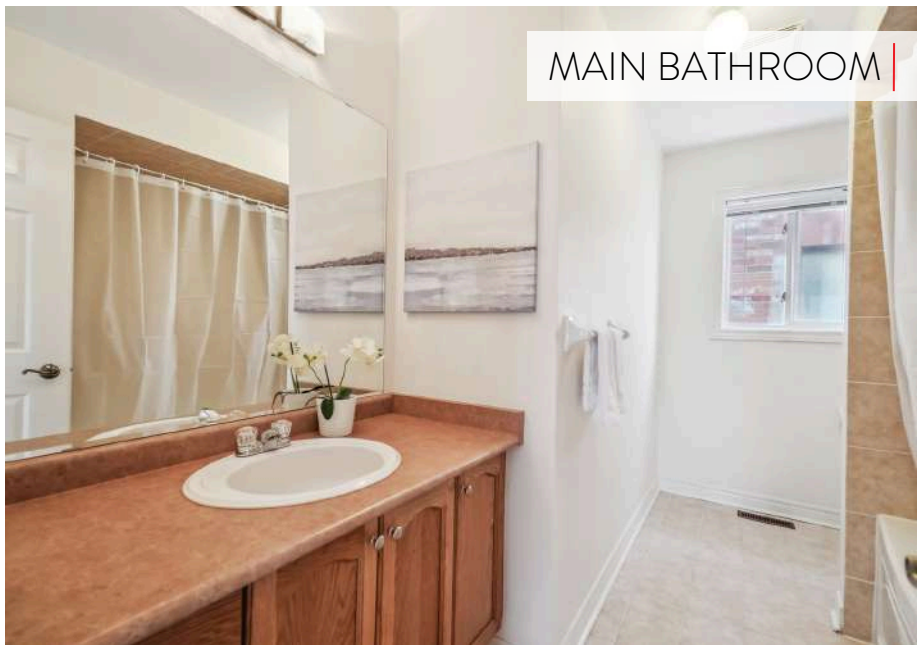








BEDROOM TWO



MAIN BATHROOM



BEDROOM THREE





BEDROOM FOUR

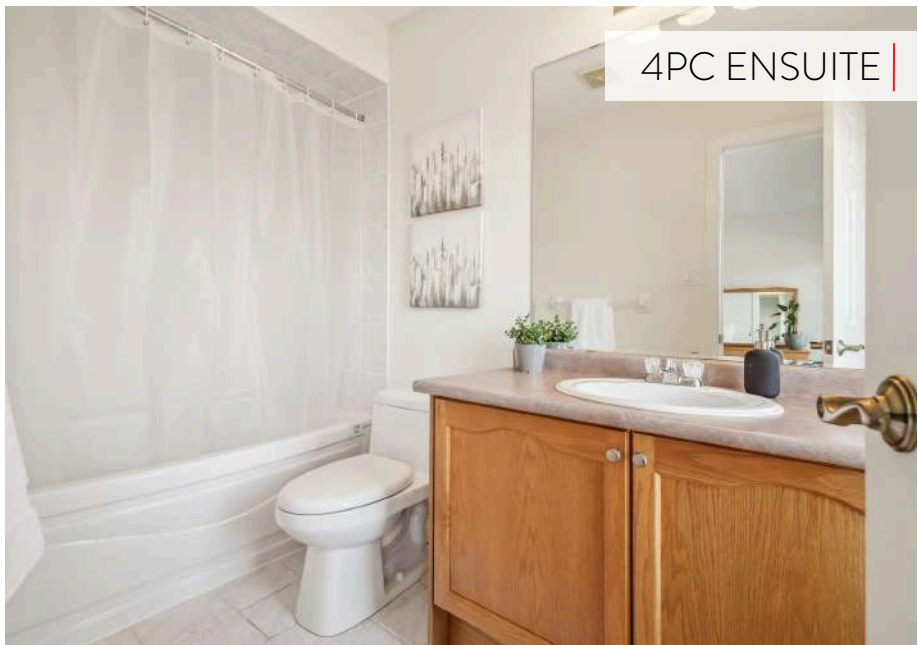
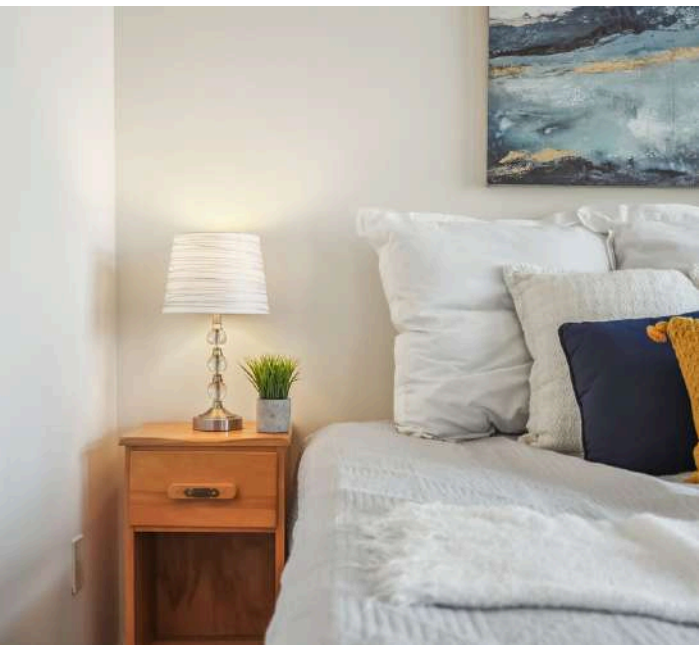








BEDROOM FOUR

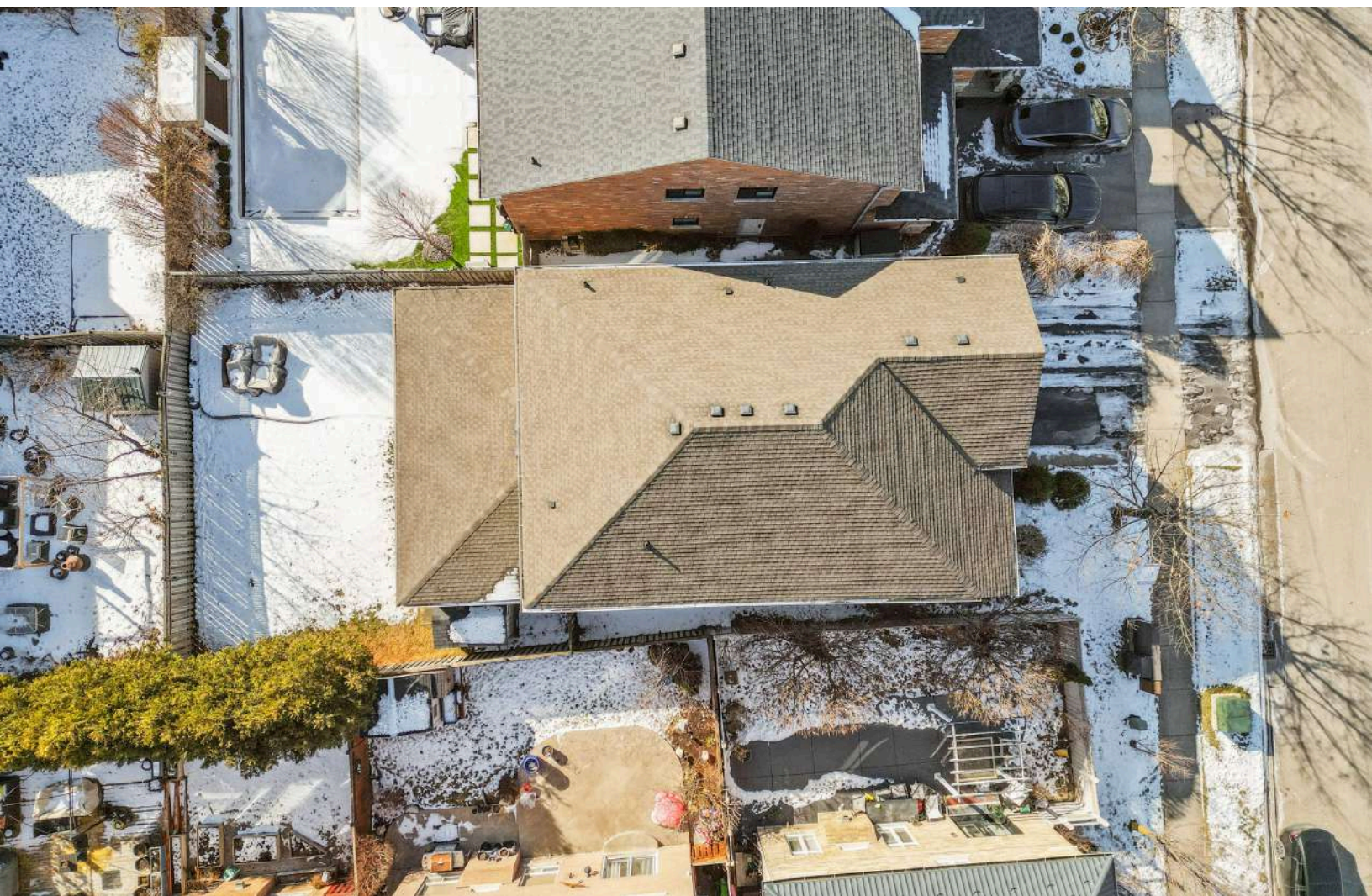




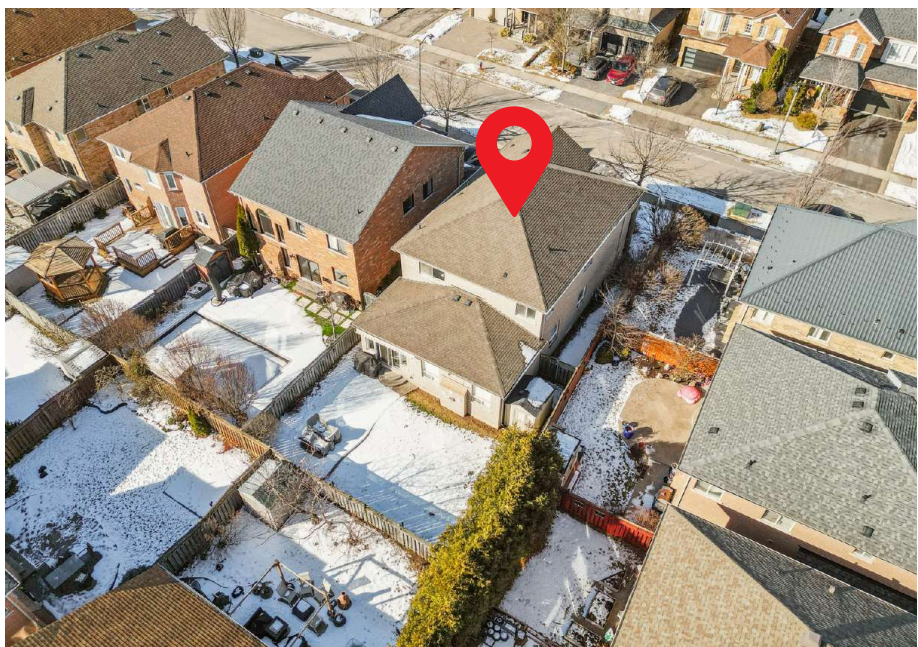
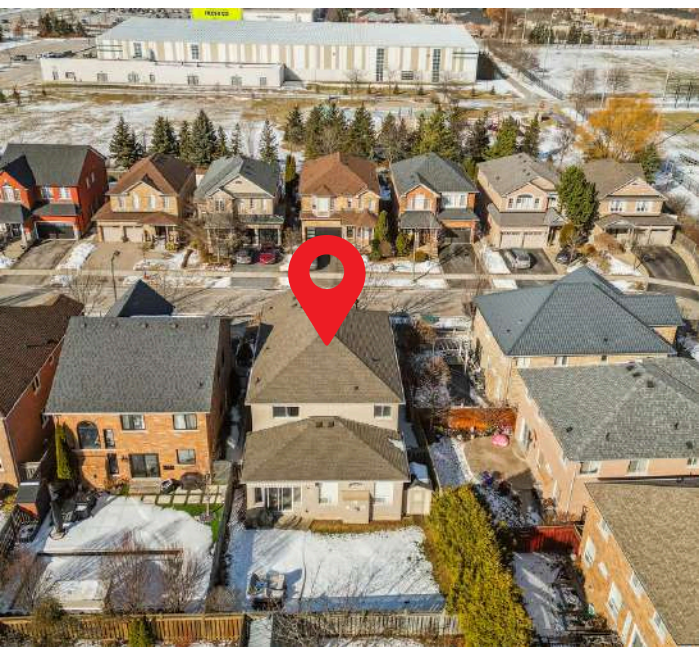
BASEMENT















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TEAMRENE.CA | 289.937.1107

4170 FAIRVIEW STREET UNIT #2  
BURLINGTON, ON L7L 0G7

**REVEL.**  
REALTY INC., BROKERAGE