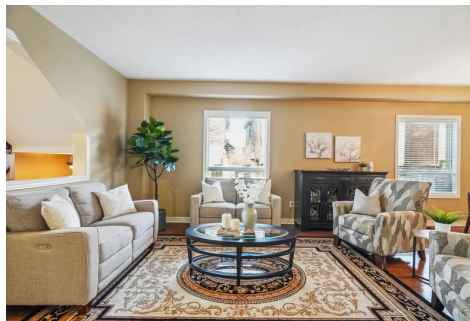


JUST LISTED!

2406 WEST HAM RD, OAKVILLE



4 Beds | 3.5 Baths | 3,042 SqFt

LISTED AT **\$1,779,000**

Welcome to 2406 West Ham Rd

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).

Property Client Full

2406 West Ham Road, Oakville, Ontario L6M 4P2

Listing

2406 West Ham Rd Oakville

Active / Residential Freehold / Detached

MLS® #: W11947142

List Price: \$1,779,000

New Listing



Halton/Oakville/1022 - WT West Oak Trails

Tax Amt/Yr: \$7,377.00/2024 Transaction: Sale
SPIS: No DOM: 0
Legal Desc: Lot 163, Plan 20M787, Oakville, S/T Right HR62591, S/T Right HR145990

Style: 2 Storey Rooms Rooms+: 10+1
Fractional Ownership: BR BR+: 4(4+0)
Assignment: Baths (F+H): 4(3+1)
Link: No SF Range: 3000-3500
Storeys: 2.0 SF Source:
Lot Irreg: Lot Acres:
Lot Front: 39.17 Fronting On: S
Lot Depth: 111.41
Lot Size Code: Feet

Zoning: RL8
Dir/Cross St: Third Line/West Ham Rd

Next OH: Public: Sat Feb 1, 2:00PM-4:00PM

PIN #: 049254198 ARN #: 40101004063500 Contact After Exp: No
Holdover: 90
Possession: 30-60 days/TBA Possession Date:

Kitch Kitch + 1 (1+0) Exterior: Brick Water: Municipal
Fam Rm: Yes Drive: Pvt Double Sewers: Municipal
Basement: Yes/Full, Partially Finished Gar/Gar Spcs: Attached Garage/2.0 Special Desig: Unknown
Fireplace/Stv: Yes Drive Pk Spcs: 2.00
Fireplace Feat: Natural Gas Tot Pk Spcs: 4.00
Interior Feat: Water Heater Pool: None
Heat: Forced Air, Gas
A/C: Yes/Central Air
Central Vac: No
Apx Age: 16-30
Property Feat: Hospital, Park, Place of Worship, Public Transit, Rec Centre
Roof: Asphalt Shingle
Foundation: Concrete
Under Contract: Air Conditioner, Hot Water Heater Dev Charges Paid: HST App To SP: Included

Remarks/Directions

Client Rmks: 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).

Listing Contracted With: REVEL REALTY INC. 905-592-1000

Prepared By: RENE ALBERTO ILLESCAS, REALTOR Salesperson

Date Prepared: 01/30/2025