

# JUST SOLD IN WEST OAK TRAILS!!



**Address:** 2203 Hummingbird Way

**Description:** 3 BEDROOM END-UNIT BUNGALOW BACKING RAVINE IN WEST OAK TRAILS! Rarely offered 3 bedroom, 3 full bath freehold end-unit townhome backing onto wooded ravine on a quiet, family-friendly street in West Oak Trails! Just a short walk to parks, great schools and trails, this Arthur Blakely-built bungalow boasts 2,542 sqft of finished living space with tasteful decor and finishes throughout. The main level features an open concept living and dining room with gleaming hardwood flooring and large windows. The large eat-in kitchen offers plenty of creamy white cabinetry with pantry cupboards and walk-out from the breakfast area to the balcony overlooking the backyard and wooded ravine - the ideal place to enjoy your morning coffee! This level also features a primary bedroom with walk-in closet and 4pc ensuite bathroom, 2nd bedroom and 4pc main bathroom. The ground level boasts a spacious family/rec room with gas fireplace, third bedroom with semi-ensuite access to 4pc bathroom, laundry room, storage/utility room, and gym/play area with walk-out to patio, storage shed and backyard overlooking the ravine! Convenient inside access from single attached garage and PRIVATE single driveway. Beautifully landscaped front and back with mature trees for the utmost privacy. Vinyl windows throughout. Newer roof (2016), furnace (10 years) and A/C (1 year). All Eavestroughs replaced (2018) with LeafFilter gutter protection installed! Easy access to shopping, major highways, transit, Bronte GO, OTMH and plenty of fantastic amenities. You will LOVE this home! Stop by our open house this Sunday, July 24th from 2-4pm at 2203 Hummingbird Way in Oakville! Can't make the open house? Call us anytime for more info or to book a private showing 905-842-7008! View or download our full colour digital brochure for this property here!

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**Listing type:** House for sale  
**Price:** 1149000 CAD  
**Rooms:** 8+2  
**Bathrooms:** 3  
**Bedrooms:** 3  
**Agent name:** Jackie Peifer/Janine Daoust  
**Property type:** Att/Row/Twnhouse  
**Lot size:** 21.56 X 110.47 Ft  
**House size:** 2542 SqFt  
**Garages:** 1  
**Built year:** 2000