

JAMES NEIL
sales representative

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Aboutowne Realty Corp., Brokerage



102 - 60 Old Mill Road, Oakville

Spacious two bedroom, two bathroom condo for sale at Oakridge Heights in Central Oakville. This condo offers an open, bright layout with 1,487 square feet plus an over-sized balcony overlooking 16-Mile Creek.

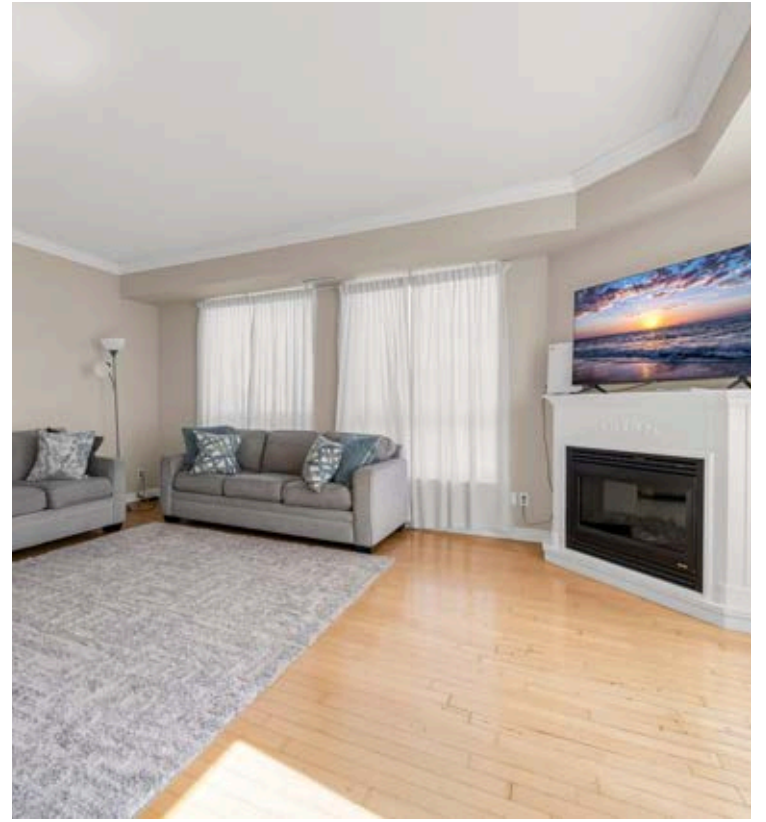
Residents of Oakridge Heights enjoy a variety of amenities, including an indoor pool, fitness room, party room, billiards room, sauna, and a patio area equipped with barbecues. The building also offers plenty of visitor parking and secured, ensuring both convenience and safety for its residents.

Oakridge Heights is ideally located for commuters, with the Oakville GO Station just steps away and easy access to the QEW. Residents can walk to nearby establishments such as Whole Foods, Starbucks, Shoppers Drug Mart, and the LCBO within five minutes. Additionally, the vibrant downtown Oakville area, known for its restaurants, cafes, and boutique shopping, is only minutes away.



Living-Dining Room (20'4" by 19'5")

Large, flexible space with lots of natural light and corner gas fireplace. The room features hardwood flooring, crown moulding and floor to ceiling windows. There is also a walk-out to the large balcony and ravine views over 16-Mile Creek.





Kitchen (12'7" by 7'7")

Galley-style eat-in kitchen with granite countertops, mirrored backsplash and under cabinet lighting. Stainless steel appliances and large double sink.

Breakfast Area (8'1" by 8'1")

Floor to ceiling windows surround the breakfast area, providing natural light and a door to the balcony. Ravine views over 16-Mile Creek.

Primary Bedroom (14'10" by 11'5")

Generous primary bedroom with large walk-in closet and full en suite. Morning sunlight through south-facing floor to ceiling windows overlooking the ravine and creek.

En Suite

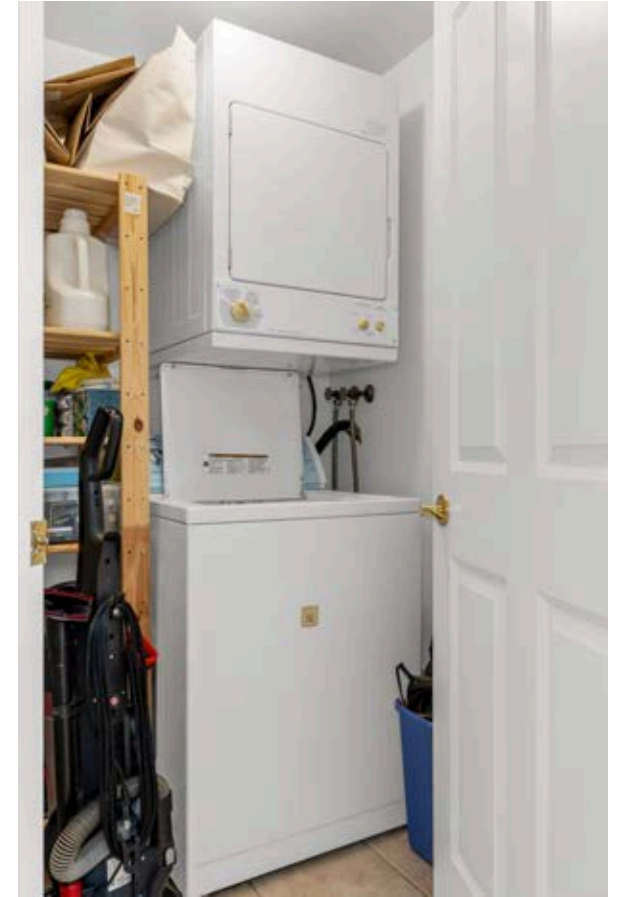
Full en suite with separate shower and tub.





Second Bedroom (15'7" by 11'5")

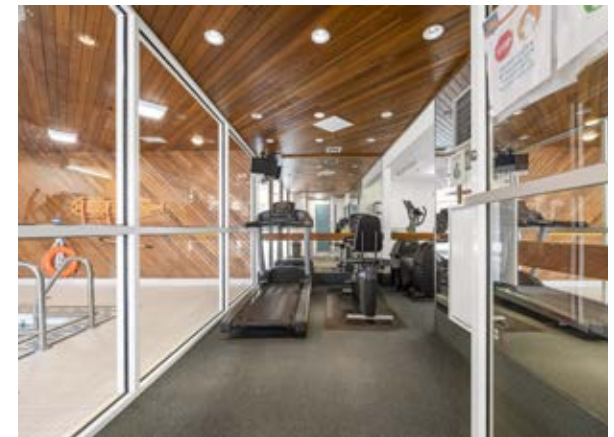
Roomy second bedroom with double closet and built-in shelving and desk.



Main Bathroom - In Suite Laundry

Three piece main bathroom and convenient in suite laundry with storage shelving.





Amenities

Oakridge Heights offers residents an impressive list of amenities including library, party room, billiards, indoor pool and gym. There is also a patio area with barbecues behind 40 Old Mill surrounded by mature trees.



2



2



1487 sf

Condo Fee: \$1,130.43 per month

Includes: common element maintenance and insurance, heating, air conditioning, water, parking, locker

Amenities: indoor pool, gym, party room, billiards, library, sauna, patio with barbecues, visitor parking

Property Taxes: \$4,011 (2024)

Legal Description: Unit 5, Level 1, Peel Standard Condominium Plan No. 1085

Possession: 60 days plus

Inclusions:

Electric Light Fixtures, Window Coverings, Fridge, Stove, Dishwasher, Built-in Microwave, Washer, Dryer

Exclusions:

None.

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