



2393 Ennerdale Road, Oakville

SULLIVAN

— REAL ESTATE —









Welcome to 2393 Ennerdale Road, an exceptional residence, set on a truly rare premium lot with remarkable depth—194.94 feet on one side and an impressive 223.84 feet on the other—offering unparalleled space rarely found in the neighbourhood. Enjoy a private, resort-style outdoor living experience. This impeccable home features 4 bedrooms and 3 + 1 bathrooms, complemented by multiple, well-defined open concept living spaces designed for both entertaining and everyday comfort.

Inside, the home offers a seamless flow between the formal living room, convenient powder room, and elegant dining room and inviting family room anchored by a two-way gas fireplace that adds warmth and ambiance from both spaces—perfect for hosting or relaxing with family. The gorgeous, chef-inspired kitchen is a true showpiece, featuring quartz countertops and backsplash, stainless steel appliances, double pantries, kick-plate storage, a large centre island, and a bright breakfast area, blending style with exceptional functionality.

Thoughtful upgrades throughout include plantation shutters, pot lights, smooth ceilings, hardwood flooring, luxury vinyl plank flooring, designer light fixtures, and a Lutron lighting system with remote controls. Mechanical updates include furnace and air conditioner (2024), Ecobee smart thermostat with remote app control (2024) and some reinforced doors and windows for added security.

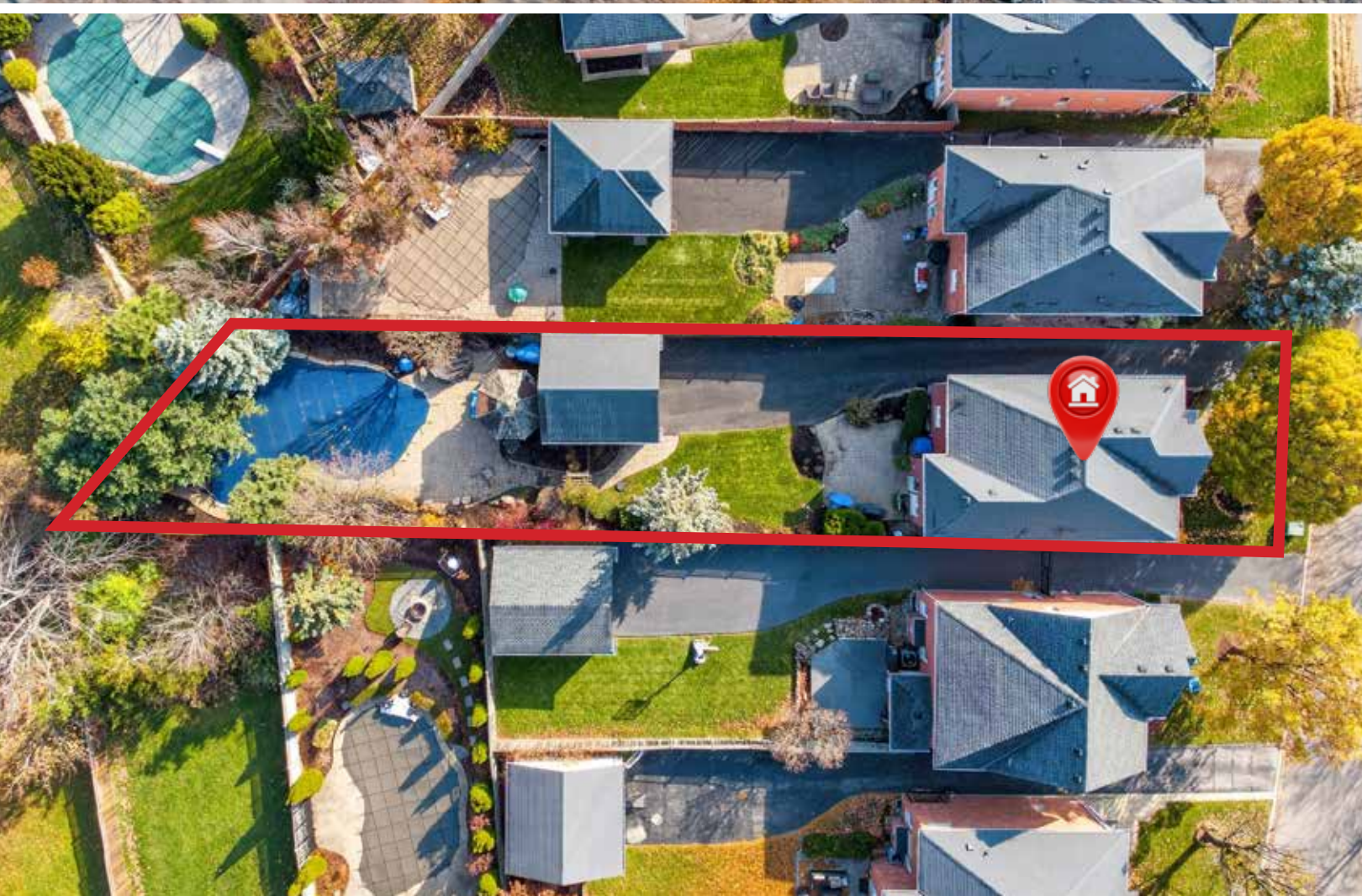
The upper level offers three generous bedrooms, two bathrooms, convenient laundry, large linen closet and updated windows. The finished basement expands the living space with a huge recreation room, ideal for movie or game nights, along with an additional bedroom and a 3-piece bathroom—perfect for guests or extended family.

Step outside to discover what truly sets this home apart: a private backyard oasis that feels like a personal resort. The extraordinary depth of the lot allows for multiple outdoor living zones, creating an unmatched sense of space and seclusion. The in-ground pool (liner 2024), features colour-changing pool lights, and a stunning waterfall feature, offering a captivating setting by day and enchanting ambiance by night. Entertain effortlessly under the gazebo, unwind poolside, and enjoy the lush, beautifully maintained grounds supported by a full irrigation system. A garden shed, driveway gate, and stunning gardens complete this serene and functional outdoor retreat—ideal for summer gatherings, family enjoyment, or quiet evenings at home. Additional highlights include a carriage-style two-car garage with driveway parking for numerous vehicles, making this home as practical as it is impressive.

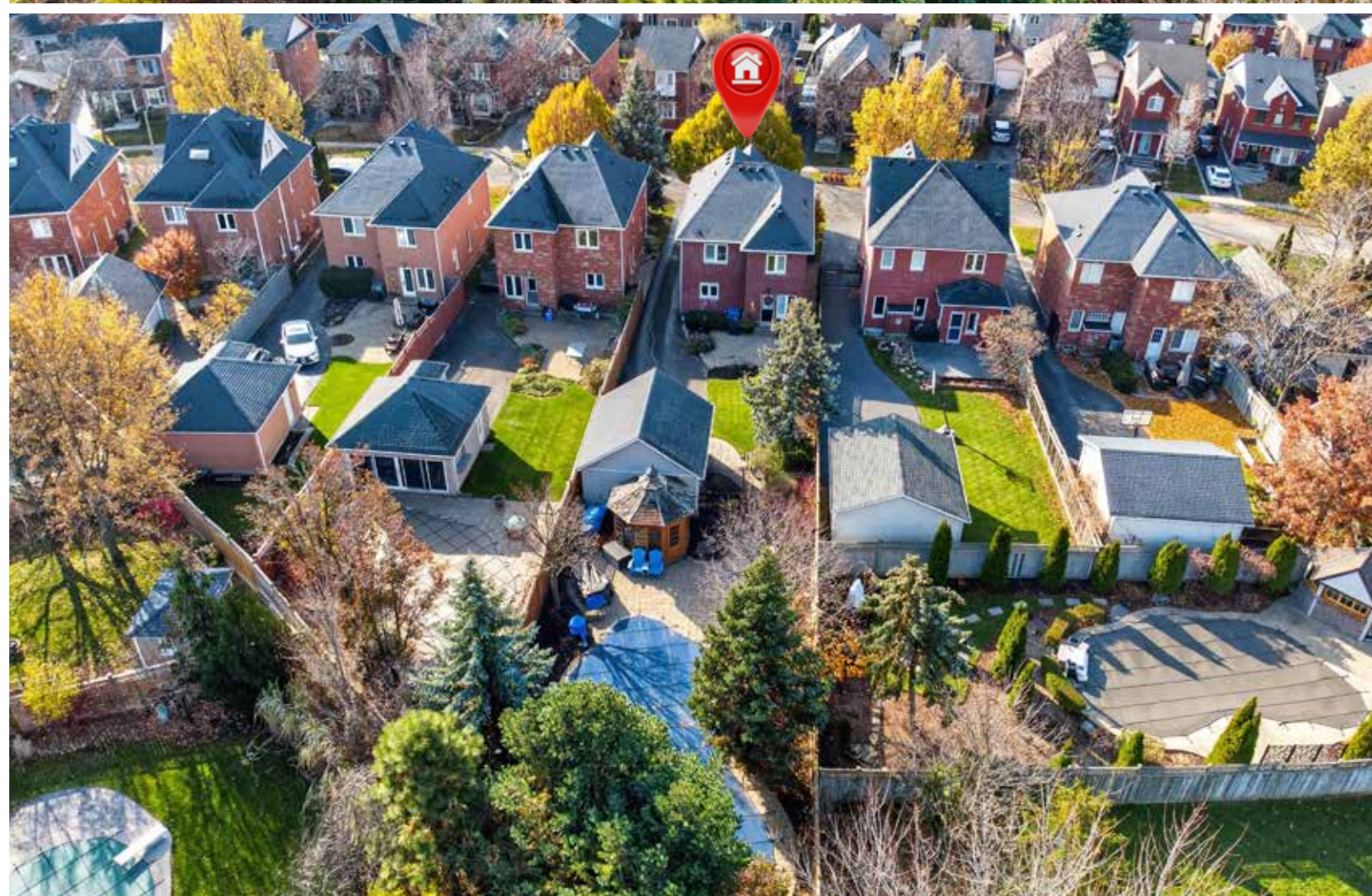
Located in the heart of River Oaks, close to top-rated schools, community centre, parks, trails, shopping and amenities, this home offers a perfect combination of luxury, privacy, and an unparalleled outdoor lifestyle.

A truly unique opportunity to own one of River Oaks' most impressive backyard retreats.

























SULLIVAN

REAL ESTATE









SULLIVAN

REAL ESTATE





















---

# SULLIVAN

REAL ESTATE

---













---

# SULLIVAN

---

REAL ESTATE









SULLIVAN

REAL ESTATE

















SULLIVAN

REAL ESTATE

















---

**SULLIVAN**  
REAL ESTATE

---

















---

**SULLIVAN**

---

REAL ESTATE

---

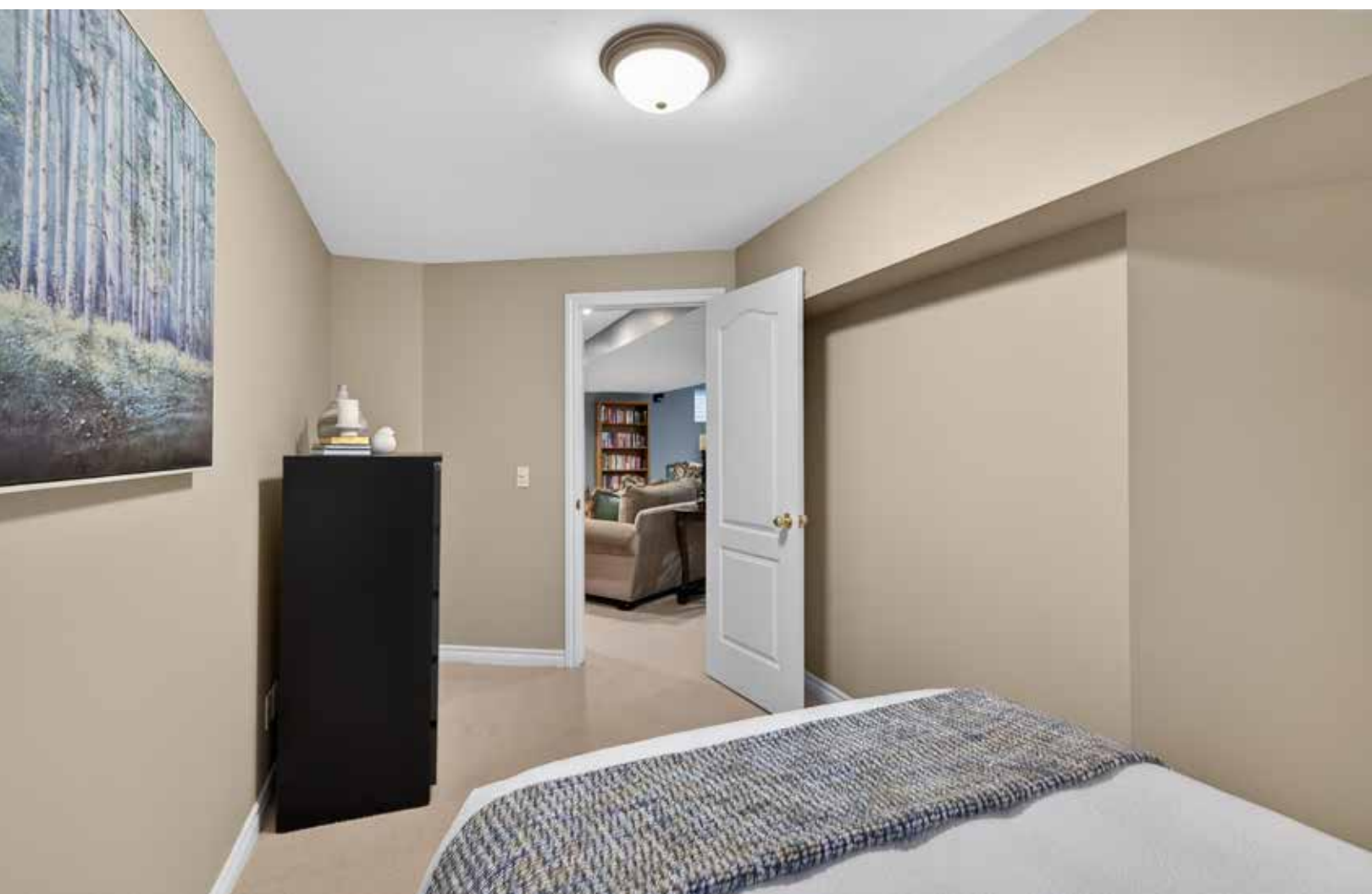




























---

**SULLIVAN**

---

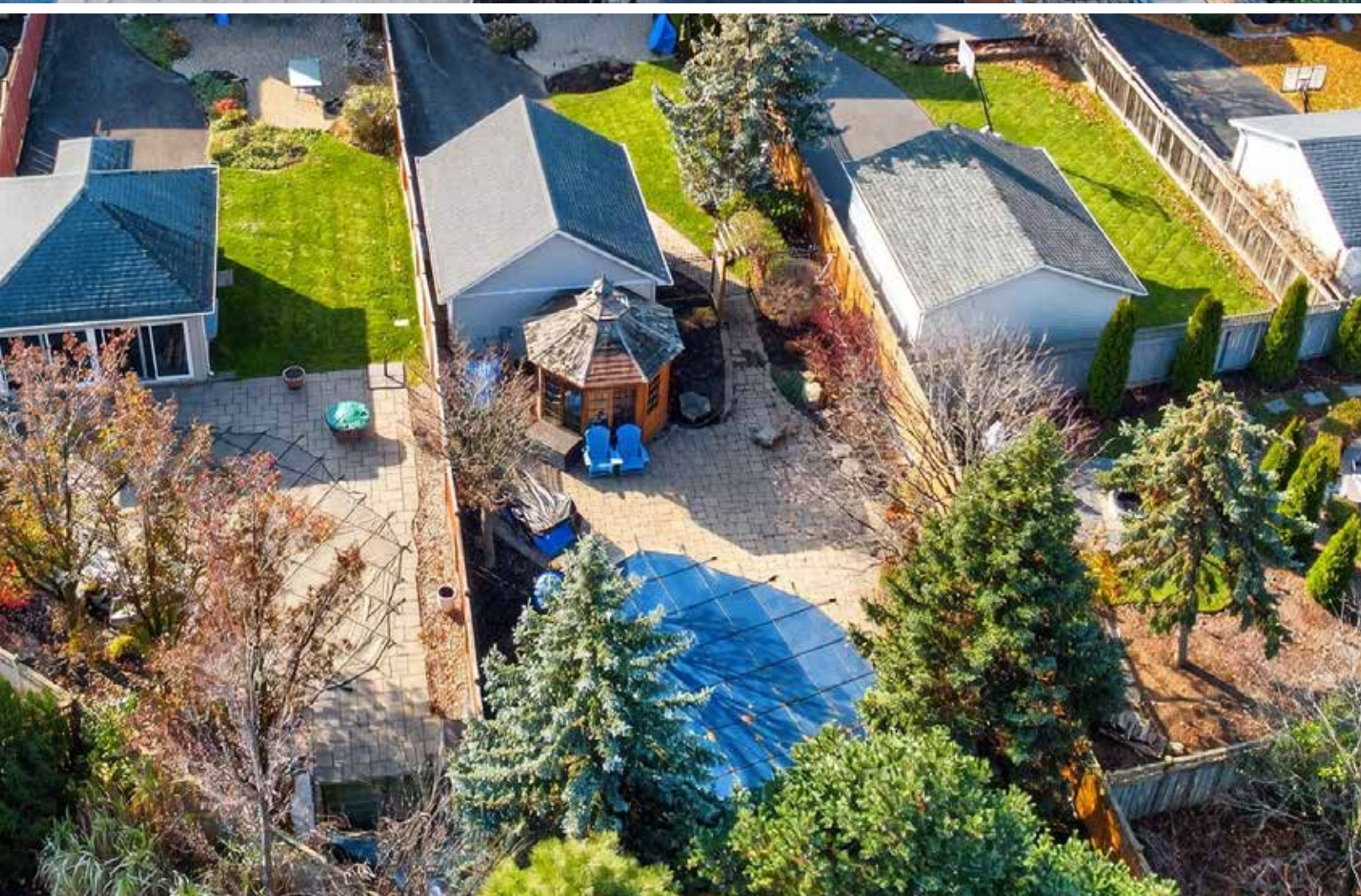
REAL ESTATE

---

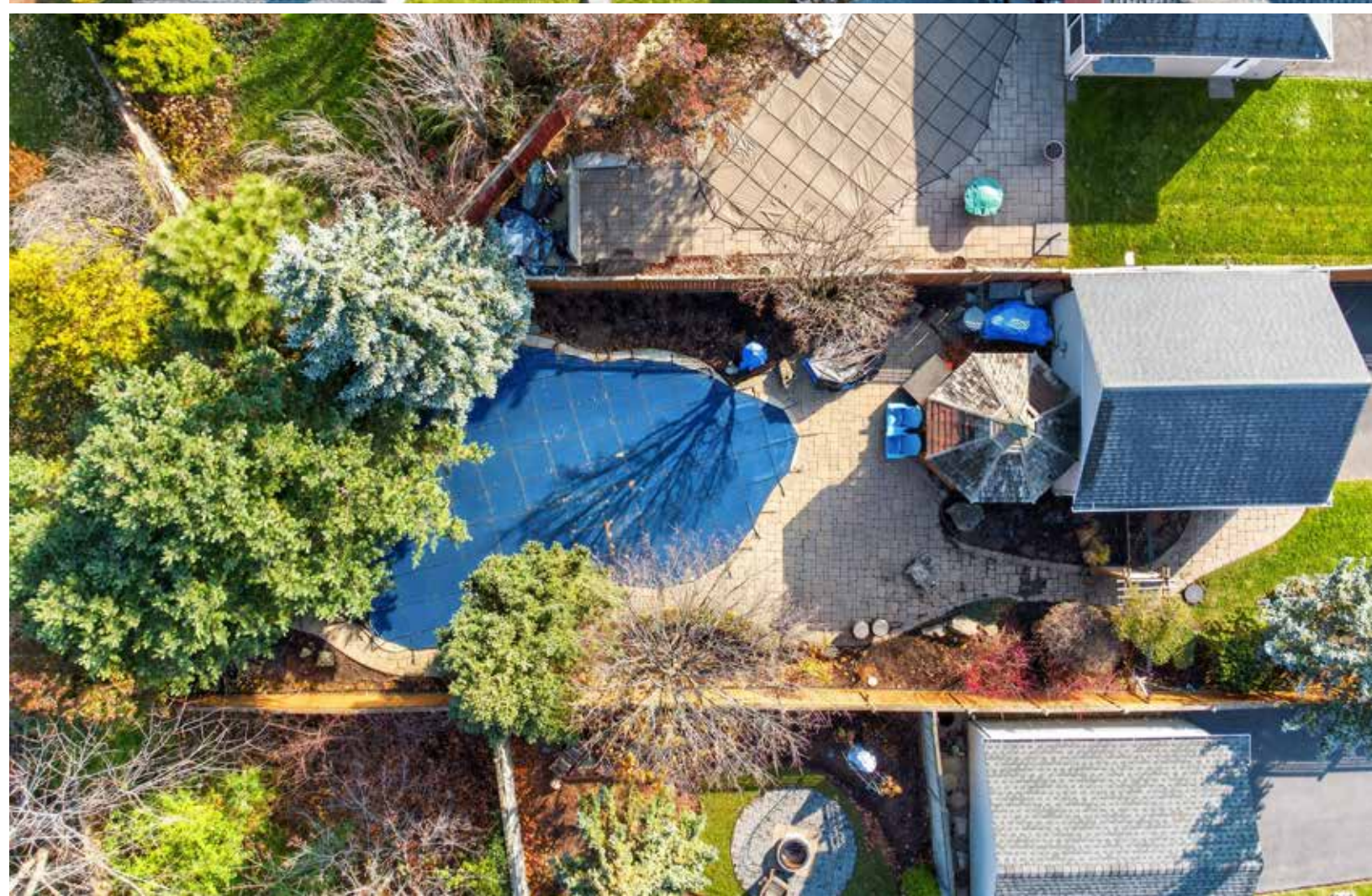








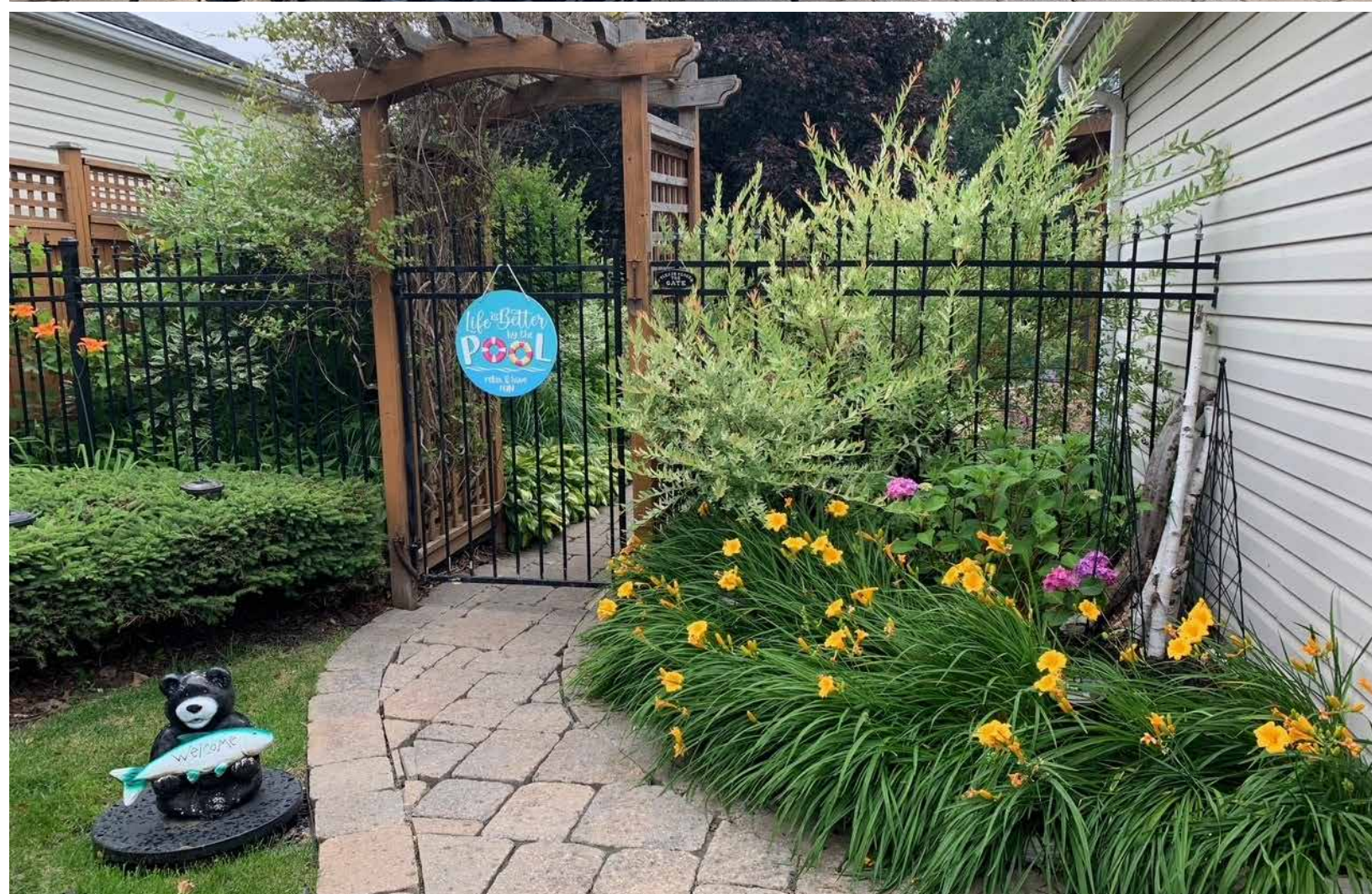








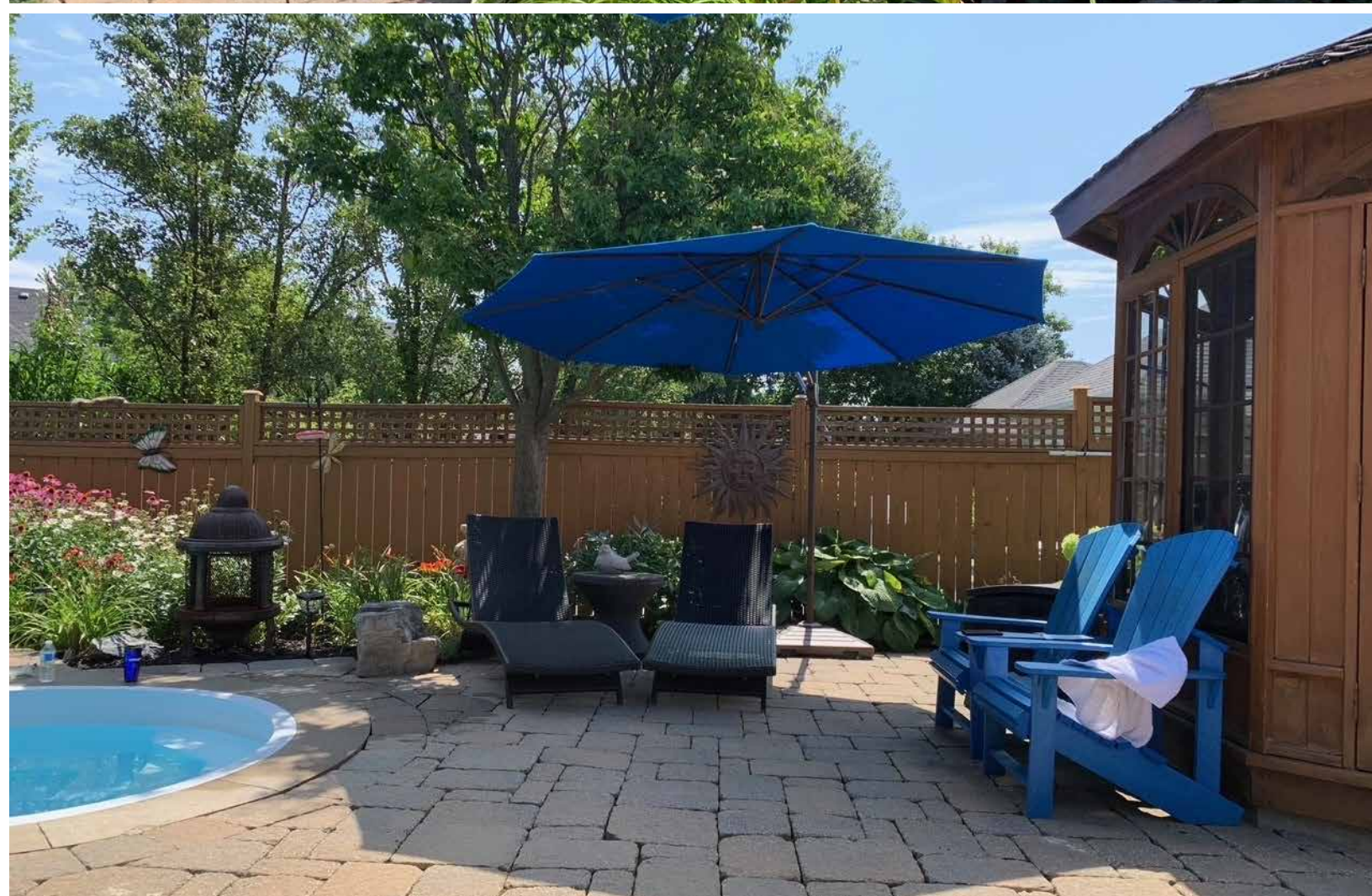








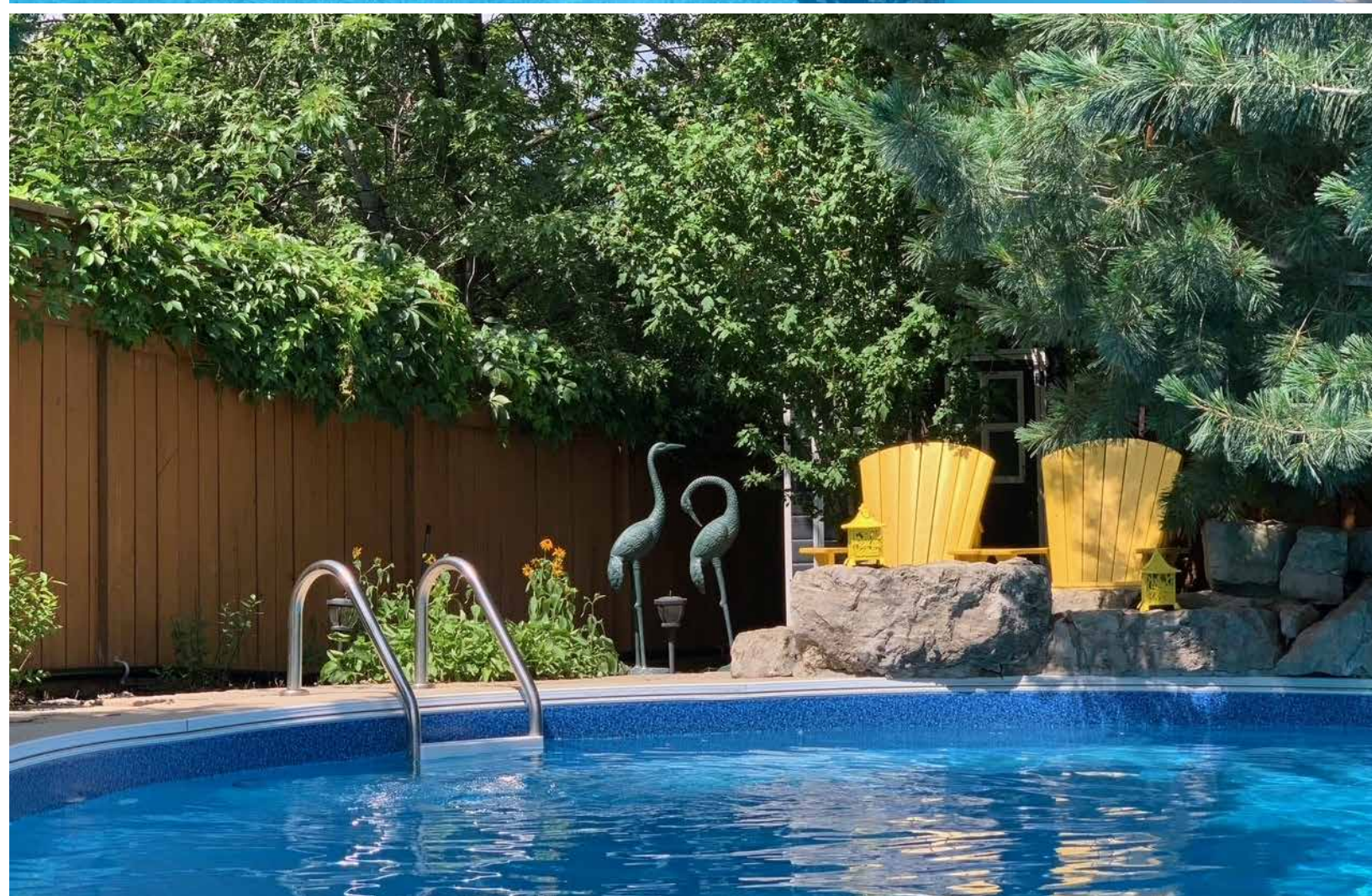
















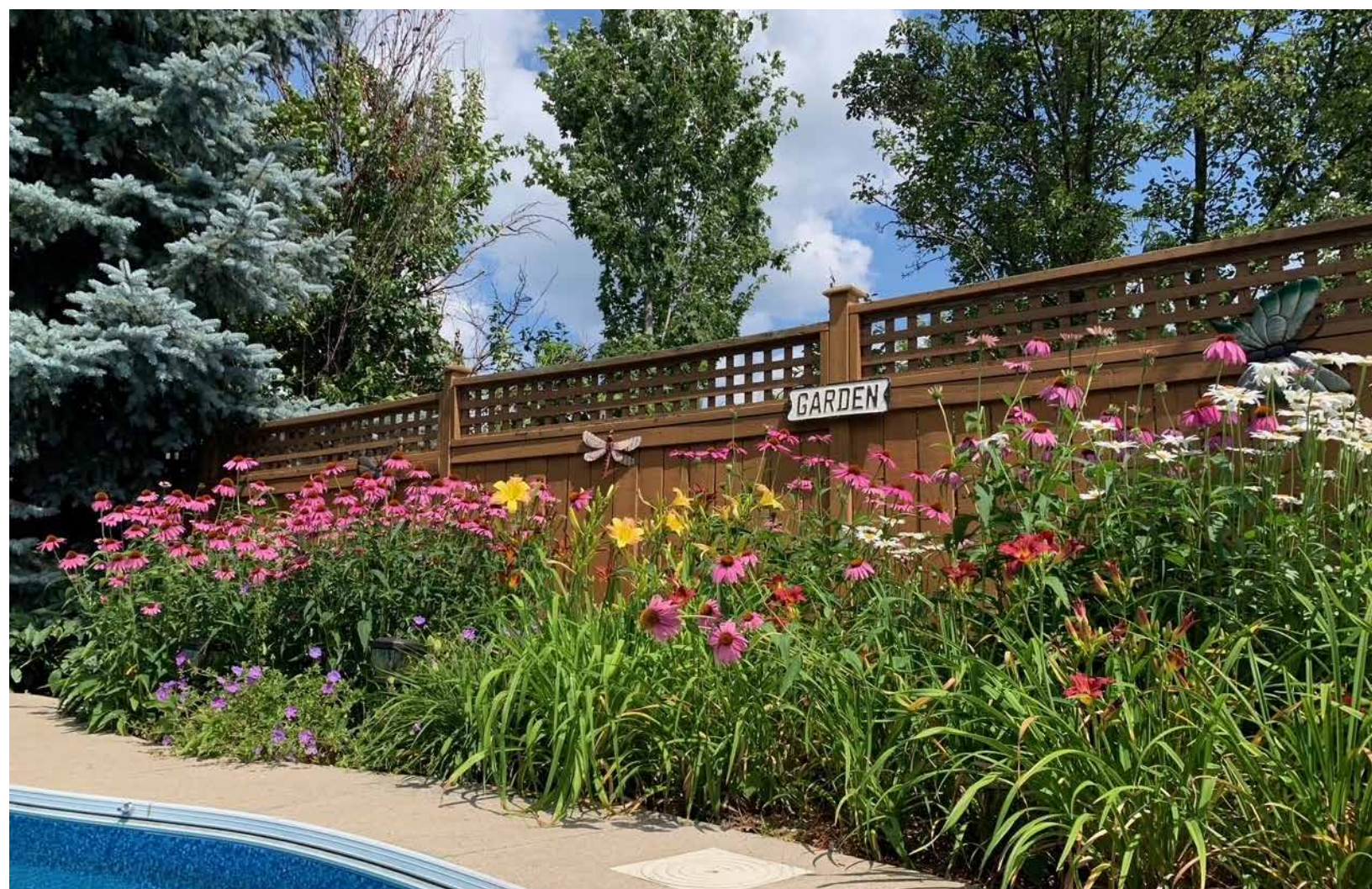












---

**SULLIVAN**

---

REAL ESTATE

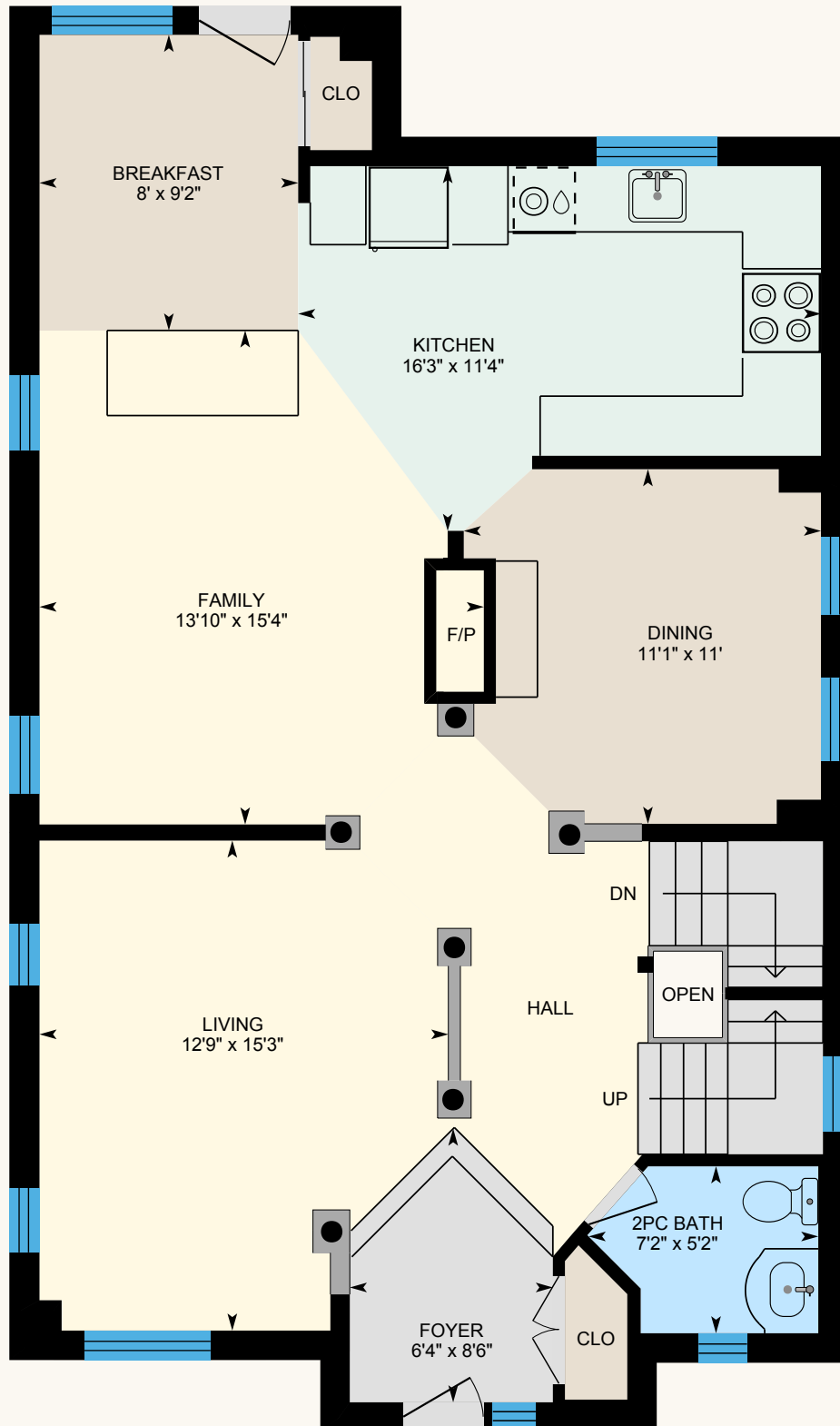
---



# Floor Plan

Approx. 2,121 Sq.Ft. Plus Finished Basement

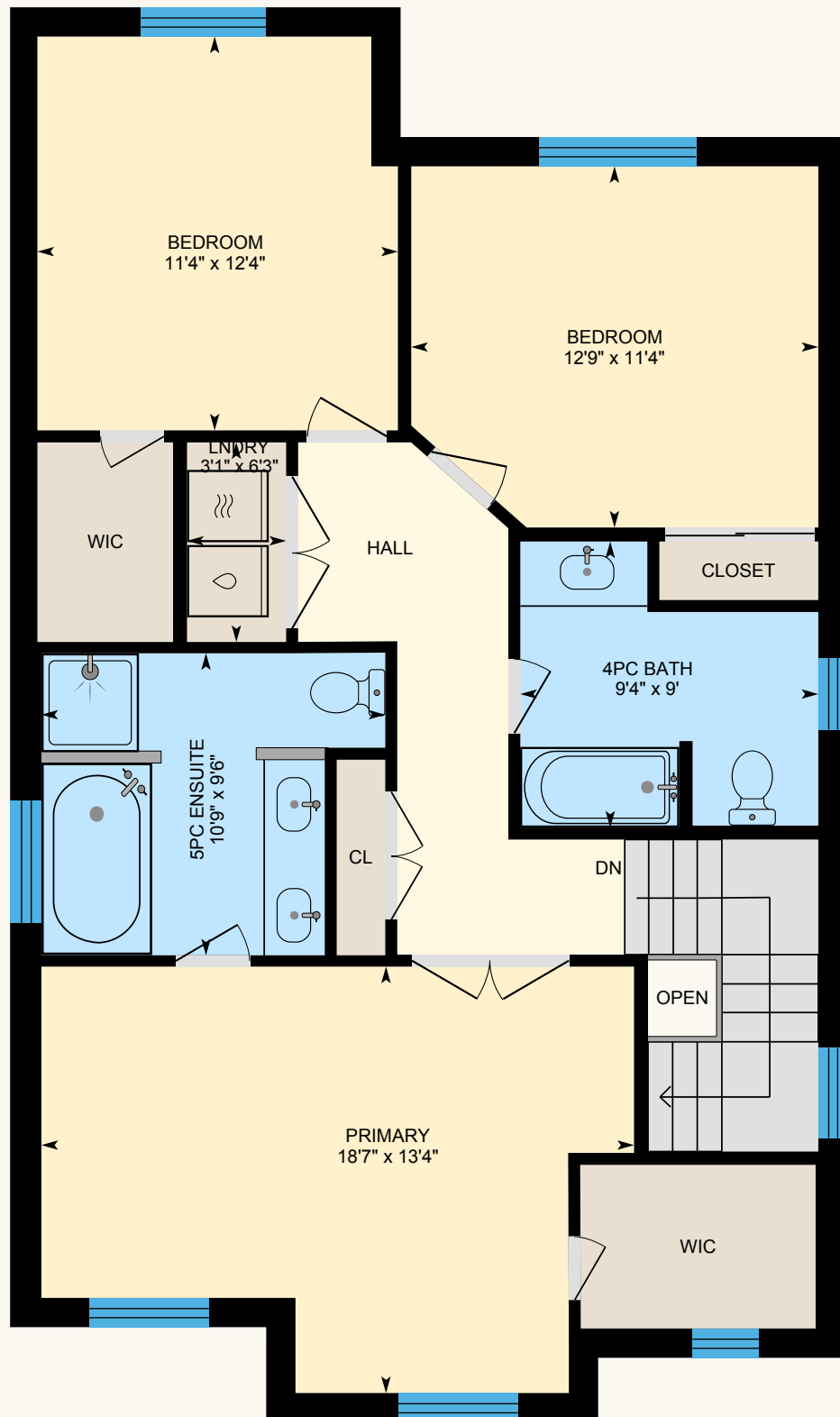
## Main Level





# Floor Plan

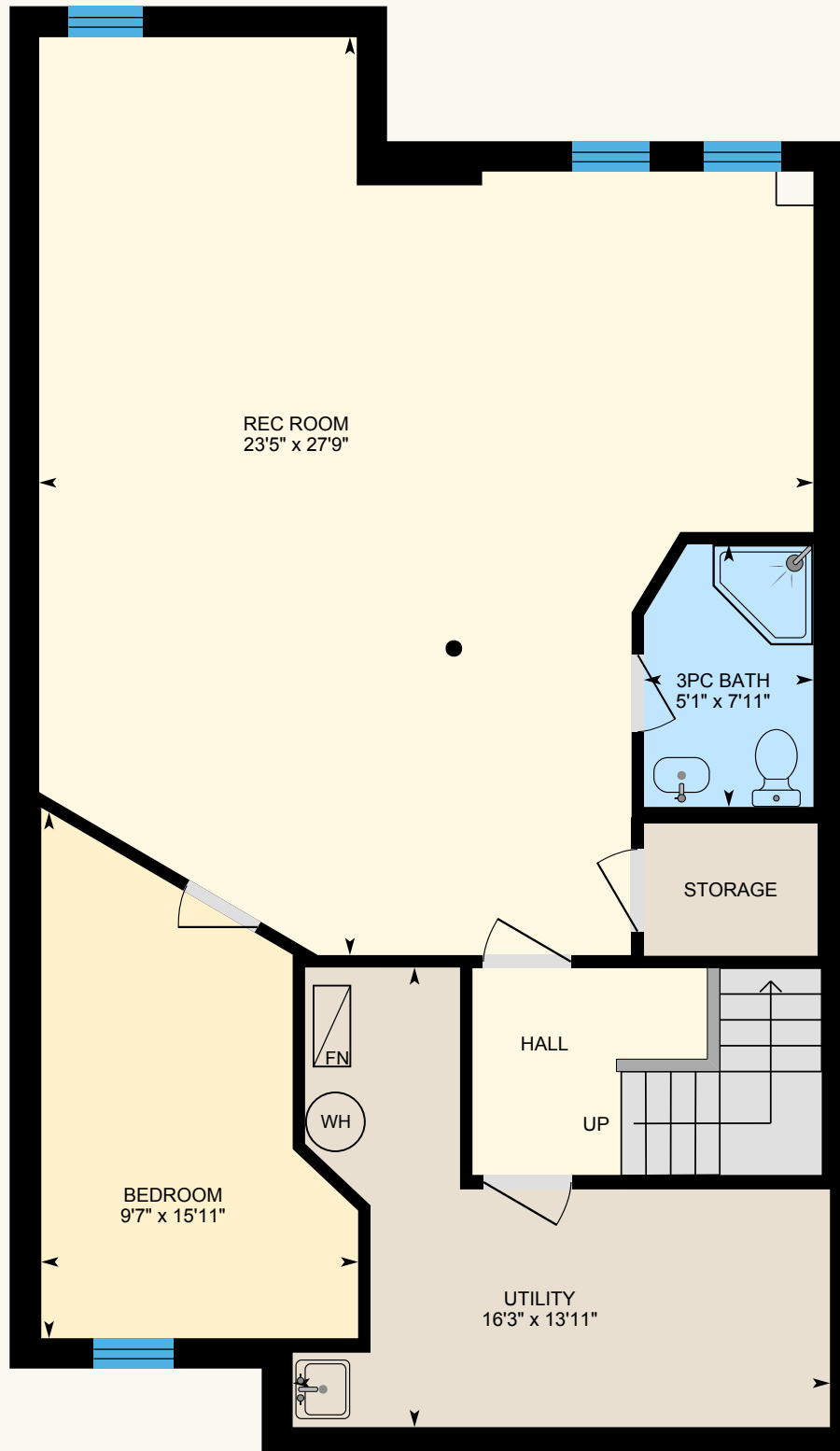
## Second Level





# Floor Plan

## Lower Level





# Neighbourhood Report

2393 Ennerdale Road, Oakville

## SCHOOLS

With excellent assigned public schools near this home, your kids will get a great education in the neighbourhood.



### Nearby Schools

#### River Oaks PS

Designated Catchment School  
Grades PK to 8  
2173 Munn's Ave

#### Sunningdale PS

Designated Catchment School  
Grades 2 to 8  
1434 Oxford Ave

#### ES Gaétan Gervais

Designated Catchment School  
Grades 7 to 12  
1055 McCraney St E

#### White Oaks SS

Designated Catchment School  
Grades 9 to 12  
1330 Montclair Dr

#### ÉÉ du Chêne

Designated Catchment School  
Grades PK to 6  
150 Ridge Dr

## PARKS & REC

This home is located in park heaven, with 3 parks and 15 recreation facilities within a 20 minute walk from this address.



#### Neyagawa Park

540 River Glen Blvd



3 mins



#### Sixteen Mile Creek Trail Park

Neyagawa Blvd



5 mins



#### River Glen Park

367 River Glen Blvd



4 mins

### FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds  
3 Tennis Courts  
2 Basketball Courts  
3 Ball Diamonds

1 Splash Pad  
1 Sports Court  
4 Trails

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 4.6 km away, and the nearest street transit stop is a 3 minute walk away.



#### Nearest Rail Transit Stop

Oakville



#### Nearest Street Level Transit Stop

Mowat Ave + River Glen Blvd



3 mins

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 3km.



#### Halton Healthcare - Oakville Trafalgar Memorial Hospital

3001 Hospital Gate



#### Fire Station

3250 Neyagawa Blvd



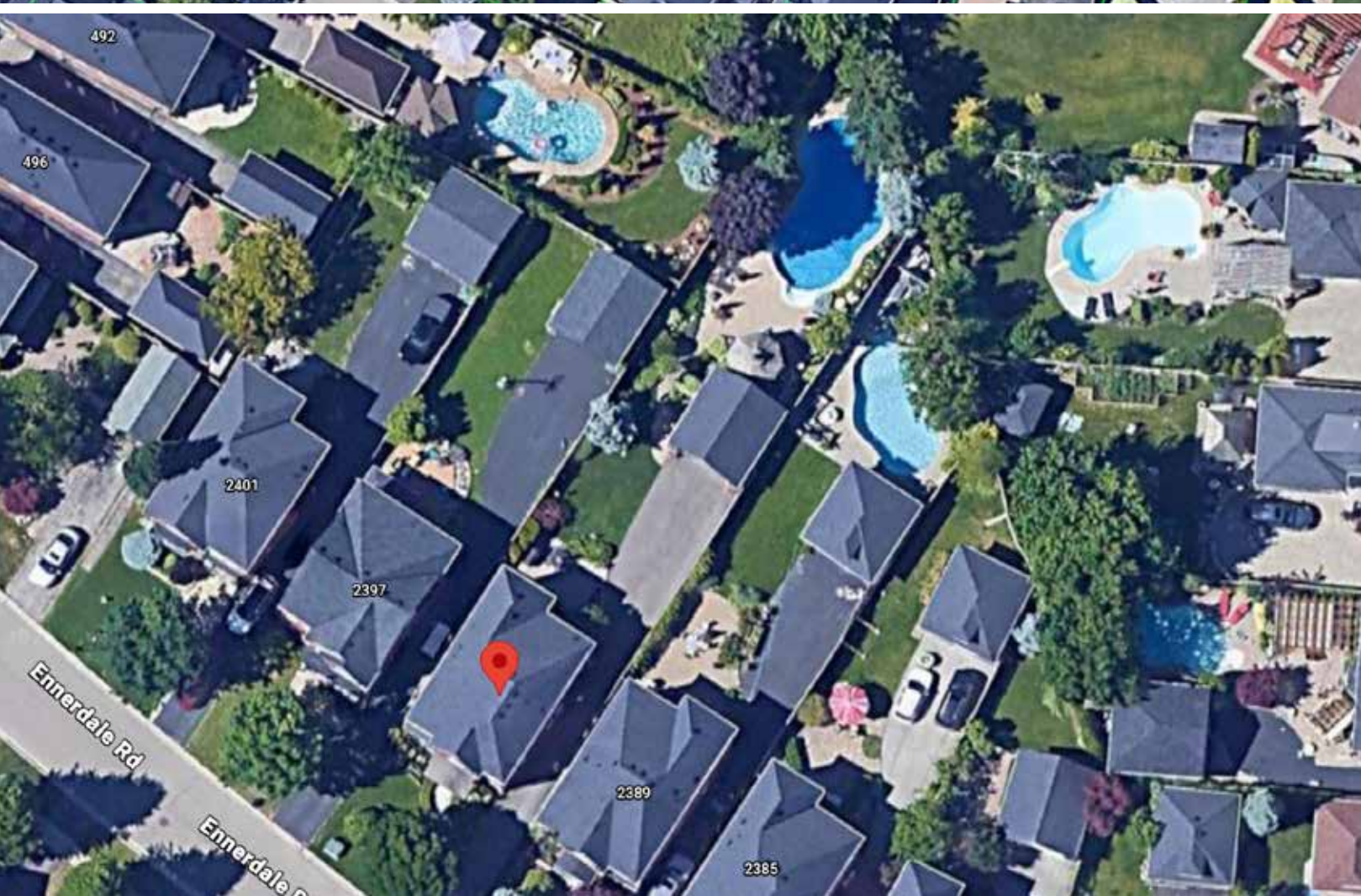
#### Police Station

95 Oak Walk Drive

# SULLIVAN

REAL ESTATE









## Property Details

**Inclusions:** Fridge, stove, built-in dishwasher (2025), washer and dryer, all electric light fixtures including ceiling fans, Plantation shutters and all window coverings, bathroom mirrors, 4 speakers in rec room, Ecobee thermostat, central vac and attachments, garage door opener (2026), pool equipment and garden shed

**Exclusions:** Two Blink cameras (at front and back door), foyer mirror, and mirrors in the powder room and basement bathroom

**Legal Description:** LOT 31, PLAN 20M672, OAKVILLE. S/T RIGHT H757863 FOR 5 YEARS FROM 98 09 30.

**Property Taxes:** \$7,320 for 2025

**Possession:** Flexible

**Deposit:** 5%

**Lot Size:** Irregular shape approximately 39.53' x 223.84' x 4.23' x 47.92' x 194.94' (.191 ac)

**Square Footage:** Approximately 2,121 plus finished basement

**Rental Items:** Hot water Tank

The information in this brochure is deemed to be accurate, but has not been independently verified, and is NOT guaranteed. All measurements are approximate. Items listed in this brochure are not automatically included unless listed as inclusions in the Agreement of Purchase and Sale. All information should be independently verified.



# SULLIVAN

— REAL ESTATE —

SullivanRealEstate.ca



**TOP 1% IN CANADA**  
**For Royal LePage**  
**2023**



Royal LePage Real Estate Services Ltd.  
Brokerage



**Anita Sullivan**

REALTOR® Broker

cell 905-466-4900  
office 905-338-3737  
anita@sullivanrealestate.ca  
sullivanrealestate.ca



**Matt Sullivan**

REALTOR® Salesperson

cell 905-580-9196  
office 905-338-3737  
matt@sullivanrealestate.ca  
sullivanrealestate.ca

