

## Home data report

2101 Westoak Trails Boulevard, West Oak Trails, Oakville,  
Halton County, Ontario, Canada, L6M 3L2



**Total Area: 3995 sq. ft**

Basement: 1697 sq. ft, 1st Floor: 1820 sq. ft, 2nd Floor: 2175 sq. ft

Excluded: Storage 174 sq. ft, Utility 56 sq. ft, Fireplace 38 sq. ft, Garage 398 sq. ft, Open to below 68 sq. ft

## Property summary

 **3** Floors

 **5** Bedrooms

 **4** Bathrooms

Home data report

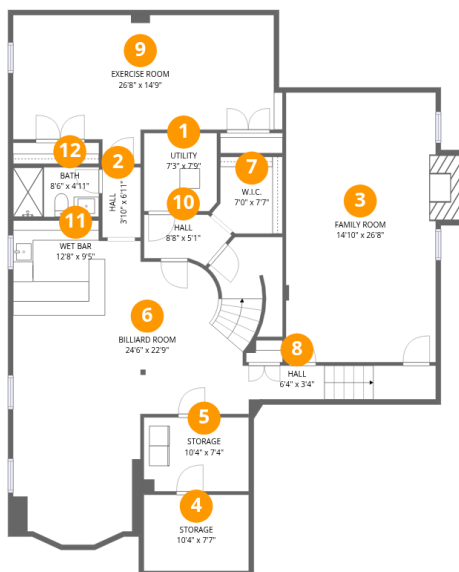
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 **1**  
Half baths

 **1**  
Garages

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## Room dimensions

Floor 1 Below grade

Total:1697sqft

Excluded: 249sqft

#		Dimensions	sqft	Counted as living area
1	Utility	7'3" x 7'9"	56 sq. ft	No
2	Hall	3'10" x 6'11"	26 sq. ft	Yes
3	Family Room	14'10" x 26'8"	397 sq. ft	Yes
4	Storage	10'4" x 7'7"	78 sq. ft	No
5	Storage	10'4" x 7'4"	76 sq. ft	No
6	Billiard Room	24'6" x 22'9"	558 sq. ft	Yes
7	W.I.C.	7'0" x 7'7"	53 sq. ft	Yes
8	Hall	6'4" x 3'4"	21 sq. ft	Yes
9	Exercise Room	26'8" x 14'9"	394 sq. ft	Yes
10	Hall	8'8" x 5'1"	44 sq. ft	Yes
11	Wet Bar	12'8" x 9'5"	119 sq. ft	Yes

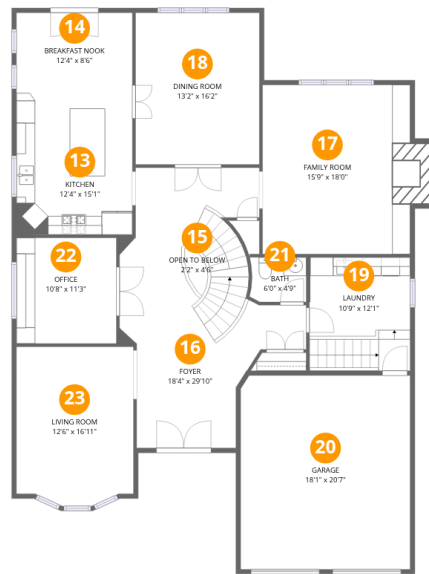
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#		Dimensions	sqft	Counted as living area
12	Bath	8'6" x 4'11"	42 sq. ft	Yes

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Room dimensions

Floor 2

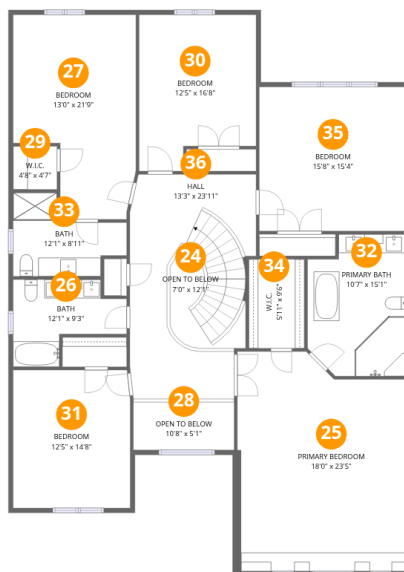
Total:1820sqft

Excluded: 425sqft

#		Dimensions	sqft	Counted as living area
13	Kitchen	12'4" x 15'1"	186 sq. ft	Yes
14	Breakfast Nook	12'4" x 8'6"	105 sq. ft	Yes
15	Open To Below	2'2" x 4'6"	10 sq. ft	No
16	Foyer	18'4" x 29'10"	548 sq. ft	Yes
17	Family Room	15'9" x 18'0"	283 sq. ft	Yes
18	Dining Room	13'2" x 16'2"	212 sq. ft	Yes
19	Laundry	10'9" x 12'1"	129 sq. ft	Yes
20	Garage	18'1" x 20'7"	372 sq. ft	No
21	Bath	6'0" x 4'9"	29 sq. ft	Yes
22	Office	10'8" x 11'3"	120 sq. ft	Yes
23	Living Room	12'6" x 16'11"	211 sq. ft	Yes

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Room dimensions

Floor 3

Total:2175sqft Excluded: 60sqft

#		Dimensions	sqft	Counted as living area
24	Open To Below	7'0" x 12'1"	84 sq. ft	No
25	Primary Bedroom	18'0" x 23'5"	421 sq. ft	Yes
26	Bath	12'1" x 9'3"	112 sq. ft	Yes
27	Bedroom	13'0" x 21'9"	282 sq. ft	Yes
28	Open To Below	10'8" x 5'1"	54 sq. ft	No
29	W.I.C.	4'8" x 4'7"	21 sq. ft	Yes
30	Bedroom	12'5" x 16'8"	207 sq. ft	Yes
31	Bedroom	12'5" x 14'8"	182 sq. ft	Yes
32	Primary Bath	10'7" x 15'1"	159 sq. ft	Yes
33	Bath	12'1" x 8'11"	108 sq. ft	Yes
34	W.I.C.	5'11" x 9'6"	56 sq. ft	Yes

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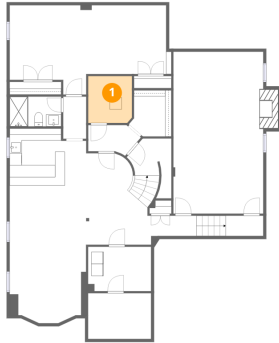
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#		Dimensions	sqft	Counted as living area
35	Bedroom	15'8" x 15'4"	240 sq. ft	Yes
36	Hall	13'3" x 23'11"	317 sq. ft	Yes

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**1** Floor 1 - Utility

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Dimensions: 7'3" x 7'9"  
Area: 56 sq. ft  
Counted as living area: No

Heated: Yes  
Finished: No  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**2** Floor 1 - Hall

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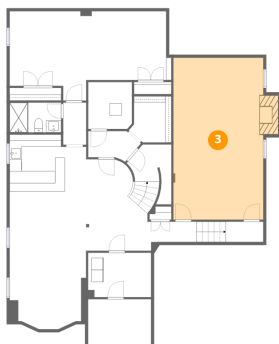
Dimensions: 3'10" x 6'11"  
Area: 26 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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**3** Floor 1 - Family Room

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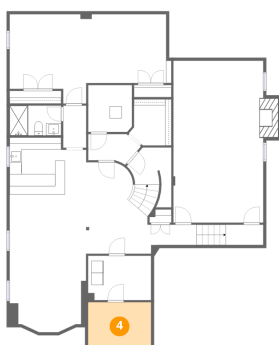


Dimensions: 14'10" x 26'8"  
Area: 397 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**4** Floor 1 - Storage

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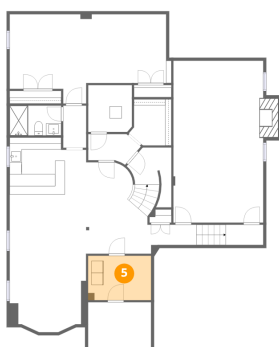


Dimensions: 10'4" x 7'7"  
Area: 78 sq. ft  
Counted as living area: No

Heated: No  
Finished: No  
Enclosed: No  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**5** Floor 1 - Storage

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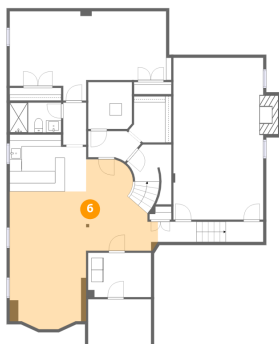


Dimensions: 10'4" x 7'4"  
Area: 76 sq. ft  
Counted as living area: No

Heated: No  
Finished: No  
Enclosed: No  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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**6** Floor 1 - Billiard Room



Dimensions: 24'6" x 22'9"  
Area: 558 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

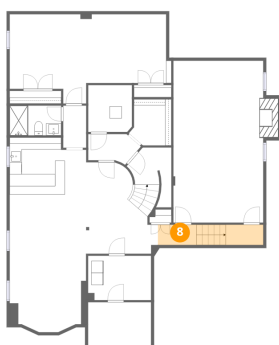
**7** Floor 1 - W.I.C.



Dimensions: 7'0" x 7'7"  
Area: 53 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**8** Floor 1 - Hall

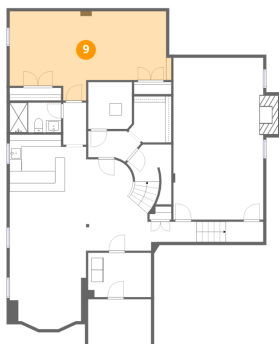


Dimensions: 6'4" x 3'4"  
Area: 21 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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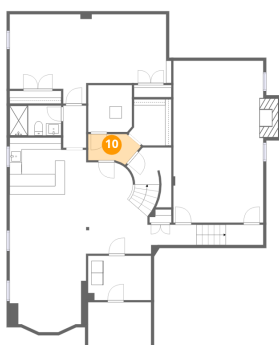
**9** Floor 1 - Exercise Room



Dimensions: 26'8" x 14'9"  
Area: 394 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

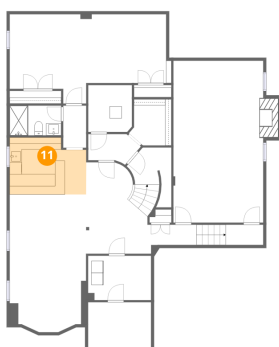
**10** Floor 1 - Hall



Dimensions: 8'8" x 5'1"  
Area: 44 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**11** Floor 1 - Wet Bar

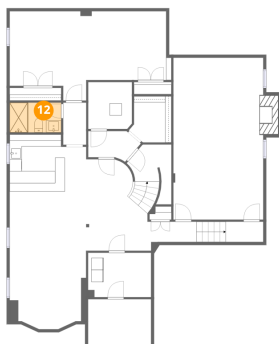


Dimensions: 12'8" x 9'5"  
Area: 119 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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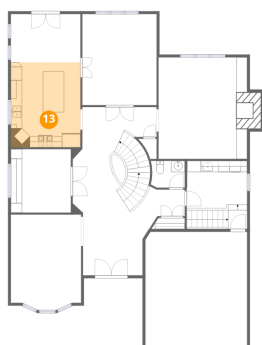
**12** Floor 1 - Bath



Dimensions: 8'6" x 4'11"  
Area: 42 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

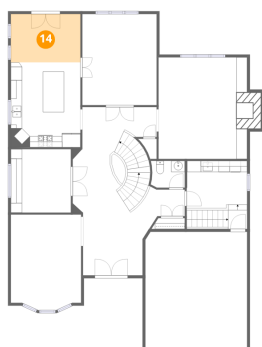
**13** Floor 2 - Kitchen



Dimensions: 12'4" x 15'1"  
Area: 186 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**14** Floor 2 - Breakfast Nook



Dimensions: 12'4" x 8'6"  
Area: 105 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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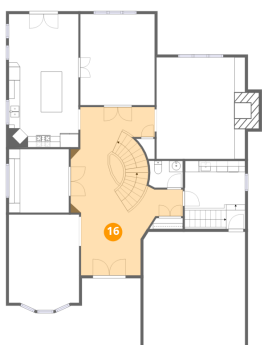
**15** Floor 2 - Open To Below



Dimensions: 2'2" x 4'6"  
Area: 10 sq. ft  
Counted as living area: No

Heated: No  
Finished: No  
Enclosed: No  
Contiguous: Yes  
Permitted: No  
Wet space: No  
Addition: No  
Conversion: No

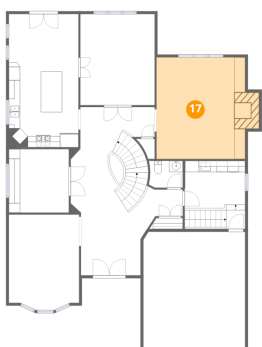
**16** Floor 2 - Foyer



Dimensions: 18'4" x 29'10"  
Area: 548 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**17** Floor 2 - Family Room

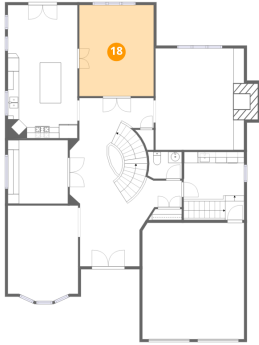


Dimensions: 15'9" x 18'0"  
Area: 283 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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**18** Floor 2 - Dining Room



Dimensions: 13'2" x 16'2"  
Area: 212 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

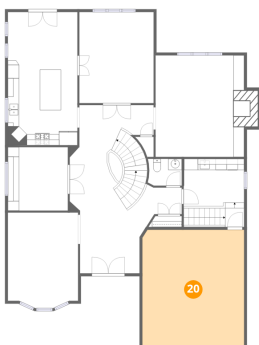
**19** Floor 2 - Laundry



Dimensions: 10'9" x 12'1"  
Area: 129 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**20** Floor 2 - Garage

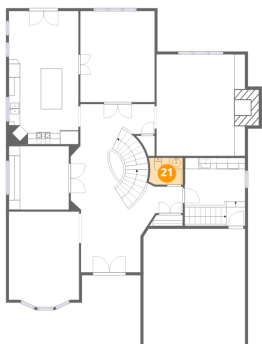


Dimensions: 18'1" x 20'7"  
Area: 372 sq. ft  
Counted as living area: No

Heated: No  
Finished: No  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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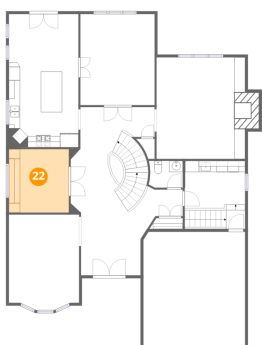
**21** Floor 2 - Bath



Dimensions: 6'0" x 4'9"  
Area: 29 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

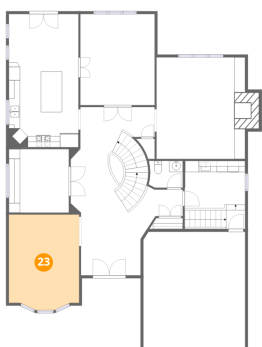
**22** Floor 2 - Office



Dimensions: 10'8" x 11'3"  
Area: 120 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**23** Floor 2 - Living Room

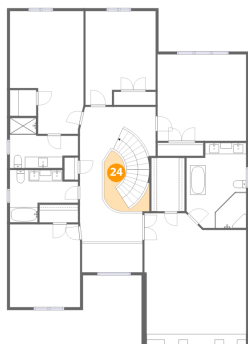


Dimensions: 12'6" x 16'11"  
Area: 211 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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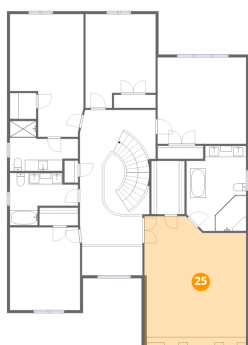
**24** Floor 3 - Open To Below



Dimensions: 7'0" x 12'1"  
Area: 84 sq. ft  
Counted as living area: No

Heated: No  
Finished: No  
Enclosed: No  
Contiguous: Yes  
Permitted: No  
Wet space: No  
Addition: No  
Conversion: No

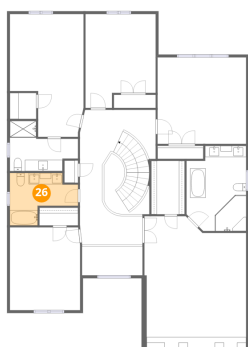
**25** Floor 3 - Primary Bedroom



Dimensions: 18'0" x 23'5"  
Area: 421 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**26** Floor 3 - Bath

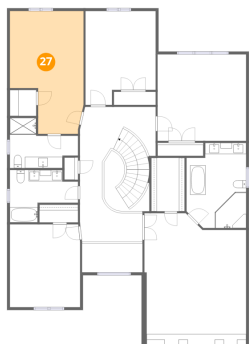


Dimensions: 12'1" x 9'3"  
Area: 112 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

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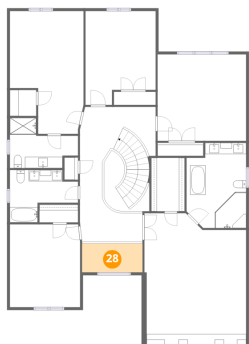
**27** Floor 3 - Bedroom



Dimensions: 13'0" x 21'9"  
Area: 282 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

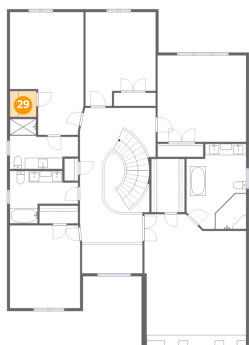
**28** Floor 3 - Open To Below



Dimensions: 10'8" x 5'1"  
Area: 54 sq. ft  
Counted as living area: No

Heated: No  
Finished: No  
Enclosed: No  
Contiguous: Yes  
Permitted: No  
Wet space: No  
Addition: No  
Conversion: No

**29** Floor 3 - W.I.C.

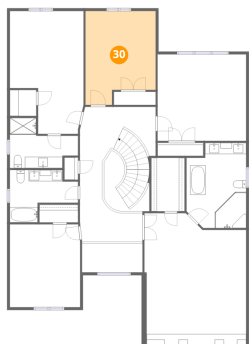


Dimensions: 4'8" x 4'7"  
Area: 21 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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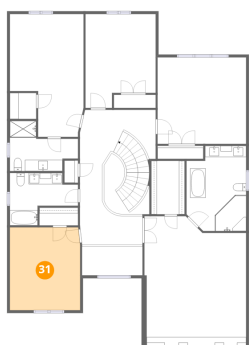
**30** Floor 3 - Bedroom



Dimensions: 12'5" x 16'8"  
Area: 207 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

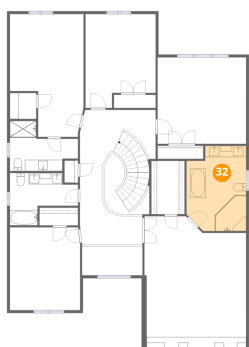
**31** Floor 3 - Bedroom



Dimensions: 12'5" x 14'8"  
Area: 182 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**32** Floor 3 - Primary Bath

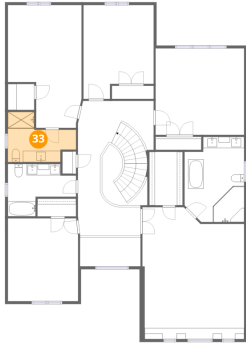


Dimensions: 10'7" x 15'1"  
Area: 159 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

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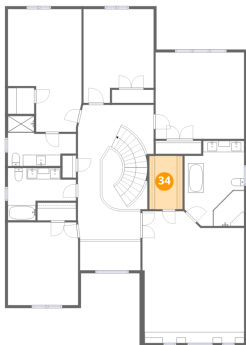
**33** Floor 3 - Bath



Dimensions: 12'1" x 8'11"  
Area: 108 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

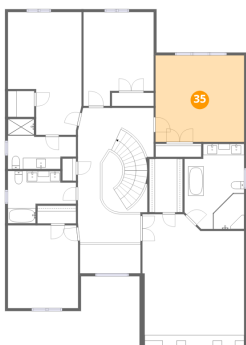
**34** Floor 3 - W.I.C.



Dimensions: 5'11" x 9'6"  
Area: 56 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**35** Floor 3 - Bedroom



Dimensions: 15'8" x 15'4"  
Area: 240 sq. ft  
Counted as living area: Yes

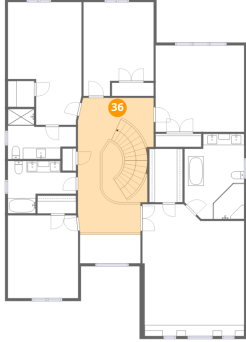
Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

Home data report

2101 Westoak Trails Boulevard, West Oak Trails, Oakville,  
Halton County, Ontario, Canada, L6M 3L2

**36** Floor 3 - Hall

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Dimensions: 13'3" x 23'11"  
Area: 317 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No