

Property Showings Report

Oakville — Westmount, Glen Abbey & Joshua Creek

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September 2026 · 7 properties toured

At a glance	
2422 Hertfordshire Way — Joshua Creek	\$1.70M · #1 Pick
2587 Carberry Way — Westmount	\$1.488M · #2
1217 Rosethorne Rd — Oakville	\$1.70M · #3
1511 Stoneybrook Trail — Oakville	\$1.60M · #4
1311 Greenridge Circle — Glen Abbey	\$1.798M · Caution
1348 Fieldcrest Lane — Glen Abbey	\$1.689M · Not recommended
2272 Shipwright Rd — Glen Abbey	\$1.55M · Reference only

Our Shortlist

Ranked on condition, layout, location and value — with the diligence each home would need before an offer.

#1 Pick **2422 Hertfordshire Way** · \$1.70M

Newest build, best finishes, side entrance to basement. Confirm availability first.

#2 **2587 Carberry Way** · \$1.488M

Most move-in ready, lowest price, negotiable seller — but backs onto a busy road.

#3 **1217 Rosethorne Rd** · \$1.70M

Big-ticket items done, best backyard with pool. Electrical panel must be replaced.

#4 **1511 Stoneybrook Trail** · \$1.60M

Main-floor room and trail backing. Check flight path and garage access.

Caution **1311 Greenridge Circle** · \$1.798M

Checks every box on paper, but multiple signs of water intrusion at the highest price.

Not recommended **1348 Fieldcrest Lane** · \$1.689M

Foundation issues and widespread water staining. Not recommended.

Reference only **2272 Shipwright Rd** · \$1.55M

18 offers on offer night; our \$1.46M offer didn't win. Kept as a pricing reference.

Side-by-Side Comparison

All seven homes on one page. Colours show how each home compares on that line.

	Hertfordshire Way 2422	Carberry Way 2587	Rosethorne Rd 1217	Stoneybrook Trail 1511	Greenridge Circle 1311	Fieldcrest Lane 1348	Shipwright Rd 2272
Status	#1 Pick	#2	#3	#4	Caution	Not recommended	Reference only
List price	\$1.70M	\$1.488M	\$1.70M	\$1.60M	\$1.798M	\$1.689M	\$1.55M
Sq ft (above grade)	2,560	2,231	2,740	2,542	3,061	2,810	2,634
\$ / sq ft	\$664	\$667	\$620	\$629	\$587	\$601	\$588
Year built	2003	Not noted	1984	1988	Not noted	1989	1989
Facing	North-east	North-east	South-east	South-east	South-east	North-west	North-west (mostly west)
Main-floor room	Possible	No	Possible	Yes	Yes	Not noted	Not noted
Basement	Finished + side entrance	Finished, bar	Finished, 2-bed potential	Finished + room	Finished	Finished + gym	Unfinished
Furnace	Original (~23 yrs)	Appears newer (no sticker found)	Brand new	2016 (~10 yrs)	High-efficiency, ~12 yrs	Newer, serviced	~16 yrs
Roof	Not noted	New	New	Mid-age	New	Mid-age	Mid-age
Key concern	23-yr furnace; availability	Busy road behind	Panel; cold room; highway	Flight path; no garage access	Water intrusion signs	Foundation + water damage	Offer night held

Legend: ■ Strong ■ Fair / check ■ Weak / concern

2422 Hertfordshire Way

#1 Pick

Joshua Creek, Oakville · Listed at \$1.70M

Offer presentation was held on 23 Sep — confirm current status before we plan anything.

List price	\$1.70M	Above grade	2,560 sq ft
Price / sq ft	\$664	Year built	2003
Type	Detached, double garage	Facing	North-east
Bedrooms	4 up + small room in basement	Main-floor room	Possible — formal living is separate from family room
Basement	Finished, separate side entrance, gas fireplace, full bath	Furnace	Original (~23 yrs)
Electrical	200 amp	Roof	Not noted

Highlights

- Newest home of the tour (2003) — 9 ft ceilings on the main floor, smooth ceilings throughout, crown moulding
- Double-door entry; formal living and family room are separate, so the living room can work as a main-floor flex room
- Kitchen upgraded with quartz counters and undermount sink
- Beautifully paved front porch and driveway
- Separate side entrance to the finished basement — gas fireplace, small room, full bath with standing shower
- 200 amp electrical service
- Upstairs is bright; double-door entry into a big master with ample natural light and a nicely sized walk-in closet
- Master ensuite: double vanity, quartz counter, glass-door shower plus tub, tiled floor
- Guest bath also has a standing shower, double vanity and quartz — rare at this price
- Guest bedroom opens onto its own balcony

Watch-outs

- Furnace is original (~23 years) — budget for replacement soon
- Kitchen cabinets are original, painted over
- Large backyard but not maintained — landscaping budget needed
- Possible beehive/wasp nest in the front porch ceiling — have it checked and removed
- 8 ft ceilings upstairs

My Take

I liked this house the most. It is the newest build we saw, the finishes are where they should be (9 ft main, smooth ceilings, 200 amp, upgraded bathrooms upstairs), and the separate side entrance to the basement adds long-term flexibility and resale value. The furnace and the backyard are the only real money items, and both are predictable. The big question is availability — they held an offer presentation on the 23rd, so let's confirm where it stands right away.

Photo 1

Photo 2

Photo 3

Photo 4

2587 Carberry Way #2

Westmount, Oakville · Listed at \$1.488M

The seller is also the listing agent — this gives us room to negotiate.

List price	\$1.488M	Above grade	2,231 sq ft
Price / sq ft	\$667	Year built	Not noted
Type	Detached, double garage	Facing	North-east
Bedrooms	4 up	Main-floor room	No — den/desk area is halfway upstairs
Basement	Finished, wet bar, full bath; no in-law suite possible	Furnace	Appears newer (no sticker found)
Electrical	100 amp	Roof	New

Highlights

- Lowest price of the tour, and the seller is the listing agent — negotiation room
- New roof; freshly painted in eggshell; upgraded front porch — real pride of ownership
- No sidewalk on this side, so the driveway is extended
- Open-to-above foyer with upgraded marble-look flooring; upgraded powder-room vanity
- 9 ft ceilings and smooth ceilings on the main floor, hardwood in the living areas, California shutters
- Kitchen: two-tone waterfall island, integrated microwave, Miele gas range with pot filler, upgraded range hood
- Iron pickets on the stairs; one bedroom has a 10 ft ceiling
- Master ensuite: double sink, quartz vanity, soaker tub, standing shower with honeycomb floor tile
- Main-floor laundry right off the garage; epoxy garage floor
- Basement is ready for hosting: oversized waterfall bar with undermount sink, dishwasher, bar fridge, wine glass rack, and a full bath with rain shower and bench
- Tankless water heater and water softener already installed

Watch-outs

- Backs onto a busy road — constant traffic noise in the backyard and rear rooms
- Smallest home of the tour (2,231 sq ft)
- Most of the backyard is covered by the deck (the side yard is large, though)
- Popcorn ceilings throughout the upstairs; upstairs ceilings are 8 ft
- 100 amp service — may need an upgrade for EV charging or future additions
- Master walk-in closet is standard size, not big; guest ensuite has a tub only
- One garage door across the whole double garage
- No main-floor room, and no room for an in-law suite in the basement
- Windows are standard; furnace age unconfirmed (no gas pressure test sticker found)

My Take

This is the most move-in-ready home we saw, and at \$1.488M it is also the cheapest — with a seller who is the listing agent, I see real room to negotiate. The kitchen and basement are finished to a level you would normally pay extra for. What holds it back is the location on the lot: backing onto a busy road will always affect resale, and the space is the tightest of the group. If the road noise doesn't bother you in person, this is excellent value.

Photo 1

Photo 2

Photo 3

Photo 4

1217 Rosethorne Rd #3

Oakville · Listed at \$1.70M

List price	\$1.70M	Above grade	2,740 sq ft
Price / sq ft	\$620	Year built	1984
Type	Detached, pie-shaped lot, pool	Facing	South-east
Bedrooms	4 up (incl. large master) + up to 2 in basement	Main-floor room	Possible — family room could be converted
Basement	Finished, open, full bath; den could become a 2nd bedroom with a window	Furnace	Brand new
Electrical	Stab-Lok-type panel — needs replacing	Roof	New

Highlights

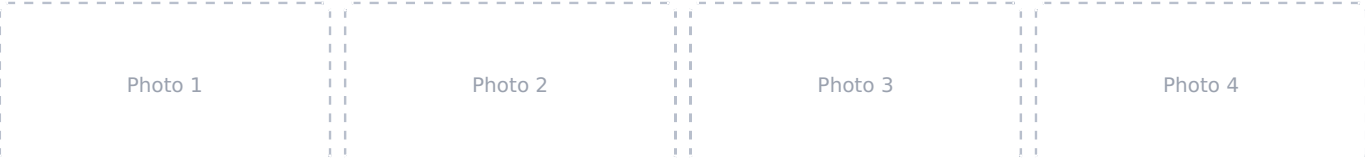
- New roof, new windows, new garage door and a brand-new furnace — the big-ticket items are done
- Pie-shaped lot gives the backyard real width: deck, gazebo and a well-maintained pool
- Front of the house is flooded with natural light; good landscaping
- Hardwood on the main floor; upgraded powder room with honeycomb tile
- Kitchen upgraded: quartz, subway backsplash, shaker cabinets, gas stove
- The master bedroom is a standout — very large, walk-in closet, ensuite upgraded to a standing shower
- Guest bath upgraded with matte tile and a double vanity
- Finished basement with a nice room, full bath, built-in shelving and a den that becomes a second bedroom with a window added

Watch-outs

- Electrical panel appears to be a Stab-Lok-type panel — needs replacing, and insurers often flag it
- Close to the highway — constant background hum
- Cold room looks neglected, in stark contrast to the rest of the house — must be inspected
- Kitchen floor tile installation looks questionable
- Kitchen undermount sink is dated (ceramic-coated)
- Laminate flooring upstairs; guest bath still has a tub
- Exposed load-bearing post in the basement — pad it for your child's safety
- Oldest home of the tour (1984); a pool adds maintenance and insurance cost

My Take

This house has done most of the expensive work already — roof, windows, furnace — and the backyard with the pool is the best we saw. The master bedroom is the biggest of the tour. My concerns are the electrical panel (a must-fix and an insurance issue), the cold room, and the highway hum. If the panel replacement is priced in and the cold room checks out, this is a very strong family home.



1511 Stoneybrook Trail #4

Oakville · Listed at \$1.60M

List price	\$1.60M	Above grade	2,542 sq ft
Price / sq ft	\$629	Year built	1988
Type	Detached, double garage	Facing	South-east
Bedrooms	4 up + room in basement	Main-floor room	Yes — double-door formal living room works as a room
Basement	Finished, open, room + full bath	Furnace	2016 (~10 yrs)
Electrical	Not noted	Roof	Mid-age

Highlights

- Open-to-above foyer with a spiral staircase and a lookout balcony — great sense of space
- Large formal living room with double doors — easily used as a main-floor bedroom or office
- Family room with wood-burning fireplace; the dining/family wall could come down for an open layout
- Newer vinyl windows; upgraded patio door
- Kitchen: stone counters, lots of cabinetry, undermount sink
- No rear neighbours — backs onto a walking trail with a gate from the yard; Upper Middle Rd is far enough not to be loud
- New fence; access to the backyard from both sides
- Main-floor laundry with good appliances and a new mudroom door
- Oak stairs with iron pickets; four good-sized bedrooms
- Finished basement with a room and a full bath with glass shower

Watch-outs

- Two flights passed overhead during the showing — check the flight path
- No direct access from the house into the garage — check if one can be added from the mudroom
- Master ensuite not upgraded (tub, shower, single vanity) and has a privacy issue
- Bedrooms are carpeted; one room has parquet
- Backyard is nice but will need a lot of maintenance
- Removing the dining/family wall needs a structural check
- Roof is mid-age; furnace is ~10 years old

My Take

The layout is the highlight: the main-floor room requirement is covered by the formal living room, and backing onto a trail with no neighbours is a real plus. At \$1.6M it is fairly priced. The negatives are the dated master ensuite, the missing garage access, and the flights overhead — I want to confirm the flight path before we get serious.

Photo 1

Photo 2

Photo 3

Photo 4

1311 Greenridge Circle

Caution

Glen Abbey, Oakville · Listed at \$1.798M

List price	\$1.798M	Above grade	3,061 sq ft
Price / sq ft	\$587	Year built	Not noted
Type	Detached, 50 x 120 ft lot	Facing	South-east
Bedrooms	5 up (one small — office/nursery)	Main-floor room	Yes — separate room with window
Basement	Finished, carpeted, full bath, wood stove	Furnace	High-efficiency, ~12 yrs
Electrical	Old panel — upgrade (~\$3,000)	Roof	New

Highlights

- Biggest home of the tour (3,061 sq ft) on a 50 x 120 ft lot, very close to Glen Abbey Community Centre
- Separate main-floor room with a window — works as an office or a parents' room
- Five bedrooms upstairs, one a lovely small space for an office, kid's room or library
- New roof and new garage door; upgraded vinyl windows; beautiful maple tree out front
- Double-door entry and a skylight in the foyer
- Hardwood flows through kitchen, dining, living, formal living and family room
- Main-floor laundry in the mudroom with direct garage access
- Two separate garage doors, high garage ceiling, and a side entrance into the garage
- Big backyard; guest bath has a jacuzzi tub and a long vanity easy to convert to double sinks

Watch-outs

- Water stains on the upstairs ceilings near the rear windows, and in the ensuite and bathroom window
- Window frames look leaky — patching visible around them
- Water stain in the basement furnace room toward the backyard
- Patio door frame is old — check for wood rot
- Deck needs staining and some boards replaced; gazebo beside the kitchen blocks light
- Old electrical panel — upgrade (about \$3,000)
- Wood stove in the basement — chimney will need cleaning and inspection
- All appliances are old; upstairs carpet is old; master ensuite and basement bath not upgraded
- Highest price of the tour

My Take

On paper this checks every box — size, five bedrooms, a true main-floor room and a great lot. In person I saw too many signs of water getting in: ceiling stains upstairs, stains around the windows, patched frames, and a stain in the furnace room. At the highest price of the tour, I would only consider it with a thorough home inspection and a price that reflects the window, electrical and appliance work.

Photo 1

Photo 2

Photo 3

Photo 4

1348 Fieldcrest Lane

Not recommended

Glen Abbey, Oakville · Listed at \$1.689M

List price	\$1.689M	Above grade	2,810 sq ft
Price / sq ft	\$601	Year built	1989
Type	Detached, double garage	Facing	North-west
Bedrooms	4 up + gym room in basement	Main-floor room	Not noted
Basement	Finished, full bath, gym	Furnace	Newer, serviced
Electrical	Not noted	Roof	Mid-age

Highlights

- Stamped concrete driveway and nice front landscaping
- Double-door entry, open-to-above foyer, hardwood on the main floor
- Good flow between living, dining and family rooms; main-floor laundry
- Bedrooms are nicely sized; double-door entry to the master
- Big master ensuite with quartz vanity, shower and tub
- Finished basement with gym room, full bath and good-quality flooring
- Backyard finished with artificial turf; epoxy garage floor; newer, serviced furnace

Watch-outs

- Visible foundation issues and water stains
- Many water leakage stains throughout the house, including outside the basement bathroom
- Sits at a T-junction and close to the 403 — constant highway noise
- Squeaky floors; old carpet upstairs
- Guest bath not upgraded (laminated vanity) — needs full renovation
- Master walk-in closet is small; ensuite has a single sink

My Take

Not for us. The foundation issues and the amount of water staining are the kind of problems that are expensive to fix and hard to resell. Add the T-junction and the 403 noise and I would not put you in this house at this price.

Photo 1

Photo 2

Photo 3

Photo 4

2272 Shipwright Rd

Reference only

Glen Abbey, Oakville · Listed at \$1.55M

Offer night drew 18 offers. A BND offer up to \$1.46M was not accepted — a useful signal for Glen Abbey pricing.

List price	\$1.55M	Above grade	2,634 sq ft
Price / sq ft	\$588	Year built	1989
Type	Detached, double garage	Facing	North-west (mostly west)
Bedrooms	4 up	Main-floor room	Not noted
Basement	Unfinished	Furnace	~16 yrs
Electrical	Not noted	Roof	Mid-age

Highlights

- Near a green conservation area; no neighbours looking in thanks to the curved street
- Replaced vinyl windows, new garage door, mostly new fence
- Open-to-above foyer; the staircase splits the house into two wings
- Big kitchen (likely granite) with undermount sink and large windows for natural light
- Wood-burning fireplace in the family room; two patio doors to the backyard
- Oversized main-floor laundry
- Master has four tall windows, a walk-in closet plus a second closet, and an ensuite tub with a window view

Watch-outs

- Unfinished basement
- Furnace is ~16 years old
- Garage window is wood-framed and should be replaced
- 8 ft main-floor ceilings
- Ensuite shower looks dated; single vanity; guest bath has a tub
- West-facing

My Take

This one is mostly a market reference now. The offer night pulled 18 offers, and our team's offer up to \$1.46M did not win — that tells us how hard homes in this range are competing in Glen Abbey. With an unfinished basement and an older furnace, I would not chase it further.

Photo 1

Photo 2

Photo 3

Photo 4

Open Items & Due Diligence

Everything we need to confirm before writing an offer, by property.

2422 Hertfordshire Way	Confirm status after the 23 Sep offer presentation; furnace age/condition (original); check the front-porch ceiling for a beehive; backyard work estimate.
2587 Carberry Way	Confirm furnace install date (no gas sticker found); 100 amp capacity for EV charger; stand in the backyard at rush hour for road noise; build a negotiation strategy around the seller being the listing agent.
1217 Rosethorne Rd	Electrical panel type and replacement quote; ask the insurer before offering; full cold-room inspection; kitchen floor tile install; pool equipment age and insurance; pad the basement post.
1511 Stoneybrook Trail	Check the flight path; can a mudroom-to-garage door be added (fire-rated door / permit); structural check on the dining/family wall; roof age; master ensuite privacy fix.
1311 Greenridge Circle	Home inspection focused on water intrusion — upstairs ceilings, window frames, bathroom window, furnace-room wall, patio door frame; electrical panel quote (~\$3,000); WETT inspection for the basement wood stove and chimney.
1348 Fieldcrest Lane	Not pursuing. If revisited: structural engineer on the foundation and a full history of water damage.
2272 Shipwright Rd	Confirm final sale price once reported — use as a Glen Abbey comparable.

Next steps

1. Confirm the status of 2422 Hertfordshire Way after its 23 Sep offer presentation.
2. Second visit to 2587 Carberry Way at rush hour to judge road noise, and prepare a negotiation plan.
3. Get the electrical panel details and an insurance check on 1217 Rosethorne Rd.
4. Check the flight path over 1511 Stoneybrook Trail.