

# ASSIGNMENT SALE

2333 Khalsa Gate  
Oakville



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**SAM McDADI**  
REAL ESTATE BROKERAGE





# WELCOME

Nuvo II Boutique Residences by Fernbrook Homes offers an exceptional living experience at 2333 Khalsa Gate in Oakville. This 1E+D model on the 3rd floor boasts 603 sq ft of well-planned space, complemented by a balcony. The unit features 1 bedroom, a den, 2 full bathrooms, and comes with 1 parking spot, making it ideal for young professionals, couples, or those seeking a modern and convenient lifestyle.

Nestled in a prime Oakville location, Nuvo II Boutique Residences provides easy access to nearby amenities such as shopping centres, parks, and top-rated schools. The project is designed with high-quality finishes and thoughtful layouts, ensuring residents enjoy both style and functionality. Don't miss this opportunity to own a home in one of Oakville's most sought-after communities—contact us today to learn more about Nuvo II Boutique Residences.

Closing/Occupancy: Dec 11, 2024



\*Images are for illustrative purposes only





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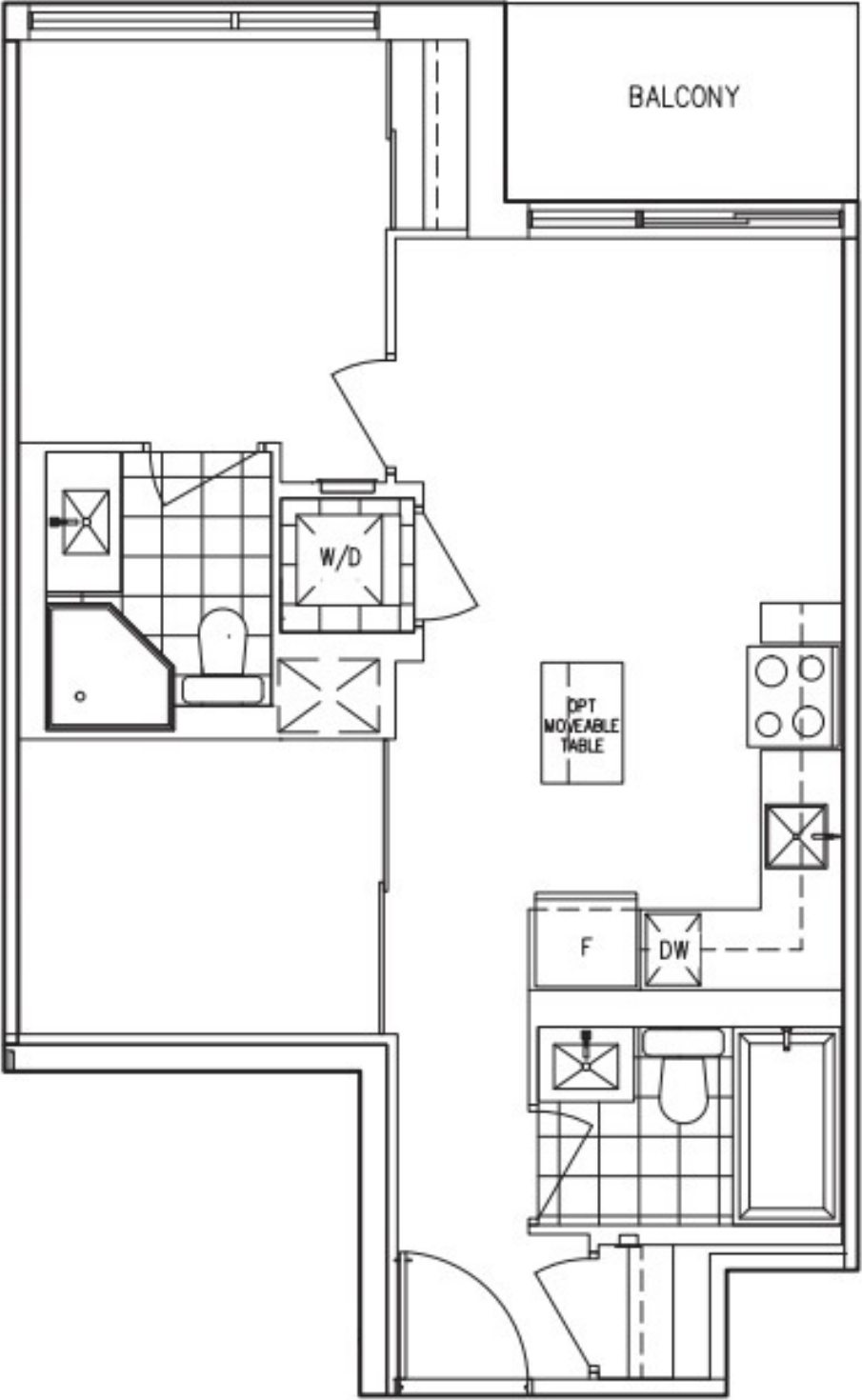
# FLOOR PLAN

603 Sq ft + Balcony

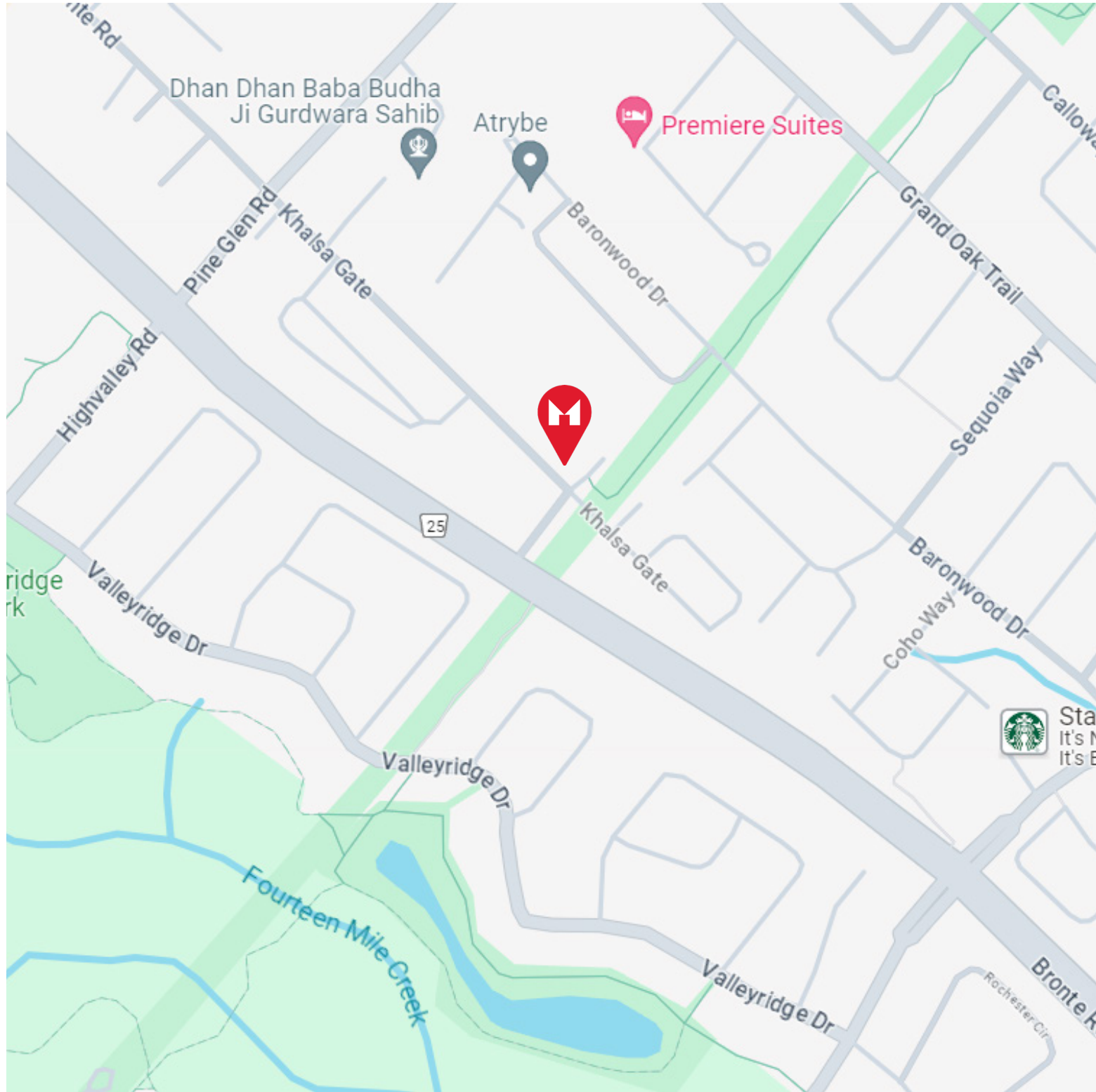
1 Bed + Den

2 Full Bath

1 Parking







# Schools

**Garth Webb Secondary School**  
2820 Westoak Trails Blvd, Oakville

**Captain R. Wilson Public School**  
2145 Grand Oak Trail, Oakville

**St. Ignatius of Loyola Secondary School**  
1550 Nottinghill Gate, Oakville

**St. Mary Elementary School**  
2175 Colonel William Parkway, Oakville

**Western Heights Montessori Academy**  
3065 Old Bronte Rd, Oakville

**McMaster University**  
4350 S Service Rd, Burlington

# Amenities

**RBC Royal Bank**  
2501 Third Line, Oakville

**TD Canada Trust**  
2993 Westoak Trails Blvd, Oakville

**Shell Gas Station**  
1500 Dundas St W, Oakville

**FreshCo**  
2501 Third Line, Oakville

**Sobeys**  
1500 Upper Middle Rd W, Oakville

**Deerfield Golf Club**  
2363 North Service Rd W, Oakville

**Fit4Less**  
300 North Service Rd W, Oakville

**Glen Abbey Community Centre**  
1415 Third Line, Oakville

**Shoppers Drug Mart**  
2501 Third Line Building B, Oakville

**Oakville Trafalgar Memorial Hospital**  
3001 Hospital Gate, Oakville

**Starbucks**  
2983 Westoak Trails Blvd, Oakville

**The Abbey Plaza**  
1500 Upper Middle Rd W, Oakville

**Bronte GO**  
2104 Wyecroft Rd, Oakville

**Valleyridge Park**  
2524 Valleyridge Dr, Oakville

**Westoak Trails Park**  
2860 Westoak Trails Blvd, Oakville

Thank you for visiting

For more photos visit: [listings.mcdadi.com](https://listings.mcdadi.com)

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# When you choose Team McDadi, **you help**

Team McDadi is a proud supporter of numerous charitable organizations, sports programs and community events

- ▶ Clarkson Christmas in the Village
- ▶ Clarkson Halloween in the Village
- ▶ Erindale Little League Tennis Canada
- ▶ Family Jingle and Mingle
- ▶ Heartland Dragons Minor Hockey Association
- ▶ Hoops for Her
- ▶ Mississauga Girls Hockey League
- ▶ Mississauga Santa Claus Parade
- ▶ Port Credit Buskerfest
- ▶ Princess Margaret Hospital Association
- ▶ Port Credit Skating Club
- ▶ Sick Kids
- ▶ Rouge Valley Health System Foundation and Club
- ▶ The Art of Giving
- ▶ Schizophrenia Society of Ontario
- ▶ Tennis Canada
- ▶ The Compass Food Bank
- ▶ The Mississauga Food Bank
- ▶ The Mississauga Tigers



# Sam McDadi Real Estate Brokerage **is proud to donate a portion of each sale to the**

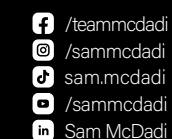


In 2018, Team McDadi donated \$250,000 to Trillium Health Partners Foundation.  
**In 2020, we increased our pledge to donate \$1,000,000.**



**Official Real Estate Brokerage  
of the Toronto Raptors**

Sam McDadi BSc., M.B.A. Sales Representative.



Mississauga   5805 Whittle Rd #110	905 502 1500
N. Mississauga   1034 Clarkson Rd	905 823 1500
Milton   1264 Main St E.	905 876 1300
Oakville   78 Lakeshore Rd W.	905 845 1500
Toronto   3311 Yonge St	416 544 1500
Burlington   3-4130 Fairview Street	905 333 1100
Hamilton   110-442 Millen Rd	905 664 5100