

# ASSIGNMENT SALE

3220 William Colton Ave  
Oakville



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property online  
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**SAM McDADI**  
REAL ESTATE BROKERAGE



\*Images are for illustrative purposes only. Photos of actual unit not yet available.



# WELCOME

Welcome to Upper West Side Condos 2, a premium development by Branthaven located in thriving Oakville. This Lenox model offers a spacious 570 sq ft of modern living space, complemented by a private balcony perfect for relaxing outdoors. The unit features a well-designed 1 bedroom and 1 bathroom layout, along with an included parking spot. Located at 3220 William Coltson Ave, this condo is ideally situated near Dundas St E and Trafalgar Rd, offering convenient access to shopping, dining, and parks.

Upper West Side Condos 2 boasts top-tier amenities such as a fitness center, rooftop terrace, and a well-appointed party room, providing a luxurious lifestyle in a vibrant neighbourhood. Secure your spot in one of Oakville's most sought-after communities—contact us for more details on this exceptional opportunity.

Closing/Occupancy: July 31, 2024



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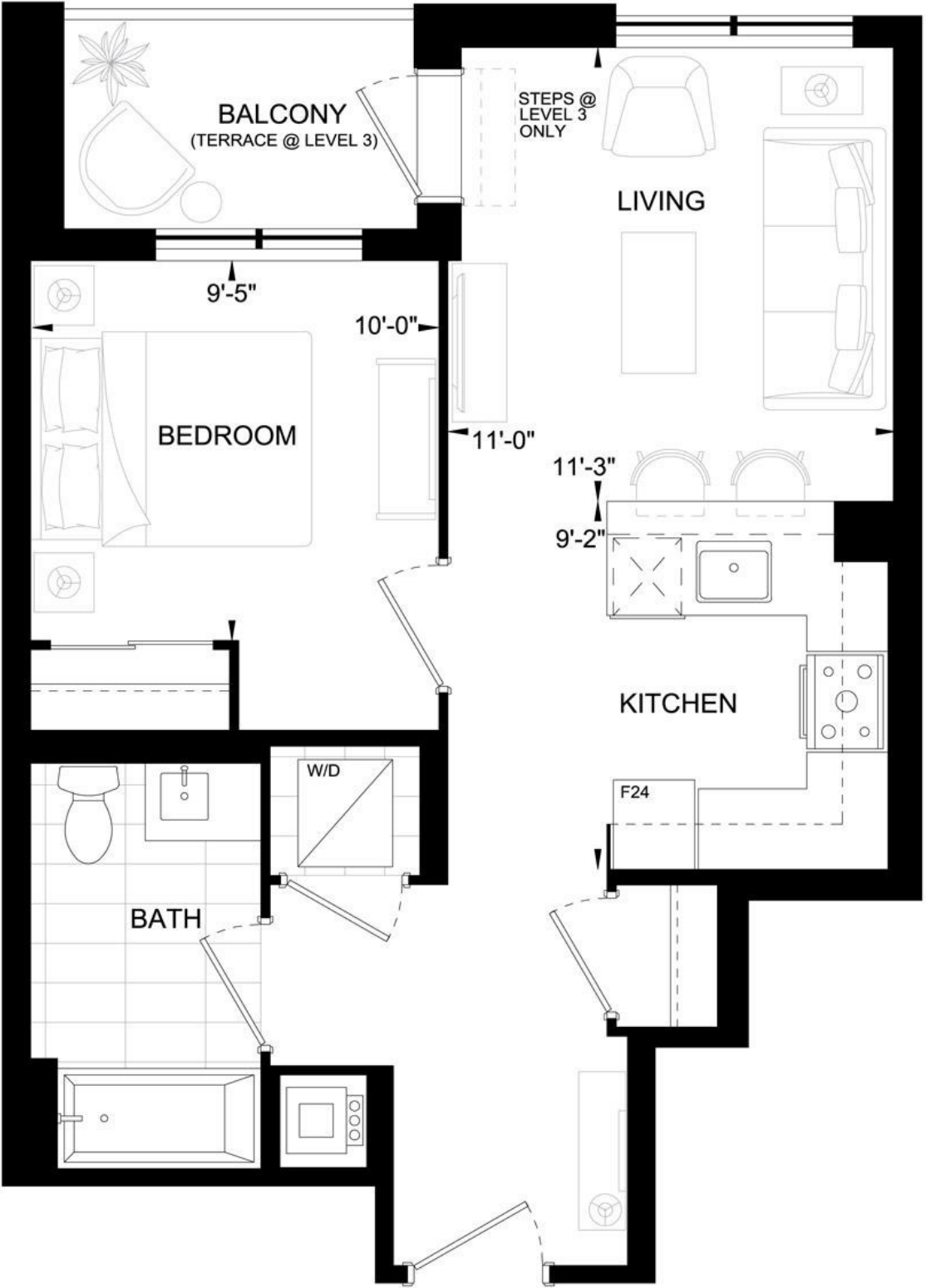
# FLOOR PLAN

570 sq ft + balcony

1 bed

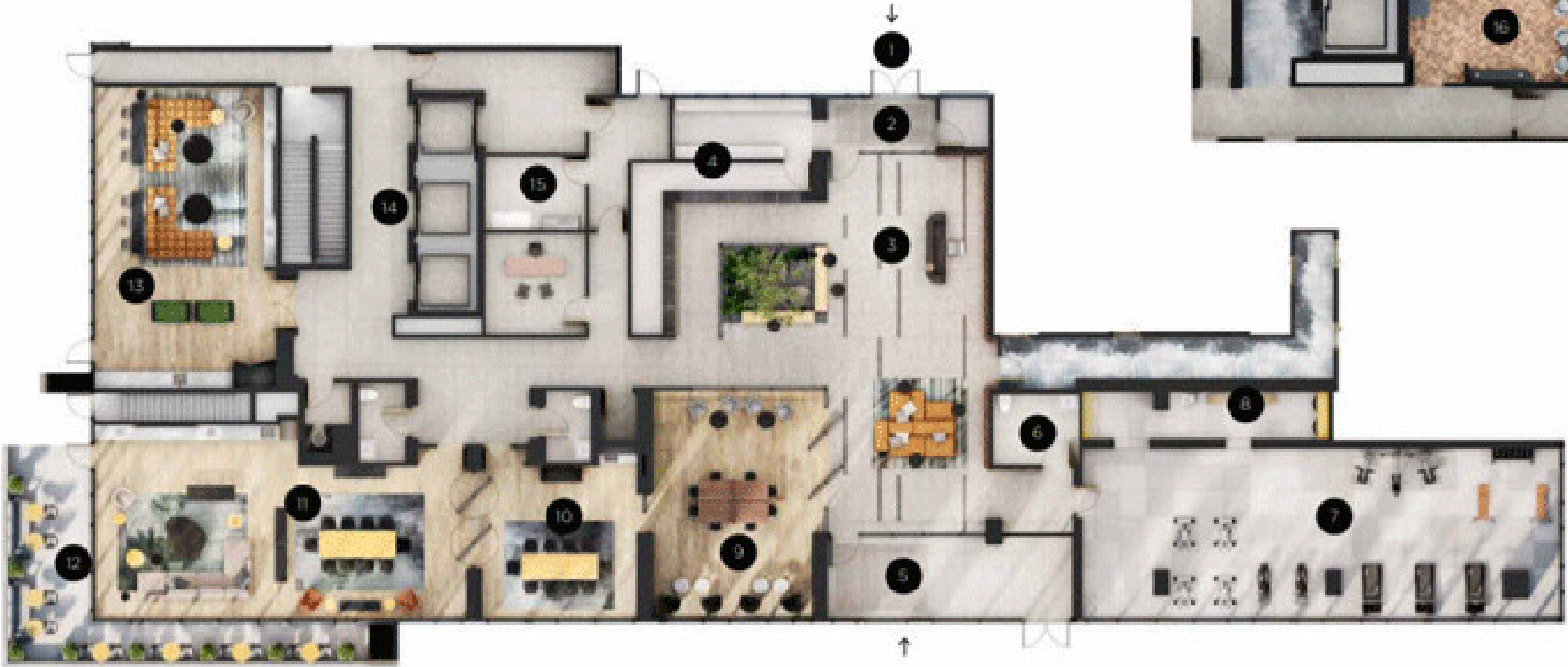
1 bath

1 parking



# AMENITIES

- 1. Resident Drop Off
- 2. Main Entrance
- 3. Welcoming Lobby/Concierge Pod
- 4. Mail Room/Secure Parcel Room
- 5. Secondary Lobby Entrance
- 6. Washroom
- 7. The Movement Studio
- 8. Change Room Lockers
- 9. Coworking/Social Space
- 10. Private Dining
- 11. Party Room/Lounge/Catering Kitchen & Bar
- 12. Ground Floor Outdoor Terrace
- 13. Media Room
- 14. Elevator Lobby
- 15. Pet Wash

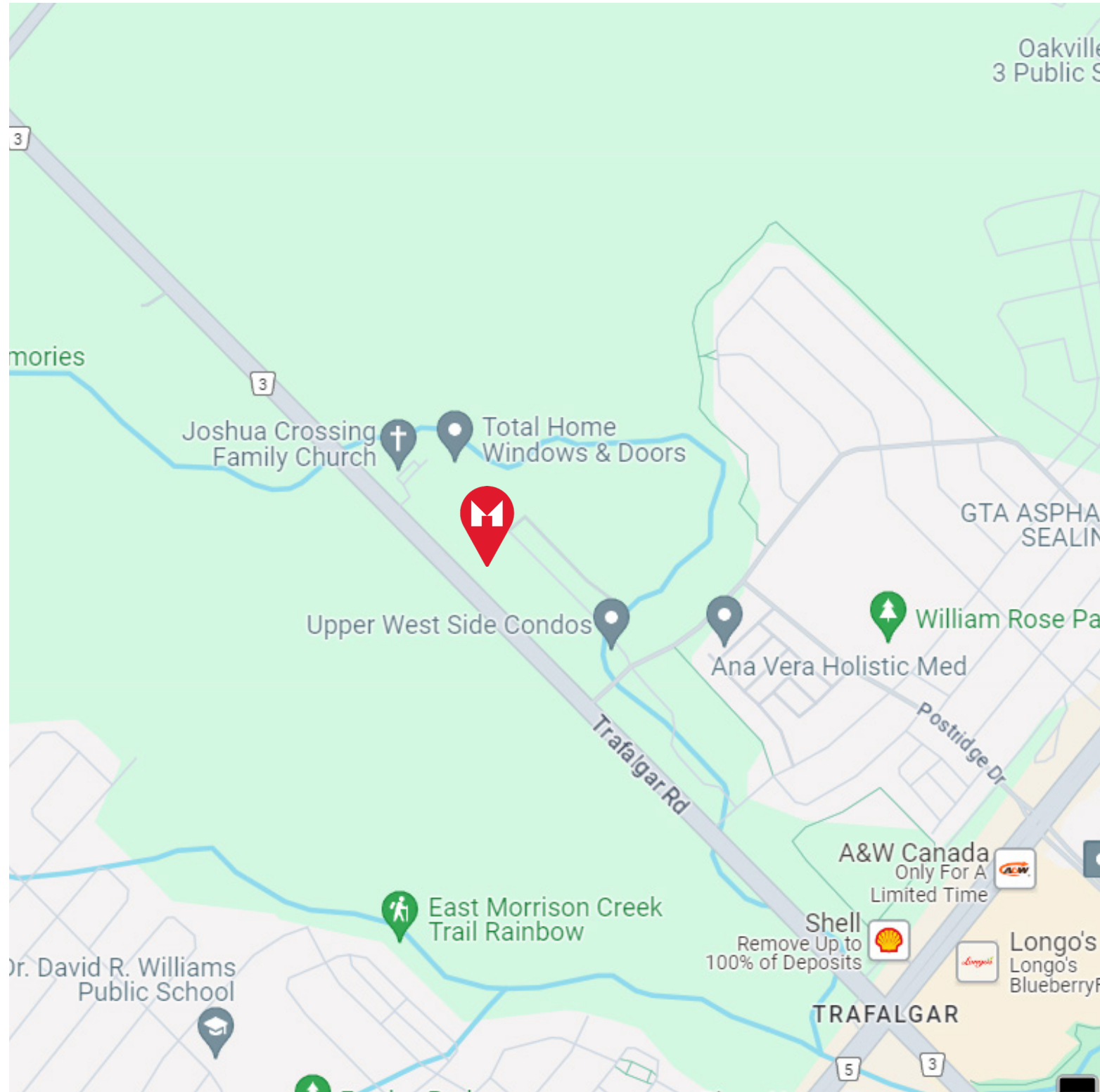


GROUND FLOOR AMENITIES ON TRAFALGAR RD



13TH FLOOR ROOFTOP TERRACE

- 16. Indoor Lounge/Kitchen/Bar/Banquette
- 17. Landscaped Terrace & Patio
- 18. BBQ Stations



## Schools

**Holy Trinity Secondary School**  
2420 Sixth Line, Oakville

**River Oaks Public School**  
2173 Munn's Avenue, Oakville

**St. Marguerite d'Youville Elementary School**  
1359 Bayshire Drive, Oakville

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

**Sheridan College**  
1410 Trafalgar Rd, Oakville

**University of Toronto Mississauga**  
3359 Mississauga Rd, Mississauga

## Amenities

**RBC Royal Bank**  
309 Hays Blvd, Oakville

**TD Canada Trust**  
2325 Trafalgar Rd, Oakville

**Shell Gas Station**  
325 Dundas St E, Oakville

**Walmart Supercentre**  
234 Hays Blvd, Oakville

**Longo's**  
338 Dundas St E, Oakville

**Oakville Golf Club**  
1154 Sixth Line, Oakville

**GoodLife Fitness**  
2395 Trafalgar Rd, Oakville

**River Oaks Community Centre**  
2400 Sixth Line, Oakville

**Shoppers Drug Mart**  
2400 Sixth Line, Oakville

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

**LCBO**  
251 Oak Walk Dr, Oakville

**Starbucks**  
338 Dundas St E, Oakville

**Oakville GO**  
214 Cross Ave, Oakville

**SmartCentres**  
234 Hays Blvd, Oakville

**Buttonbush Woods Park**  
3295 Meadow Marsh Cres, Oakville

# Thank you for visiting

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

All information displayed within this catalogue is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.



# 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**

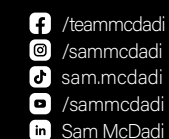


In 2018, Team McDadi donated \$250,000 to Trillium Health Partners Foundation.  
**In 2020, we increased our pledge to donate \$1,000,000.**



**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**