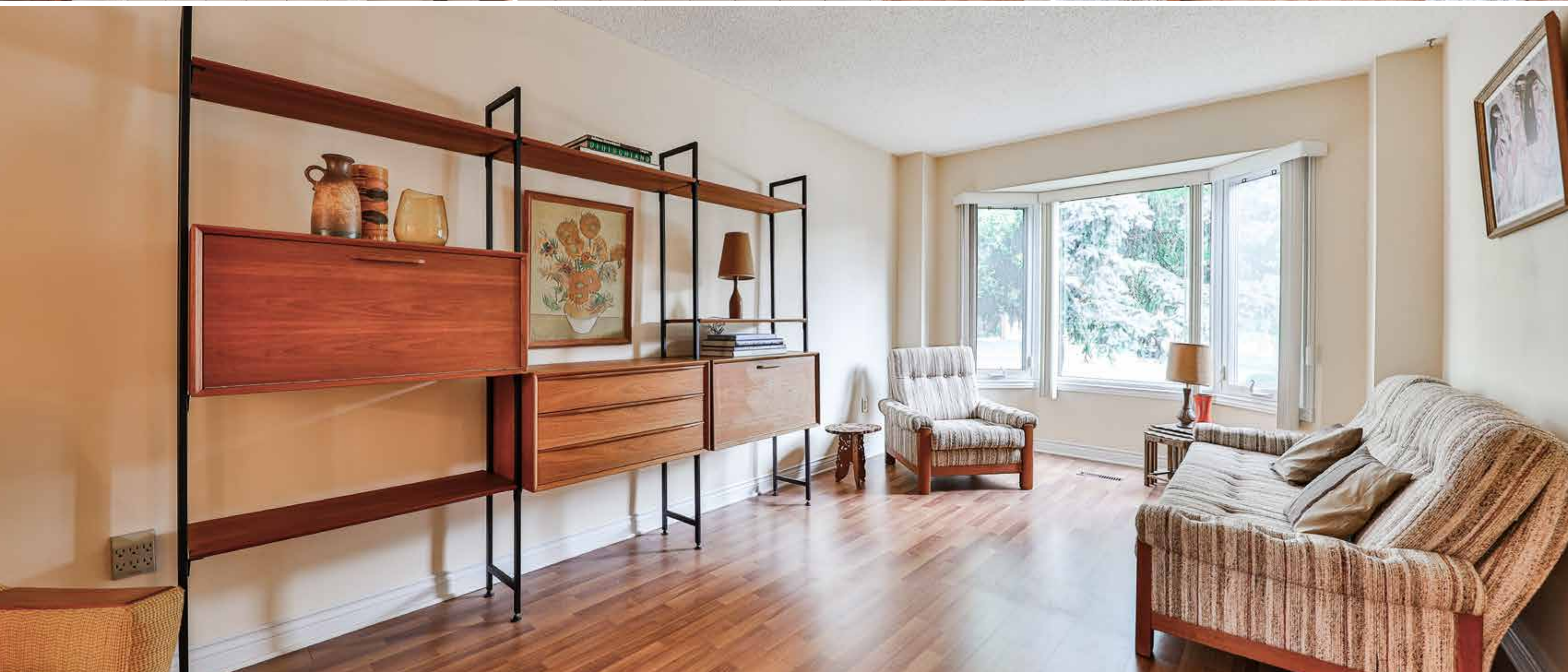


1202 OLD CARRIAGE WAY

GLEN ABBEY



MACKEY &
McCORMICK
BLAIRANDPETER.CA















WELCOME HOME

TAXES: \$5,389 / 2021
LOT SIZE: 50.20 x 120.08'
POSSESSION: 30-60 Days

Fantastic 3 bdrm + den (4th bdrm) home nestled on a mature, tree covered lot in prestigious Glen Abbey. Prime location on a highly desirable, quiet, family friendly street, within walking distance to St Matthew's Church and elementary school, Abbey Park and Loyola High School, walking trails, parks, tennis courts, Glen Abbey Golf Course and Monastery Bakery.

Pride of ownership is abundant in this very well-maintained, move-in ready family home with over 3,000 sq ft of finished living space. This property features a formal dining room, spacious living room with bay window, family room with fireplace and bright eat-in kitchen filled with natural light and walkout to fully private backyard. The upper level offers a spacious primary suite with walk-in closet and 4 piece ensuite, 2 additional bedrooms, a den for the perfect home office or 4th bedroom + 4 piece main bath. Finished basement offers a huge recreation space, bedroom and 3 piece bathroom along with plenty of storage space. Large fully fenced yard on a pool-sized lot + double car garage. Minutes to shopping, restaurants, rec center, hockey rinks, water park, library, quick highway access and all amenities. Fantastic school district includes one of the top 10 ranked high schools in Ontario (Abbey Park).

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Double Car Garage
- Double Car Driveway Accommodates 3 Cars
- Concrete Walkway with Interlock Border

BACK GARDEN

- Pool Sized Lot
- Fully Fenced
- Patio
- Mature Trees

OTHER FEATURES

- Central Vacuum
- Garage Door Opener & Remotes
- Dining Room Windows (2022)

ROOM DETAILS

MAIN LEVEL

FOYER

- Ceramic Tile Flooring
- Coat Closet
- Spiral Staircase

LIVING ROOM

- Laminate Flooring
- Bay Window
- Window Blinds

DINING ROOM

- Laminate Flooring
- Window Blinds
- Open to Living Room & Kitchen

KITCHEN

- Corian Countertop
- Backsplash
- Neutral Cabinetry
- Eat-In Area
- Sliding Door to Backyard
- Window Blinds

FAMILY ROOM

- Laminate Flooring
- Wood Burning Fireplace with Brick Surround
- Window Blinds

POWDER ROOM

- 2 Piece
- Neutral Countertop & Cabinetry

LAUNDRY ROOM

- Whirlpool Washer & Dryer
- Laundry Tub
- Additional Cabinetry
- Closet
- Side Entrance



UPPER LEVEL

UPPER FOYER

- Broadloom
- Linen Closet

PRIMARY BEDROOM

- Broadloom
- Walk-In Closet + Additional Closet
- Ensuite
- Draperies

ENSUITE

- 4 Piece
- Neutral Counter & Cabinetry
- Shower/Tub Combination
- Window Blinds

BEDROOM

- Broadloom
- Double Closet

BEDROOM

- Broadloom
- Double Closet

BATHROOM

- 4 Piece
- Neutral Counter & Cabinetry
- Shower/Tub Combination
- Window Blinds
- Closet

LOWER LEVEL

RECREATION ROOM

- Ceramic Tile Flooring
- 2 Storage Rooms
- Cold Room

BATHROOM

- 3 Piece
- Ceramic Tile Flooring
- Walk-In Shower

BEDROOM

- Carpeting
- 3 Closets
- Storage Space

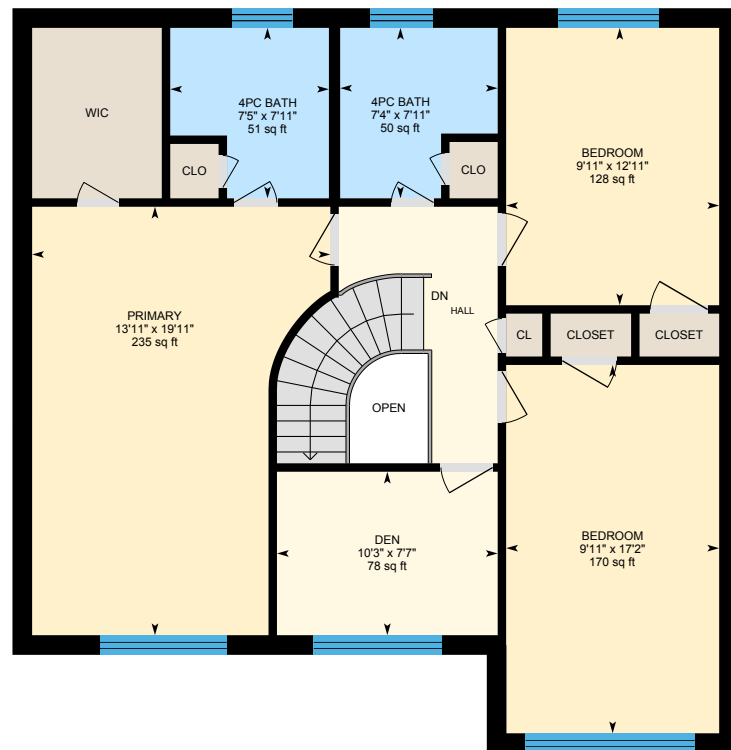


FLOOR PLANS

Main Floor Exterior Area 1163.29 sq ft
Interior Area 1029.13 sq ft



2nd Floor Exterior Area 1054.46 sq ft
Interior Area 932.42 sq ft
Excluded Area 17.48 sq ft



Basement (Below Grade) Exterior Area 1156.09 sq ft
Interior Area 1019.93 sq ft
Excluded Area 19.35 sq ft



* Floor plans may not be exactly as shown



THE TOWN OF OAKVILLE

A vibrant and impressive community within the Greater Toronto Area (GTA), the Town of Oakville is a beautiful lakeside town with a strong heritage, preserved and celebrated by residents and visitors alike. Founded in 1857, this striking town has become one of the most coveted residential and business centres in Ontario, and for good reason:

- ✓ Great neighbourhoods
- ✓ Great places to do business
- ✓ Quality schools
- ✓ A full-service acute care community hospital
- ✓ Proximity to Lake Ontario and recreational areas
- ✓ Easy access via QEW, 403, 407 and GO Transit
- ✓ Charming shopping districts in the downtown core

This thriving municipality of about 201,200 residents provides all the advantages of a well-serviced urban centre, while also maintaining its small-town ambiance. Along historical downtown streets, Oakville offers a mix of converted 19th century buildings which accommodate over 400 fine shops, services and restaurants.

Destination for both visitors and residents

A 30-minute drive from downtown Toronto, and an hour's drive from the U.S. border, Oakville is a great destination for visitors.

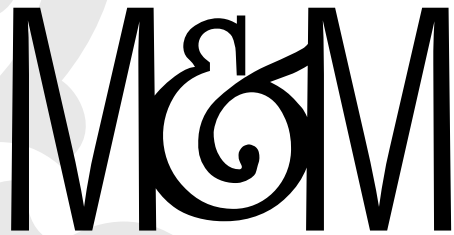
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies and local architecture, especially in heritage neighbourhoods. Oakville is also home to the state-of-the-art Sixteen Mile Sports Complex and the new Queen Elizabeth Park Community and Cultural Centre.

Among the many special attractions and activities for the whole family, Oakville's annual RibFest and Jazz Festival draw crowds from around the GTA. The community also provides plenty of recreational opportunities. Golfers can play at one of Oakville's many golf courses, including PGA-recognized Glen Abbey Golf Course, which has hosted the Canadian Open for many years.

Enjoy the acres of park space, many with groomed hiking trails, or join a recreation centre which provides programs for all ages. For boaters, Oakville features two picturesque harbours with docks and slips for sail and powerboats.

A place to do business

Oakville's strong and diversified economic base offers an excellent location for both new and expanding businesses. Currently, national and international corporate headquarters represent automotive, technology, business service, aerospace, pharmaceutical and tourism sectors.



MACKEY &
McCORMICK
BLAIRANDPETER.CA

TOP 1% NATIONALLY



BLAIR MACKEY, PETER McCORMICK & MICHAEL BEATTIE

BROKER

SALES REPRESENTATIVE

SALES REPRESENTATIVE



ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
LIFETIME MEMBER
2020



905.845.4267
326 LAKESHORE ROAD EAST
OAKVILLE ONTARIO L6J 1J6

BLAIR@BLAIRANDPETER.CA
PETER@BLAIRANDPETER.CA
MIKE@BLAIRANDPETER.CA