

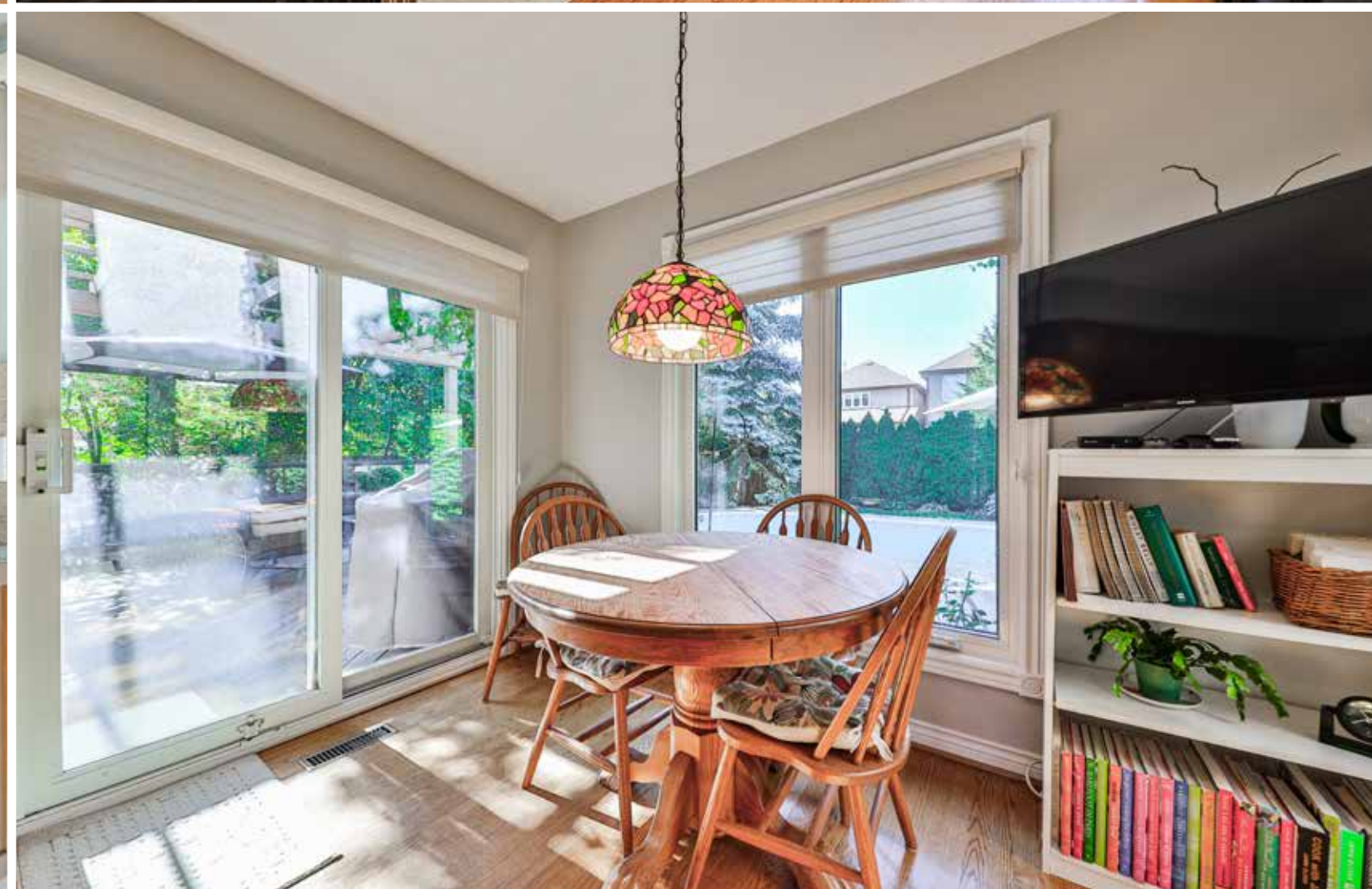
1214 OLD CARRIAGE WAY

GLEN ABBEY



MACKEY &
MCCORMICK
BLAIRANDPETER.CA













WELCOME HOME

TAXES: \$5,722 / 2021
LOT SIZE: 50' x 124.46'
POSSESSION: Flexible

Fantastic 3 bedroom home nestled on a mature lot in prestigious Glen Abbey. Prime location on a highly desirable, quiet, family friendly street within walking distance to St Matthews Church & Elementary School, Abbey Park & Loyola High Schools, walking trails, parks, tennis courts, Glen Abbey Golf Course & Monastery Bakery. Pride of ownership is abundant in this tastefully updated and meticulously maintained home. Move in ready! This property features a formal dining room, spacious living room, family room with fireplace and bright eat-in kitchen filled with natural light and walkout to gorgeous wooden deck, saltwater pool with Patterned Concrete surround and pool equipment cabana. New pool heater (2019), salt cell (2020). The upper level offers a spacious primary suite with walk-in closet and 4 piece ensuite, 2 additional bedrooms & 4 piece main bath. Finished basement offers a large recreation space, 4th bedroom plus den and plenty of storage space. New rear fence (2022), double car garage and a beautifully landscaped, 50' x 124' lot complete this gorgeous home. Eaves and leaf guard replaced (2018), roof (2016), aggregate driveway and walkways (2014). Minutes to shopping, restaurants, rec center, hockey rinks, splash pads and library. Quick access to highway and all amenities. Fantastic school district includes one of the top ranked high schools in Ontario (Abbey Park).

ROOM DETAILS

MAIN LEVEL

FOYER

- Hardwood Flooring
- Single Coat Closet

LIVING/DINING ROOM

- Broadloom
- Crown Molding
- Double French Doors
- Draperies

KITCHEN

- Hardwood Flooring
- Wood Cabinetry
- Granite Countertops
- Miele Built-In Dishwasher
- LG Stainless Steel Stove
- Stainless Steel Built-In Microwave
- Refrigerator
- Under Cabinet Lighting
- Travertine Backsplash
- Eat-In Area
- Sliding Doors to Backyard
- Window Blinds

FAMILY ROOM

- Broadloom
- Wood Burning Fireplace with Brick Surround
- Crown Molding
- Sliding Doors to Back Deck
- Track Lighting
- Draperies

BATHROOM

- 2 Piece
- Ceramic Tile Flooring
- Granite Countertop

LAUNDRY

- Stainless Steel LG Washer & Dryer
- Additional Cabinetry
- Laundry Sink
- Access to Side Garden

UPPER LEVEL

UPPER FOYER

- Broadloom
- Linen Closet

PRIMARY BEDROOM

- Broadloom
- Walk-In Closet
- California Shutters
- Ceiling Fan
- Crown Molding
- Window Blinds
- Ensuite

ENSUITE

- 4 Piece
- Ceramic Tile Flooring
- Wood Cabinetry
- Granite Countertop
- California Shutters
- Tub/Shower Combination

BEDROOM

- Broadloom
- California Shutters
- Double Closet

BEDROOM

- Broadloom
- California Shutters
- Double Closet



ROOM DETAILS

BATHROOM

- 4 Piece
- Ceramic Tile Flooring
- Tub/Shower Combination
- California Shutters

LOWER LEVEL

RECREATION ROOM

- Vinyl Flooring
- Pot Lighting
- Cold Storage
- Storage Under Stairs

BEDROOM

- Vinyl Flooring
- Clothes Closet

OFFICE

- Vinyl Flooring



ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

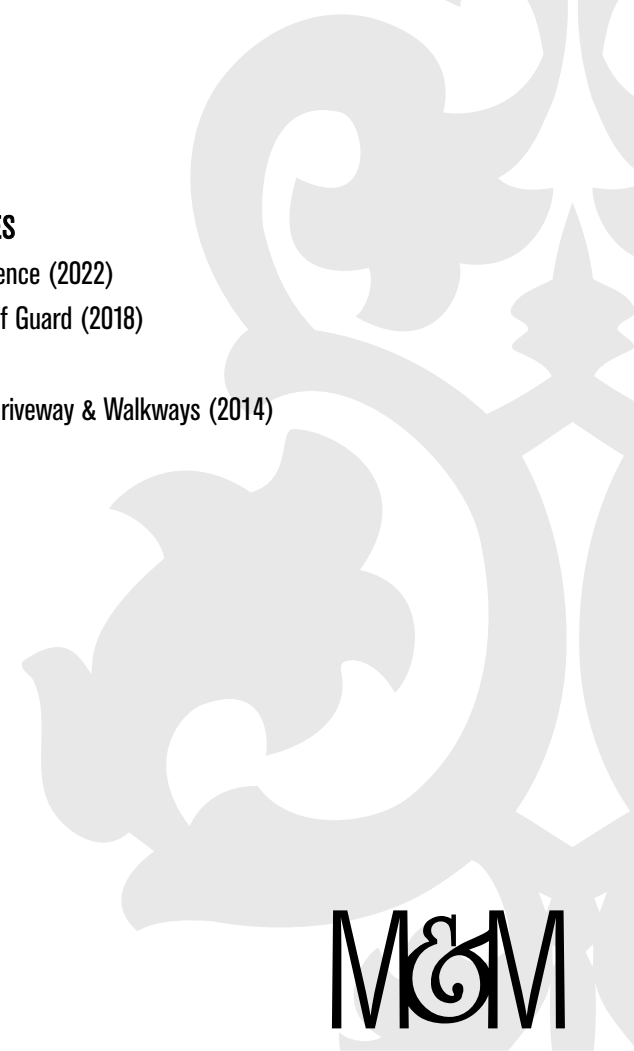
- Double Car Driveway
- Double Car Garage
- Beautifully Landscaped Frontage
- Aggregate Driveway & Walkway

BACK GARDEN

- Fully Fenced
- Wooden Deck with Pergola
- Inground Saltwater Pool with Concrete Surround
- Cabana for Pool Equipment
- Pool Heater
- Aggregate Walkways

OTHER FEATURES

- New Rear Fence (2022)
- Eaves & Leaf Guard (2018)
- Roof (2016)
- Aggregate Driveway & Walkways (2014)



M&M









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.

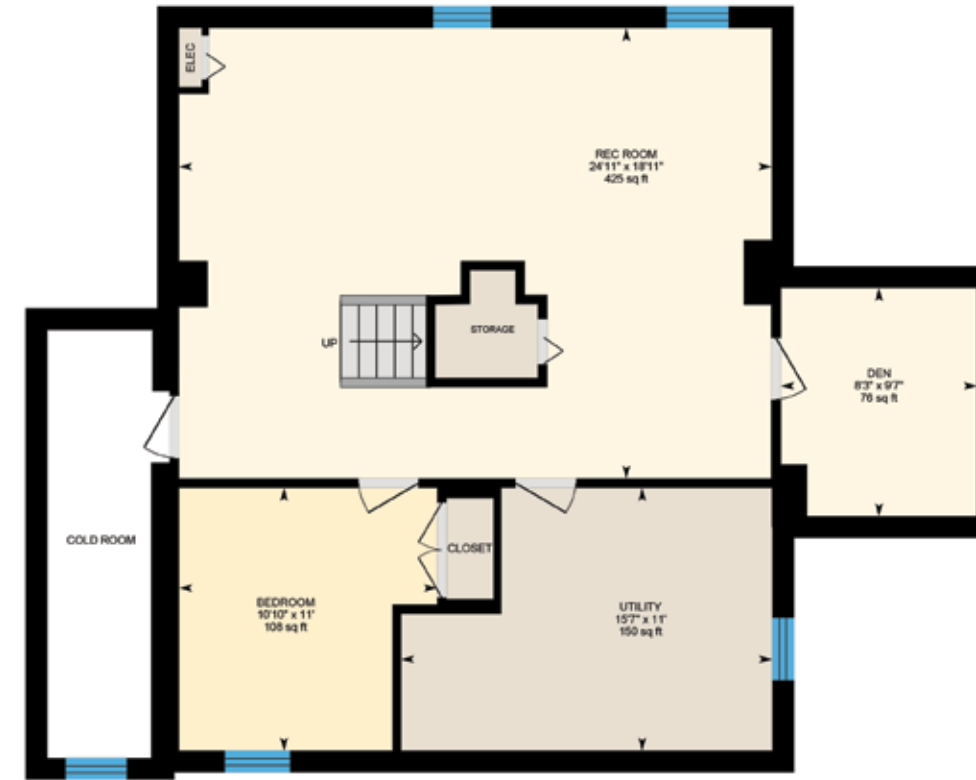
Main Floor Exterior Area 1012.86 sq ft
Interior Area 889.74 sq ft



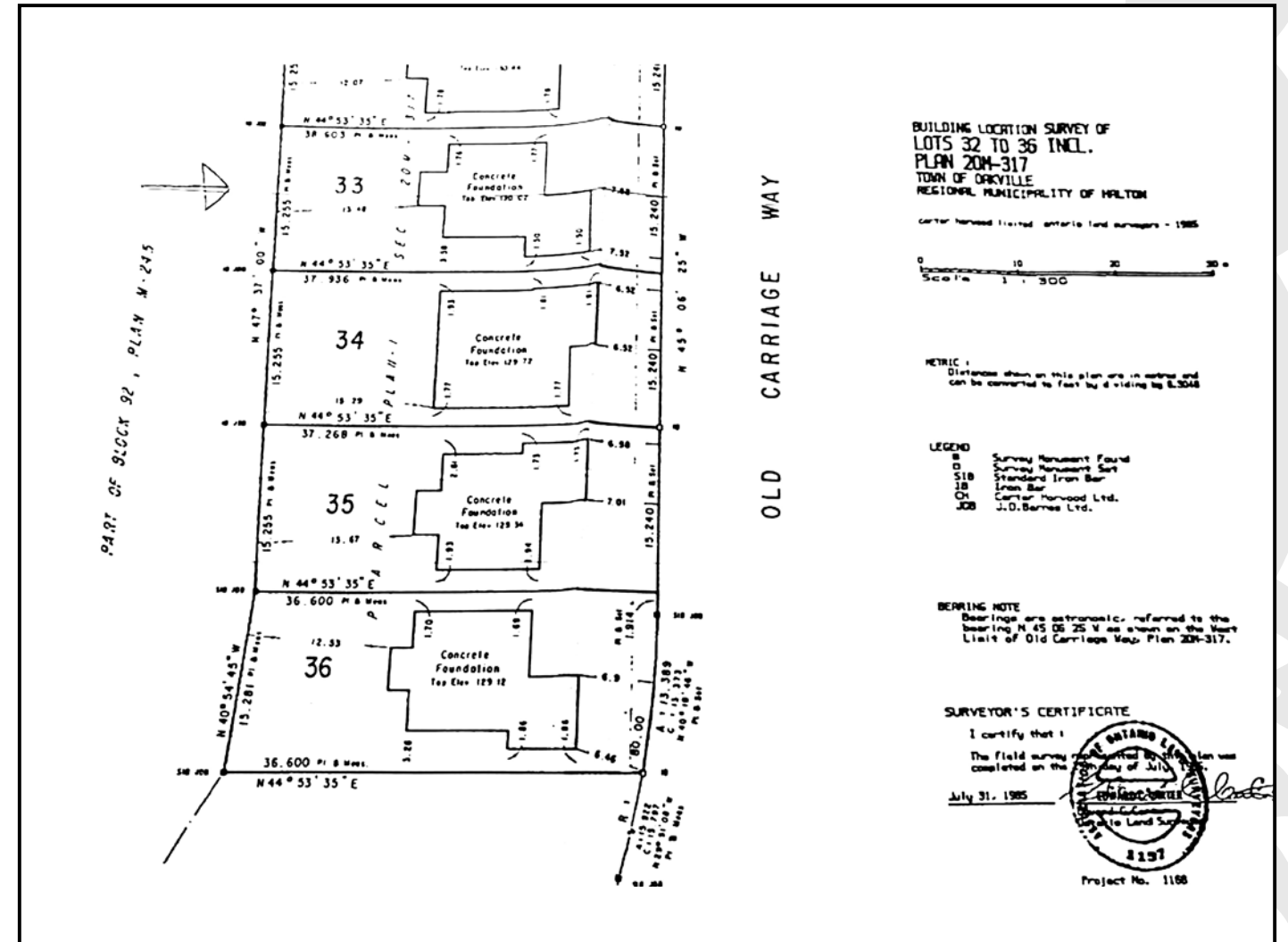
FLOOR PLANS & SURVEY

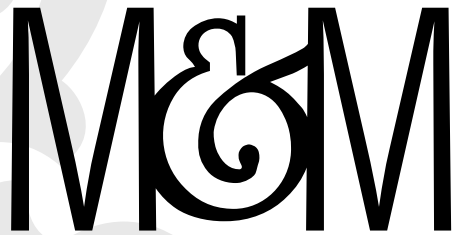
* Floor plans may not be exactly as shown

Basement (Below Grade) Exterior Area 988.57 sq ft
Interior Area 858.11 sq ft
Excluded Area 80.96 sq ft



2nd Floor Exterior Area 907.83 sq ft
Interior Area 800.42 sq ft





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



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