



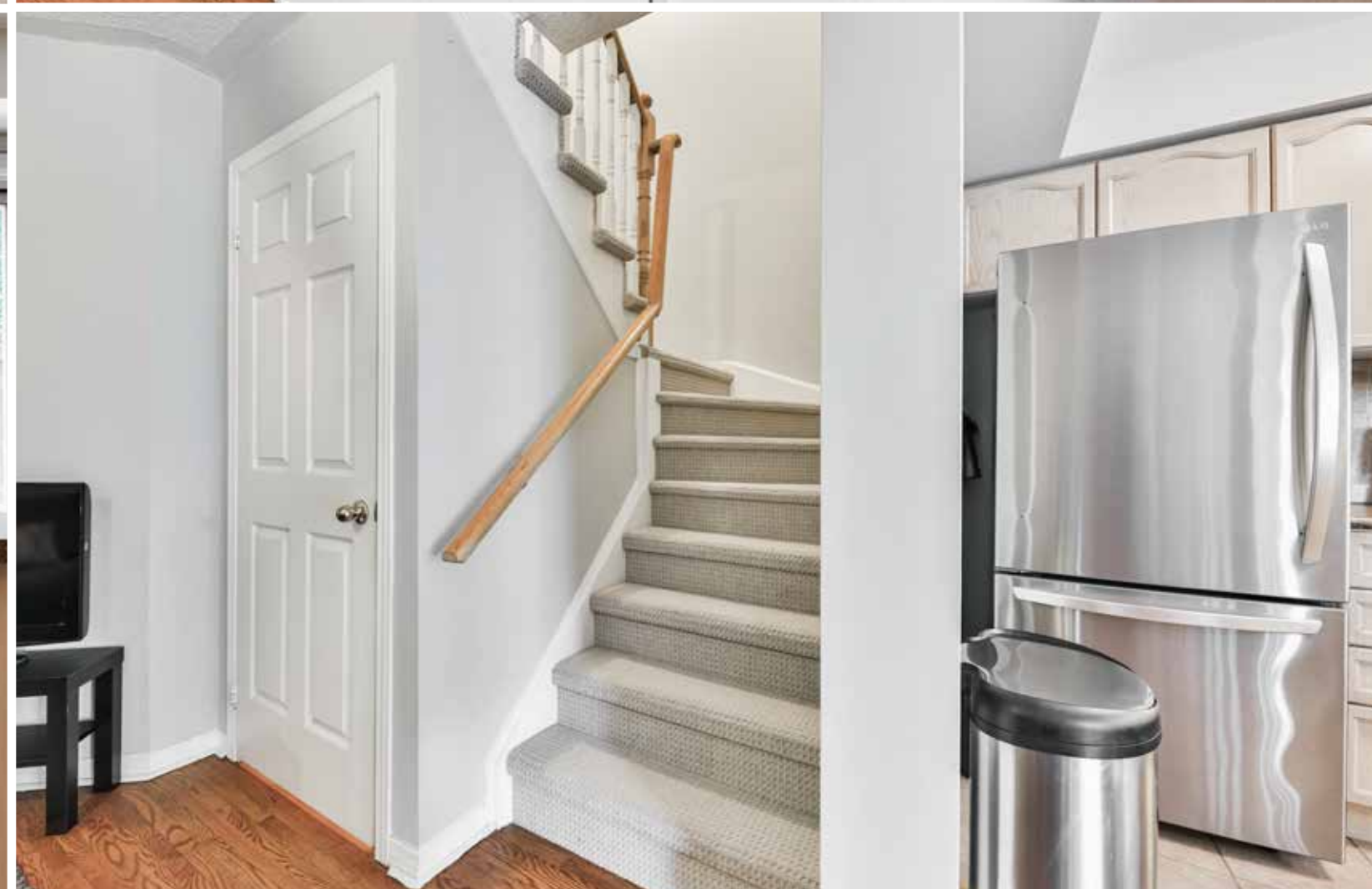
MACKEY &
McCORMICK
BLAIRANDPETER.CA



#11 - 1425
ABBEYWOOD DRIVE

GLEN ABBEY











WELCOME HOME

TAXES: \$3,045 / 2021
POSSESSION: 30-60 Days

Beautifully maintained 3 bedroom townhome in a quiet enclave in Glen Abbey. Hardwood floors on main level, stainless steel appliances, walkout from dining area to private charming deck and rear garden. Large primary bedroom with walk-in closet and ensuite privilege, second 2-pc bath on upper floor, finished recreation room in basement, interior access to garage. Low condo fees. Close to schools, parks and shopping. Move-in condition!

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Single Car Garage with Inside Entry
- Single Car Driveway
- Aggregate Concrete Stone Walkway & Porch

BACK GARDEN

- Deck
- Fully Fenced

OTHER FEATURES

- Garage Door Opener

ROOM DETAILS

MAIN LEVEL

FOYER

- Ceramic Tile Flooring
- Mirrored Double Closet

LIVING ROOM

- Hardwood Flooring

DINING ROOM

- Hardwood Flooring
- Sliding Door Walkout to Deck & Garden

KITCHEN

- Ceramic Tile Flooring
- LG Stainless Steel Fridge
- LG Stainless Steel Stove
- LG Stainless Steel Dishwasher
- LG Stainless Steel Built-In Microwave
- Under Cabinet Lighting
- Double Stainless Steel Sink
- Travertine Backsplash

POWDER ROOM

- 2 Piece
- Ceramic Tile Flooring
- Pedestal Sink

UPPER LEVEL

UPPER FOYER

- Broadloom

PRIMARY BEDROOM

- Broadloom
- Large Walk-In Closet with Built-In Shelving & Organizer
- Semi-Ensuite
- Ceiling Fan
- Draperies

SEMI-ENSUITE

- 4 Piece
- Ceramic Tile Flooring

BEDROOM

- Broadloom
- Window Blinds
- Double Closet
- Walk-In Bay Window

BEDROOM

- Broadloom
- Window Blinds
- Double Closet

BATHROOM

- 2 Piece
- Ceramic Tile Flooring

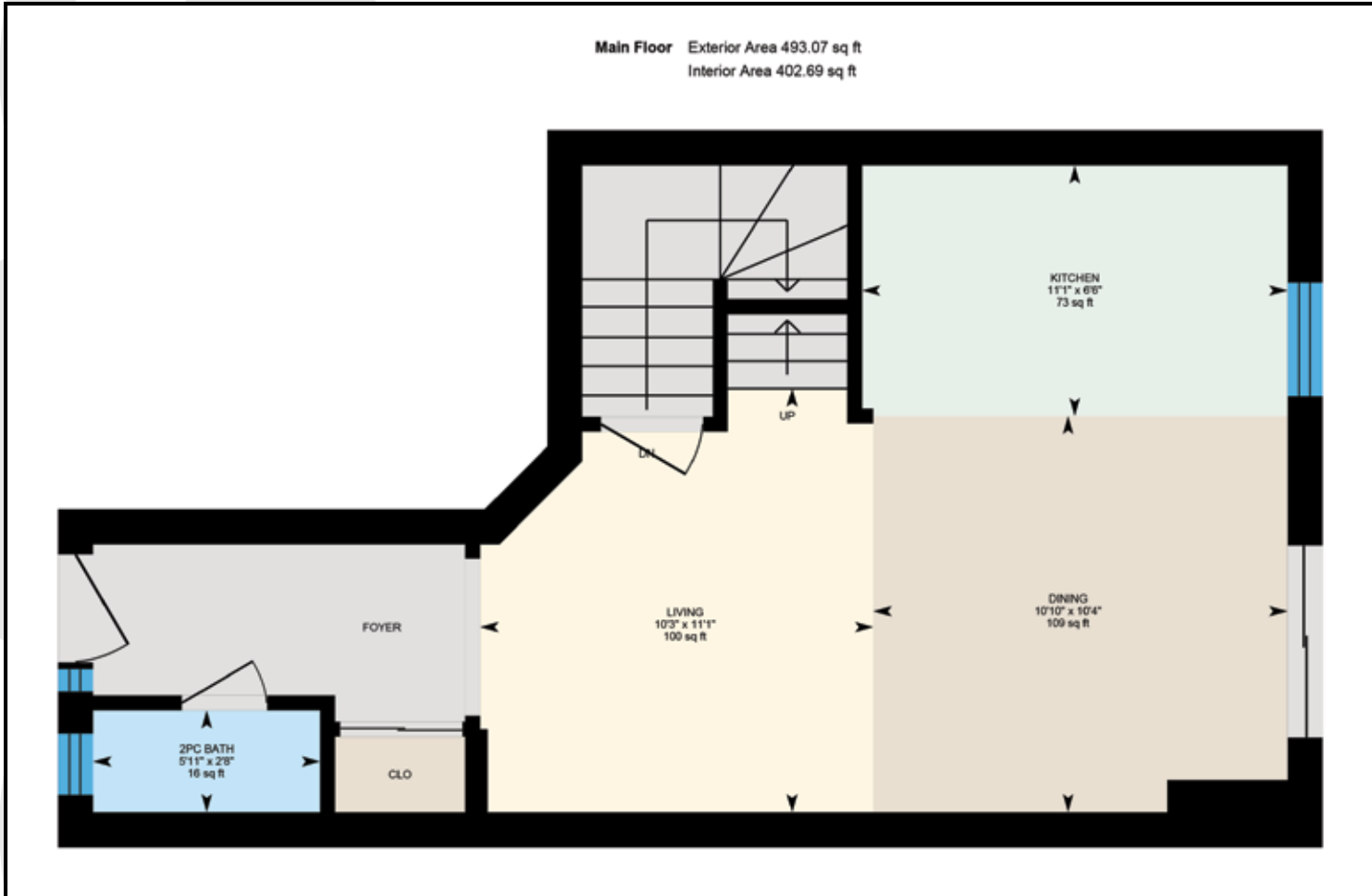
LOWER LEVEL

RECREATION ROOM

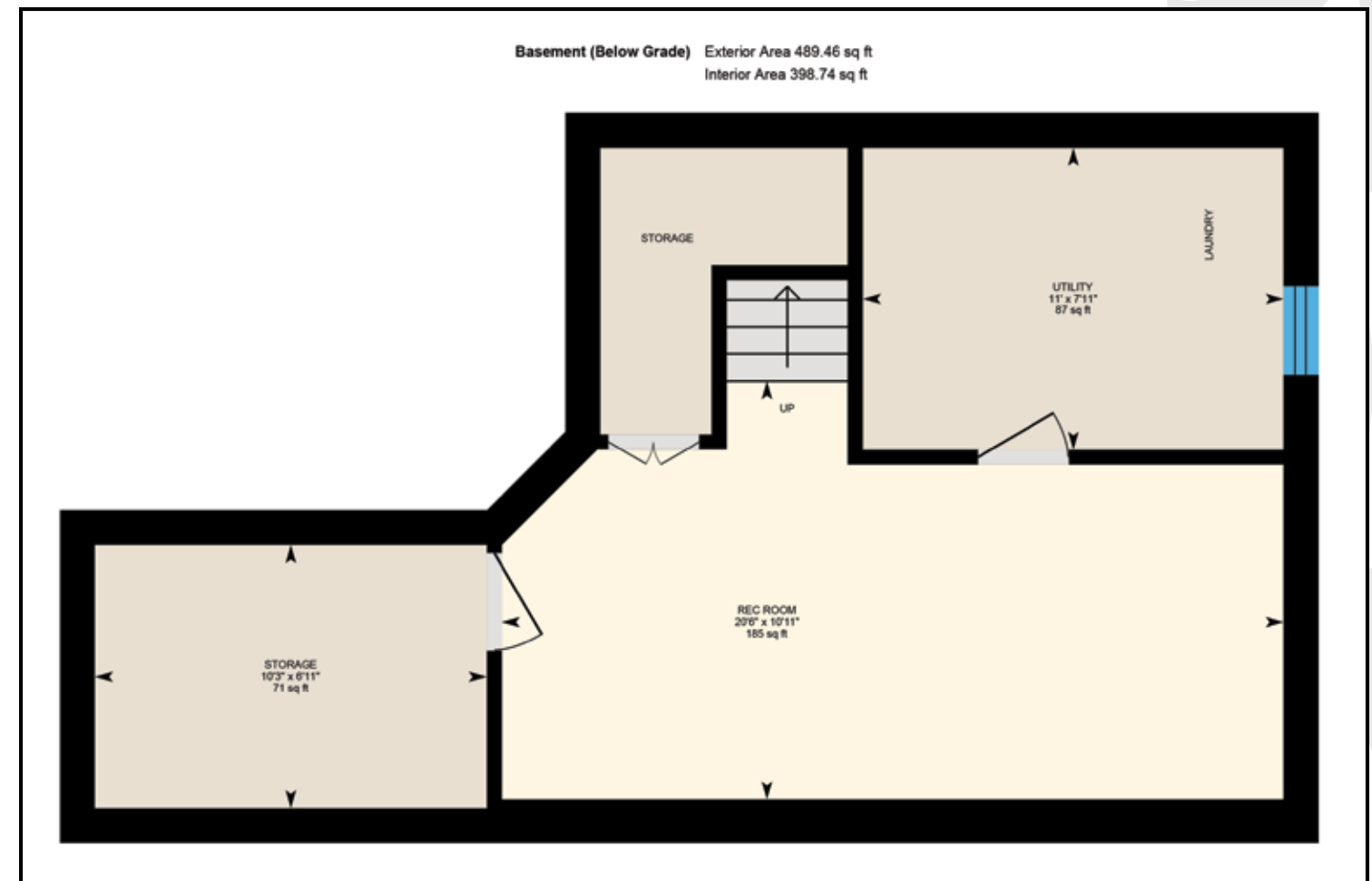
- Broadloom



FLOOR PLANS



* 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.

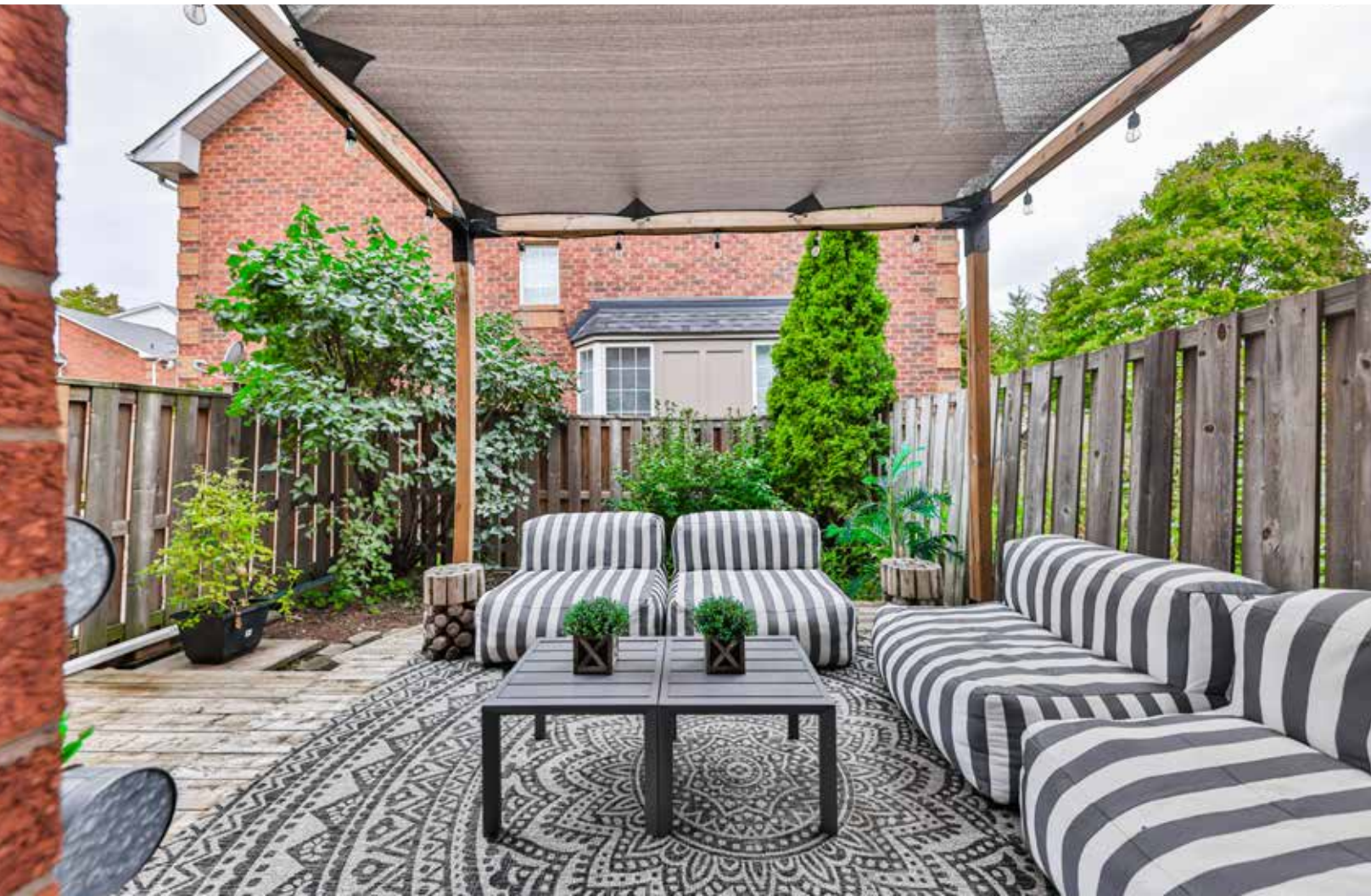
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies 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.

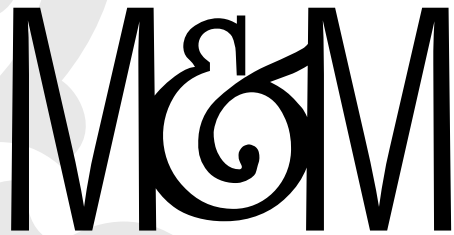
Among the many special attractions and activities for the whole family, Oakville's annual RibFest and Jazz Festival draw crowds from around the GTA. The community also provides plenty of recreational opportunities. Golfers can play at one of Oakville's many golf courses, including PGA-recognized Glen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





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