

1531 STONEYBROOK TRAIL

GLEN ABBEY

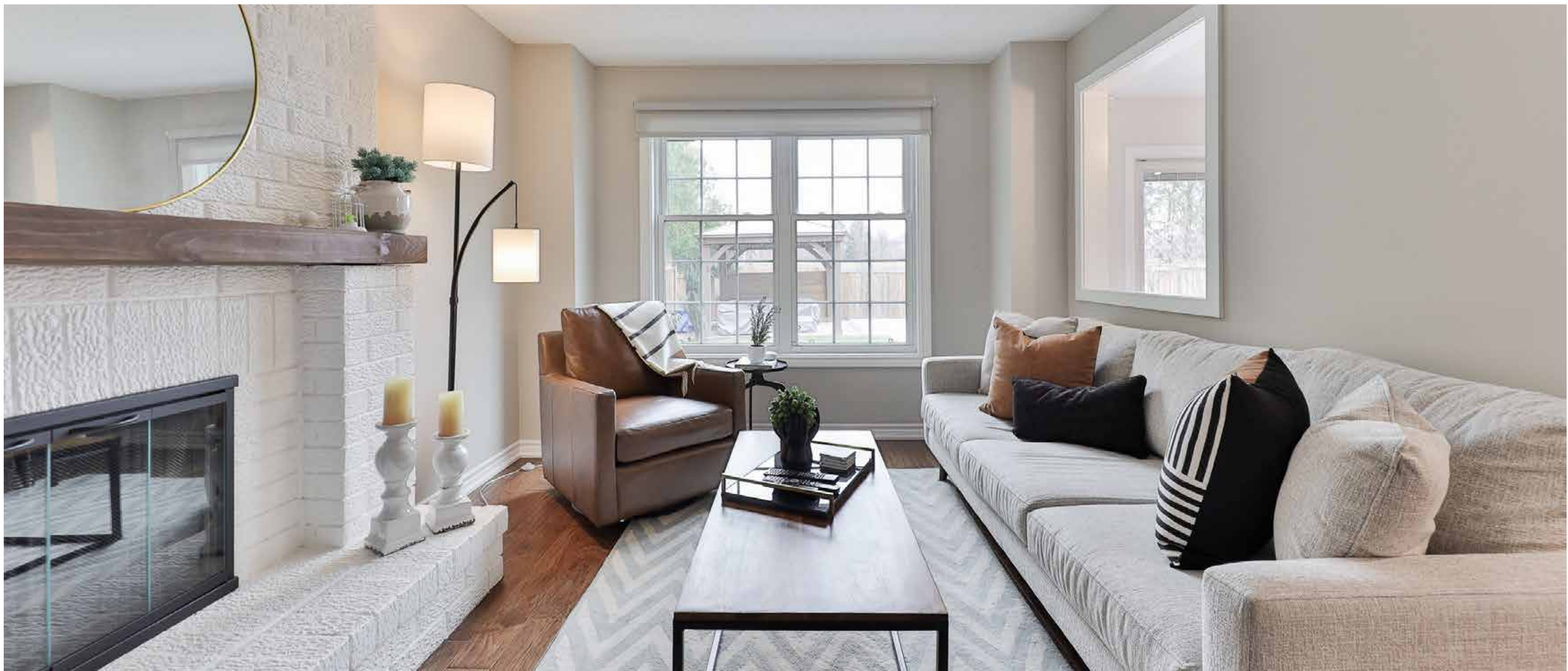


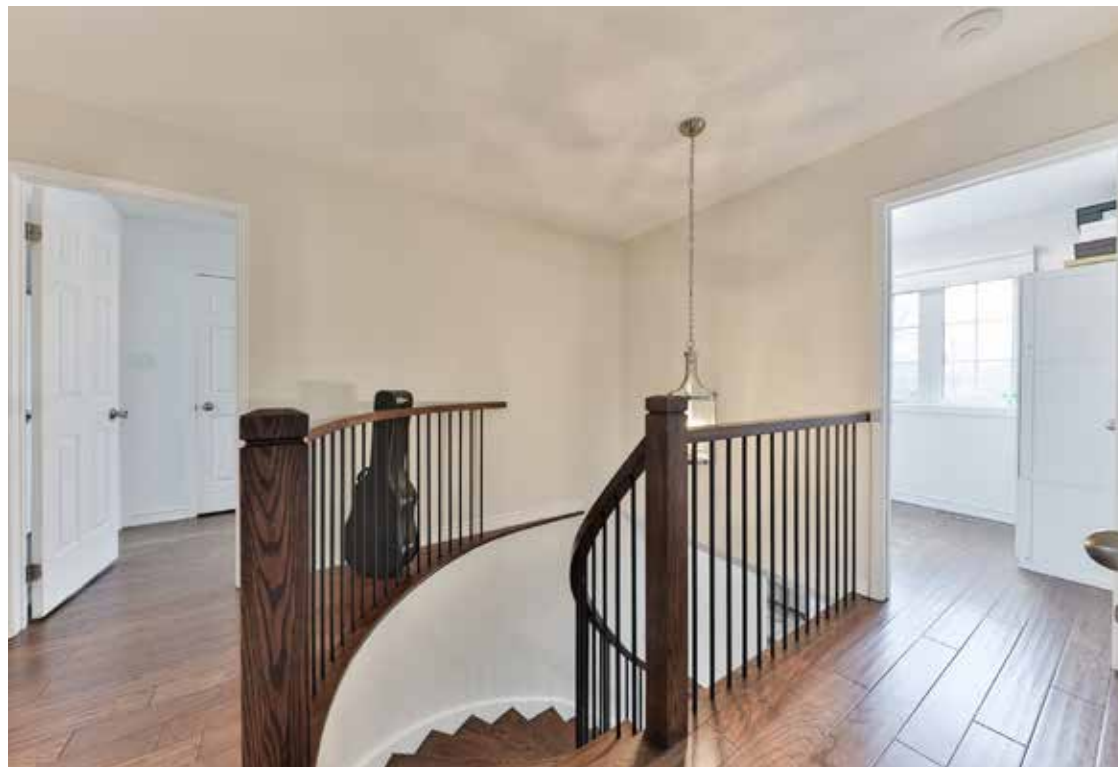
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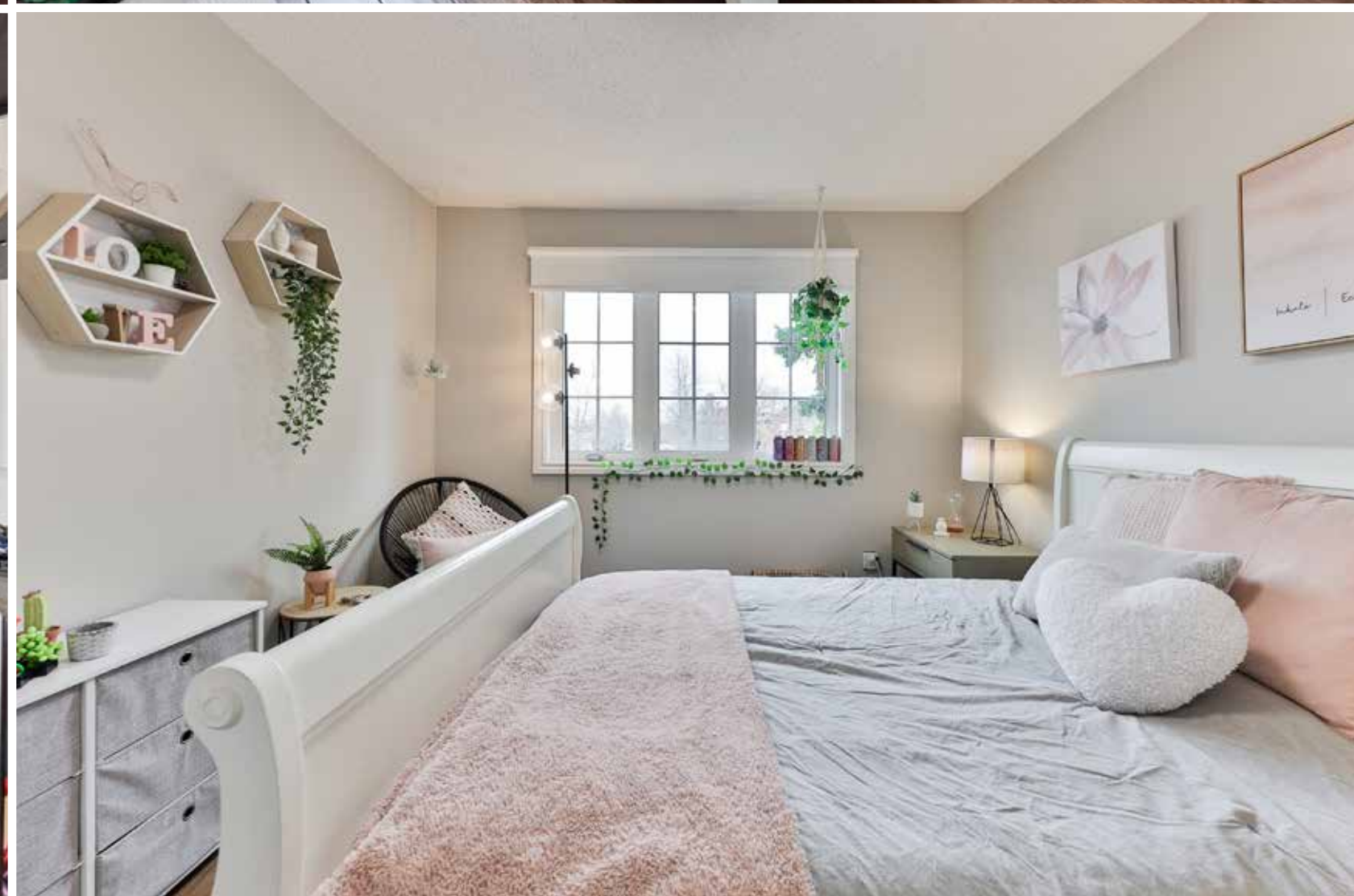




















WELCOME HOME

Stunning detached 2 storey home in highly desirable Glen Abbey and located in great school zones including Pilgrim Wood and Abbey Park H.S. Fully renovated throughout including a stunning white kitchen with custom breakfast bar open to the family room, hardwood flooring and upgraded staircase, new main bath and powder room, renovated ensuite, a newly finished lower level and upgraded mechanicals. New driveway, walkways, custom pergola, stone patios and Pioneer installed inground pool (2023) with AquaLink smart technology for LED lighting package, heater and saltwater system. The back garden truly is a private oasis to enjoy your summers in! Close to Glen Abbey golf course, parks, trails, transit, highways and shopping.

TAXES: \$5,483 / 2024
LOT SIZE: 42.65' x 119.75'
POSSESSION: 120 Days

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Double Car Driveway (Repaved 2023)
- Double Car Garage
- Stone Walkways

BACK GARDEN

- Stone Patio & Hardscape Design (2023)
- Professional Landscape Lighting
- Heated Inground Saltwater Pool (2023)
- Pool Cover

- Pool Cleaner
- AquaLink Smart Pool Controller for Lights, Heater & Salt Content
- Upgraded LED Lights
- Upgraded Fencing
- Gas BBQ Hookup
- Custom Pergola
- Mature Gardens

OTHER FEATURES

- Furnace (2022)
- Garage Door Opener & Remotes

ROOM DETAILS

MAIN LEVEL

FOYER

- Hardwood Flooring
- Upgraded Staircase with New Handrail & Metal Spindles
- Double Coat Closet
- Upgraded Front Door & Side Light
- Pot Lighting

POWDER ROOM

- New 2-Piece (2023)
- Upgraded Herringbone Tile Floor
- Upgraded Lighting
- Upgraded Cabinetry & Countertop
- Upgraded Faucet, Hardware & Mirror

LIVING ROOM

- Hardwood Flooring
- Upgraded Automatic Blinds

DINING ROOM

- Hardwood Flooring
- Upgraded Light Fixtures

KITCHEN

- Hardwood Flooring
- Neutral Cabinetry with Soft Close
- Quartz Countertop
- Maytag Stainless Steel Refrigerator
- Maytag Stainless Steel Dishwasher
- GE Café Stainless Steel 6 Burner Dual Fuel Stove with Warming Drawer
- Quartz Backsplash
- Additional Pantry Added
- Pot Lighting

EAT-IN AREA

- Hardwood Flooring
- Custom Island with Quartz Countertop & Bar Seating
- Upgraded Automatic Blinds
- Walkout to Back Yard

FAMILY ROOM

- Hardwood Flooring
- Wood Burning Fireplace with Upgraded Mantle
- Open to Kitchen
- Upgraded Blinds

LAUNDRY

- Hardwood Flooring
- Maytag Front Load Washer & Dryer
- Laundry Tub
- Upgraded Cabinetry & Countertop
- Inside Entry from Garage

UPPER LEVEL

UPPER FOYER

- Hardwood Flooring
- Linen Closet
- Upgraded Lighting

PRIMARY BEDROOM

- Hardwood Flooring
- Walk-In Closet
- Ensuite
- Upgraded Lighting
- Window Blinds

ENSUITE

- 3 Piece
- Ceramic Tile Flooring
- Upgraded Vanity & Countertop
- Upgraded Lighting
- Walk-In Shower

BEDROOM

- Hardwood Flooring
- Ceiling Fan
- Double Clothes Closet
- Draperies

BEDROOM

- Hardwood Flooring
- Upgraded Lighting

- Double Clothes Closet
- Window Blinds

BEDROOM

- Hardwood Flooring
- Upgraded Lighting
- Window Blinds

BATHROOM

- New 5-Piece (2023)
- Ceramic Tile Flooring
- Quartz Countertop
- Upgraded Neutral Vanity
- Double Undermount Sinks
- Tiled Shower/Tub Enclosure with Glass Door Entry
- Rain Showerhead & Riobel Faucets
- Upgraded Toto Toilet

LOWER LEVEL

LOWER FOYER

- Complete Renovation with New Insulation (2023)

RECREATION ROOM

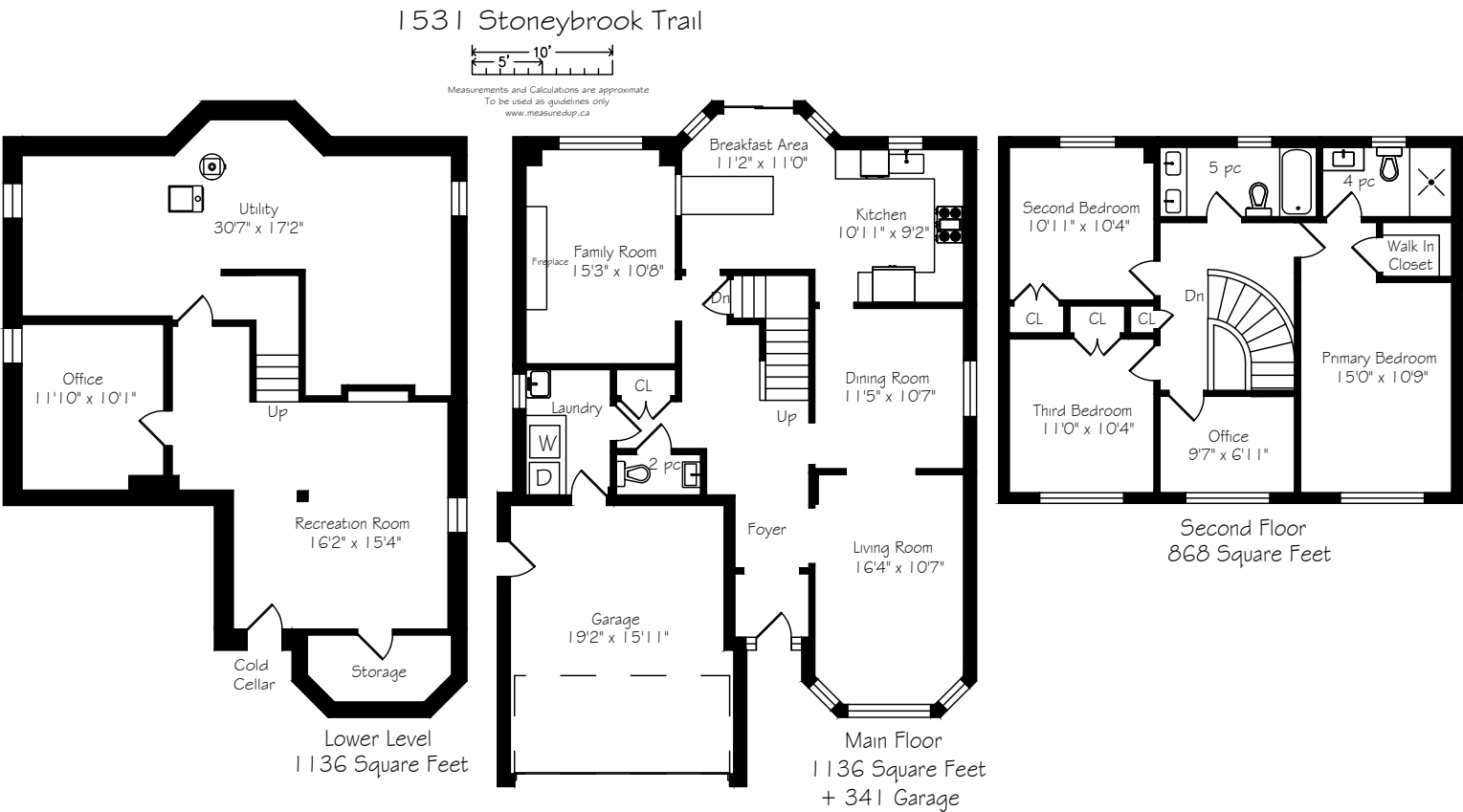
- Neutral Broadloom
- Built-In Media Niche
- Pot Lighting
- Storage Closets

OFFICE

- Neutral Broadloom
- Sound Reducing Insulation in Walls & Ceiling
- Pot Lighting
- Can be 5th Bedroom



FLOOR PLAN



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.

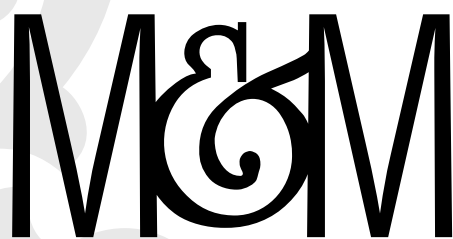
Destination for both visitors and residents
A 30-minute drive from downtown Toronto, and an hour's drive from the U.S. border, Oakville is a great destination for visitors.

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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