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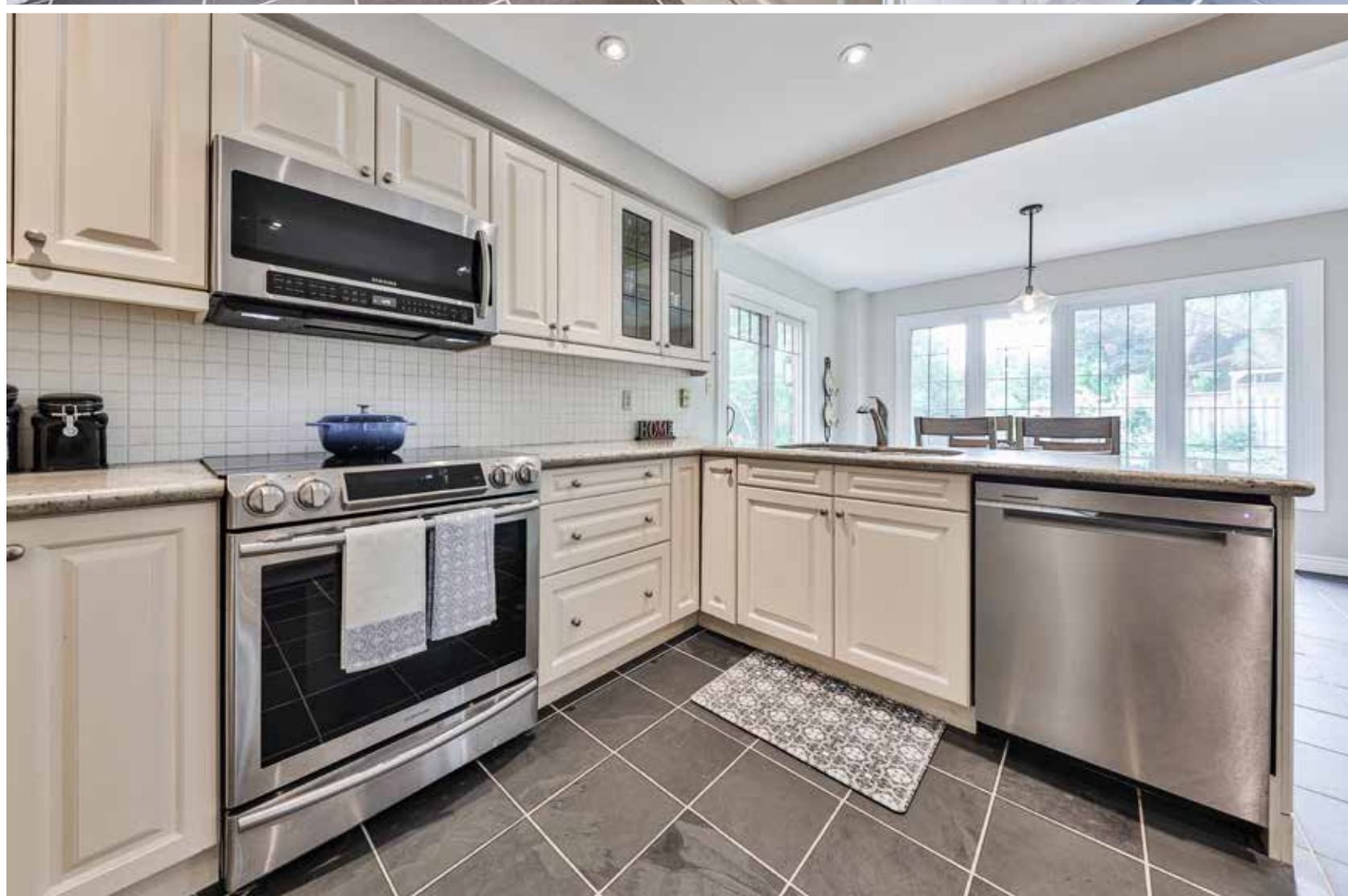


# 1260 OLD BRIDLE PATH

GLEN ABBEY















## ROOM DETAILS

### MAIN LEVEL

#### FOYER

- Hardwood Flooring
- New Custom Front Door with Side Lights
- Coat Closet
- Spiral Staircase

#### LIVING ROOM

- Hardwood Flooring
- Crown Molding
- Walk-In Bay Window

#### DINING ROOM

- Hardwood Flooring
- Crown Molding
- Very Spacious
- Large Picture Window Overlooking Garden & Pool
- Upgraded Lighting

#### KITCHEN

- Ceramic Tile Flooring
- Colonial Style Cabinetry with Leaded Glass Display & Brushed Nickel Hardware
- Granite Countertop
- Stainless Steel Fridge (2024)
- Stainless Steel Samsung Stove
- Stainless Steel Whirlpool Dishwasher
- Stainless Steel Microwave
- Tile Backsplash
- Wine Rack
- Lazy Susan Corner Storage
- Eat-In Area with Walkout to New Deck
- Wraparound Windows
- Pot Lighting

### FAMILY ROOM

- Hardwood Flooring
- Wood Burning Fireplace
- Custom Design Mantle
- Oversized Sliding Door to Deck & Pool

### POWDER ROOM

- 2 Piece
- Ceramic Tile Flooring
- New Vanity (2022)
- Marble Counter
- Brushed Nickel Faucet
- High Beadboard Wainscoting

### LAUNDRY

- White Front Load Washer
- New Dryer (2024)
- Additional Cabinetry
- New Shower for Pool/Dog (2022)

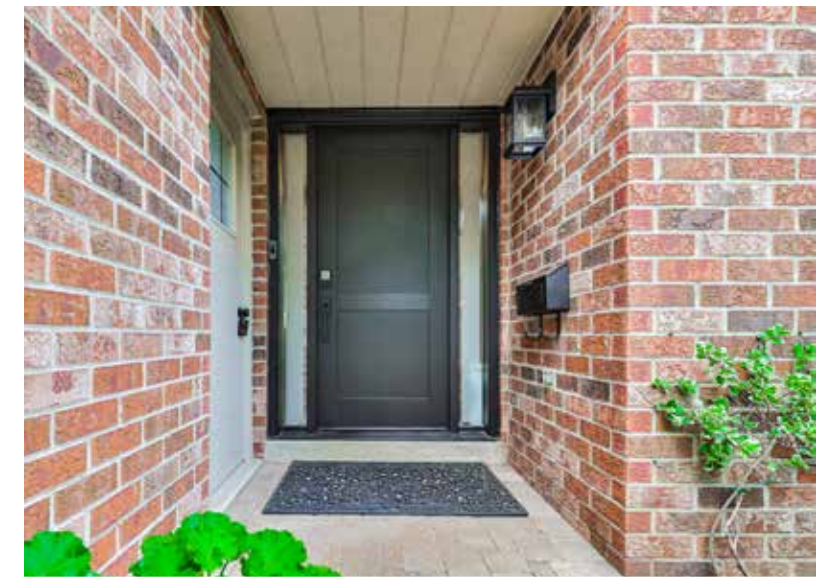
### UPPER LEVEL

#### PRIMARY BEDROOM

- Hardwood Flooring
- Multiple Closets (Walk-In + Double)
- Ensuite
- Wraparound Window
- Blackout Blinds

#### ENSUITE

- Newly Renovated 5 Piece (2022)
- Ceramic Tile Flooring
- Shaker Style Cabinetry
- Marble Countertop
- Double Sink
- Floating Soaker Tub
- Corner Wraparound Glass Shower with Rain Showerhead



# WELCOME HOME

**TAXES:** \$7,831 / 2024  
**LOT SIZE:** 50.11' x 143.93'  
**POSSESSION:** 60-90 Days

Beautiful family home located on a quiet street in one of Glen Abbeys most sought after neighbourhoods. Situated on a private, mature premium lot (143' deep) with an inground pool, this home offers 2700 sq ft (3900 total living space) with 4 bedrooms, spacious bright kitchen with stainless steel appliances and walkout to new deck (2022), main floor family room with fireplace, beautiful gracious dining room, master retreat with walk-in closet and newly renovated ensuite (2022), main bathroom renovated (2022), main floor powder room (2022), smooth ceilings, fully finished basement with gym & games area and 5th bedroom/office, extensive hardwood flooring, roof (2017), new furnace & air conditioner (2024), new custom front door (2022), some new windows (2021), new hardware on doors, blackout blinds in all bedrooms, robotic pool cleaner (2024), pool heater (2022), new dryer (2024) and more. Act on it! Homes don't come for sale in this neighbourhood often!

## ADDITIONAL FEATURES

### EXTERIOR FEATURES

#### FRONT GARDEN

- Double Car Driveway
- Double Car Garage
- Tumbled Stone Walkway

#### BACK GARDEN

- New Deck with Privacy Wall (2022)
- Inground Pool with Liner
- Pool Heater (2020)
- New Pool Cleaner (2024)
- Premium Lot with Complete Privacy
- Surrounded by Mature Trees
- Side Walkway

#### OTHER FEATURES

- Smooth Ceilings
- New Hardware on All Doors
- New Furnace & Air Conditioner (2024)
- New Rented Water Heater (2024)
- Roof (Approx 2018)



## ROOM DETAILS

### BEDROOM

- Hardwood Flooring
- Double Closet
- Blackout Blinds

### BEDROOM

- Hardwood Flooring
- Clothes Closet
- Blackout Blinds

### BEDROOM

- Hardwood Flooring
- Clothes Closet
- Blackout Blinds

### BATHROOM

- Newly Renovated 4 Piece (2022)
- Ceramic Tile Flooring
- Shaker Style Cabinetry
- Soaker Tub/Shower Combination

### LOWER LEVEL

### RECREATION ROOM

- Broadloom
- Pot Lighting
- Gym & Games Area

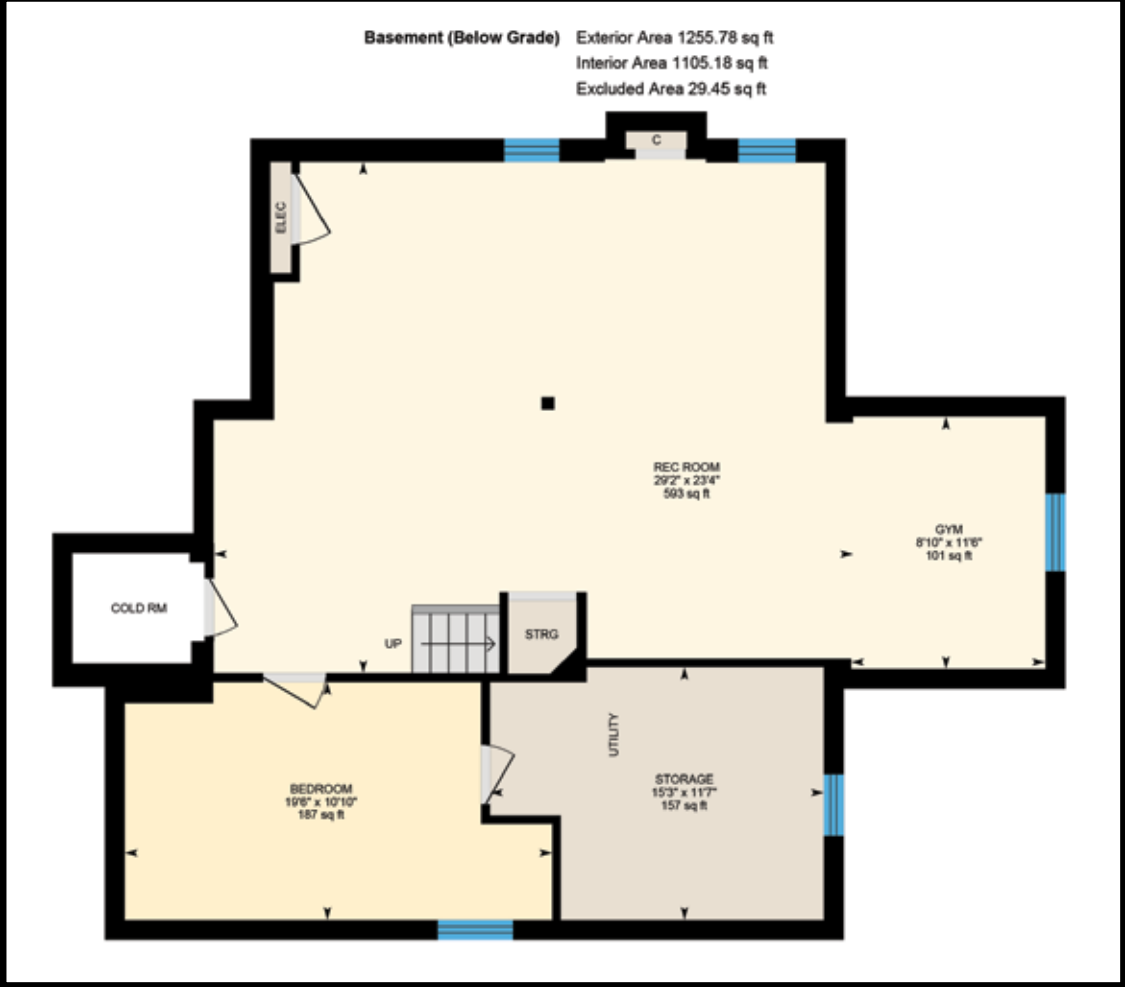
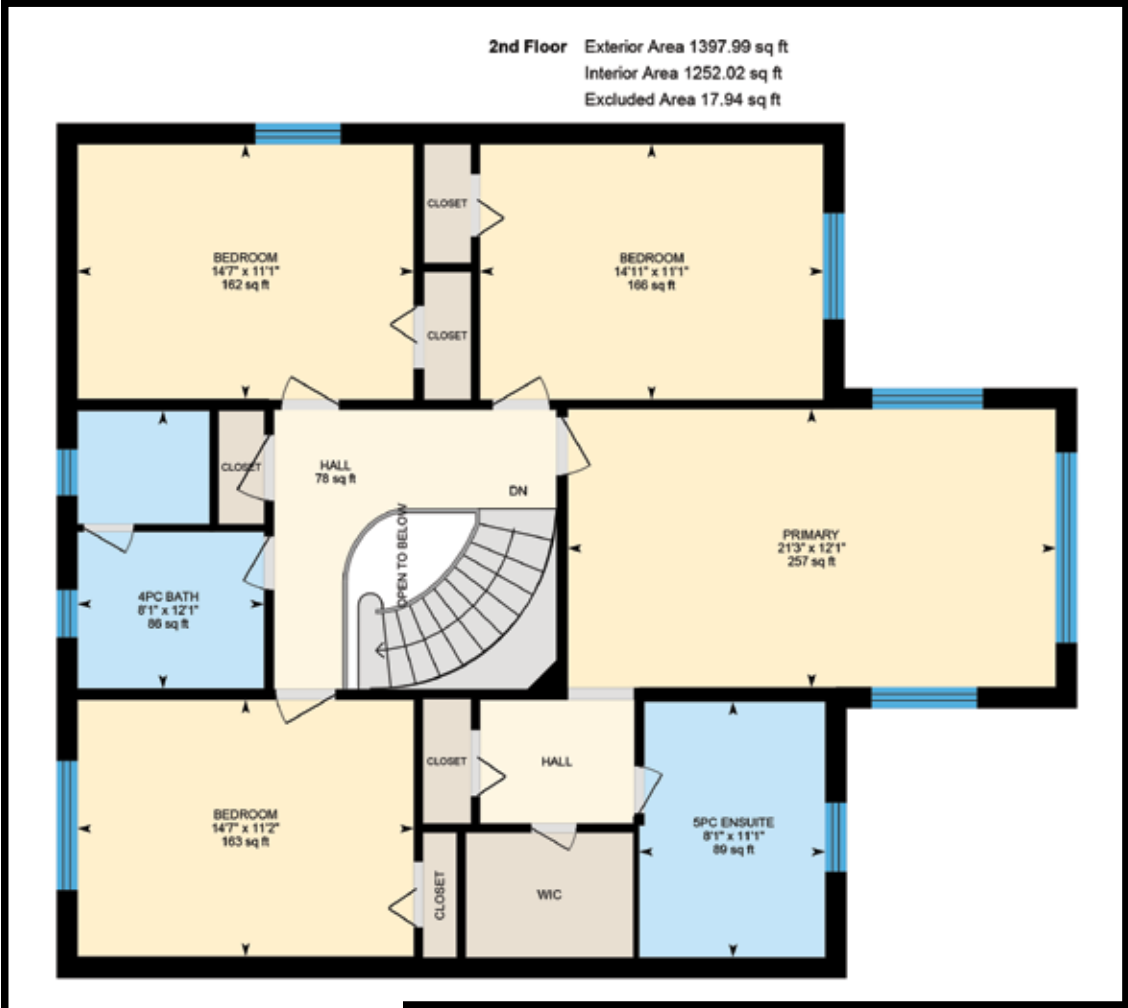
### BEDROOM

- Broadloom
- Built-In Cupboards & Shelving
- Pot Lighting

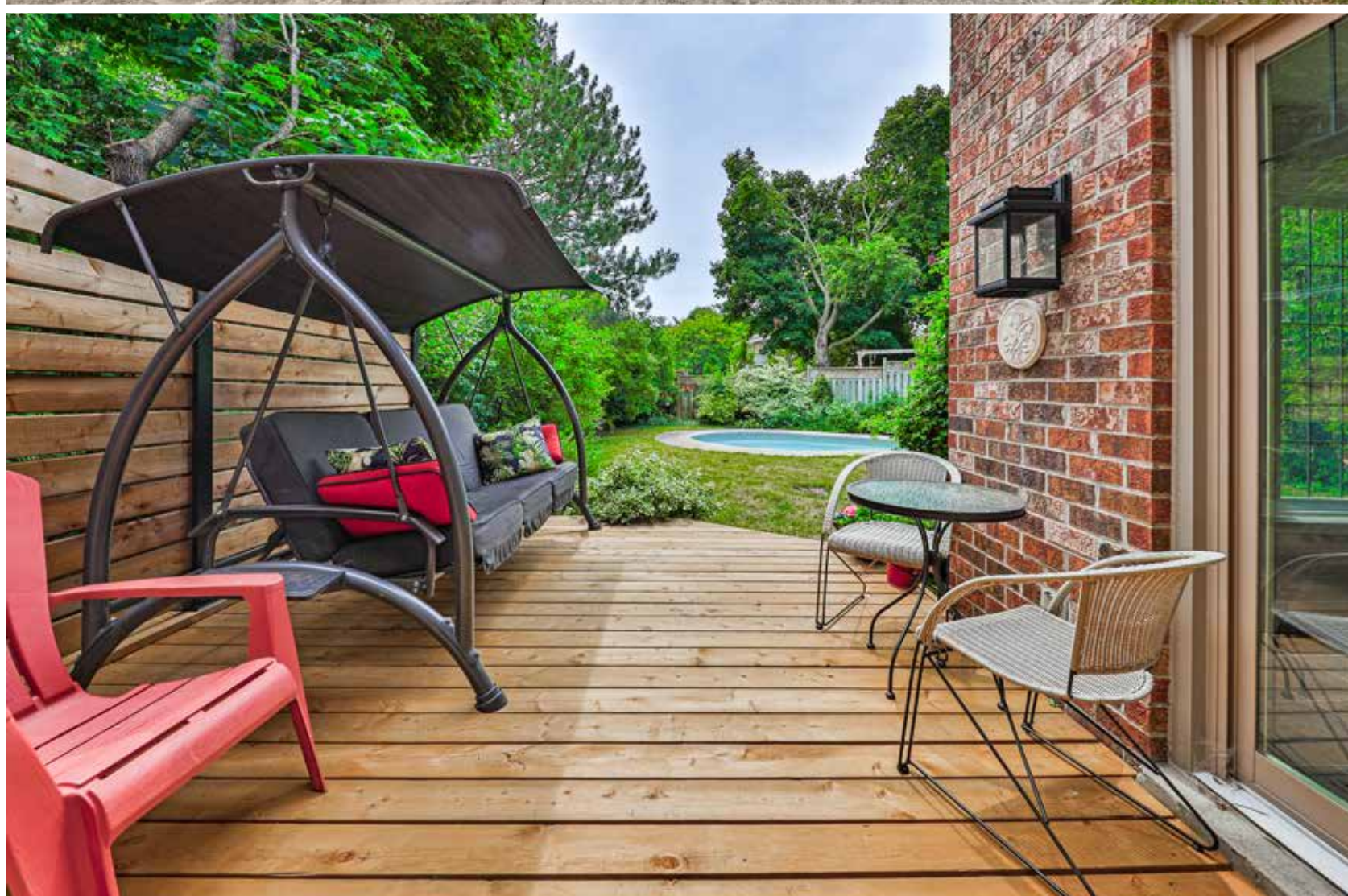


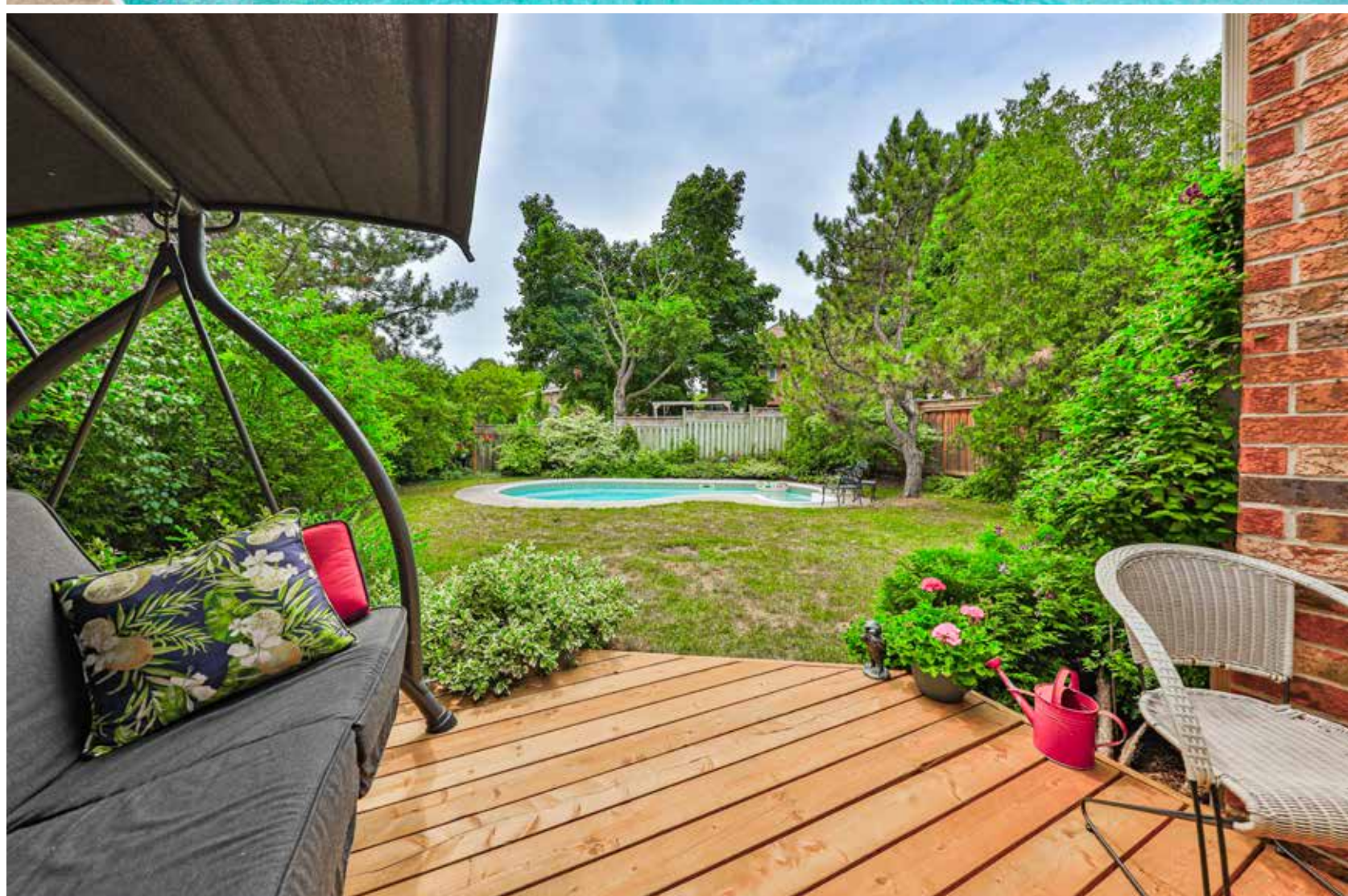
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# FLOOR PLANS



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





# 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.

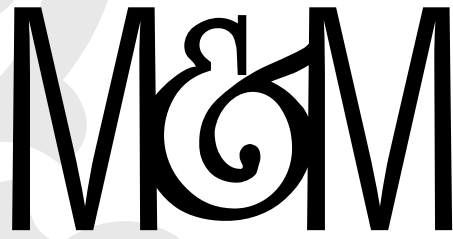
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies 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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TOP 1% NATIONALLY



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2023



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