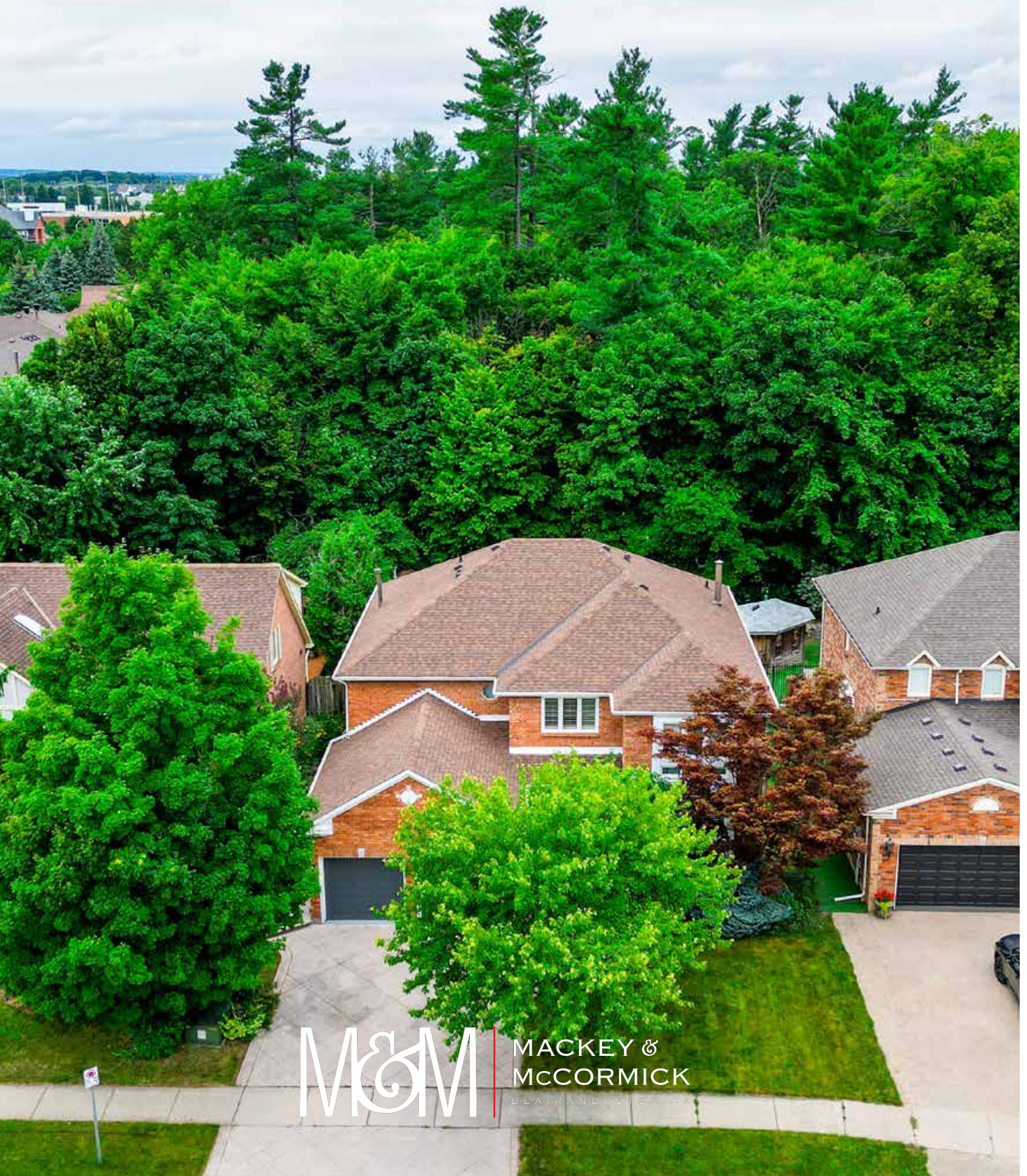


1391 PINEWAY COURT

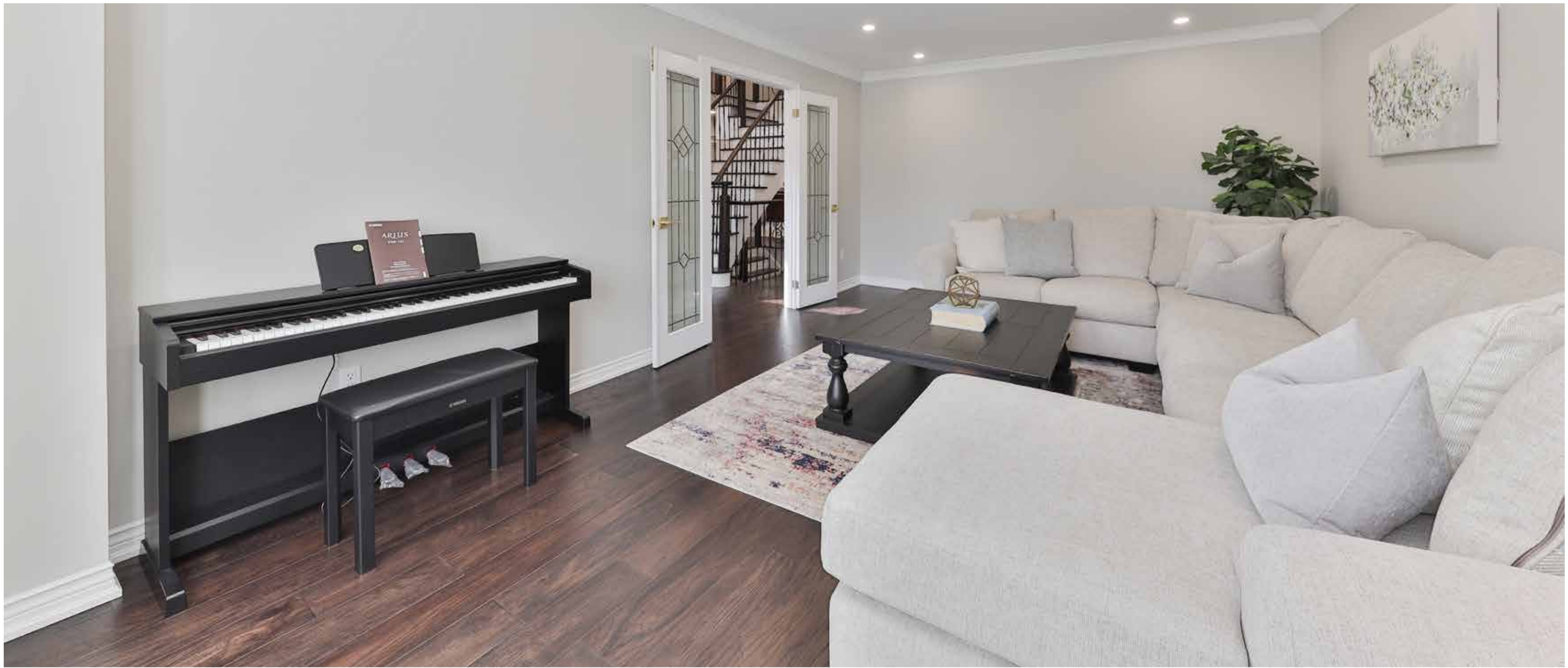
GLEN ABBEY



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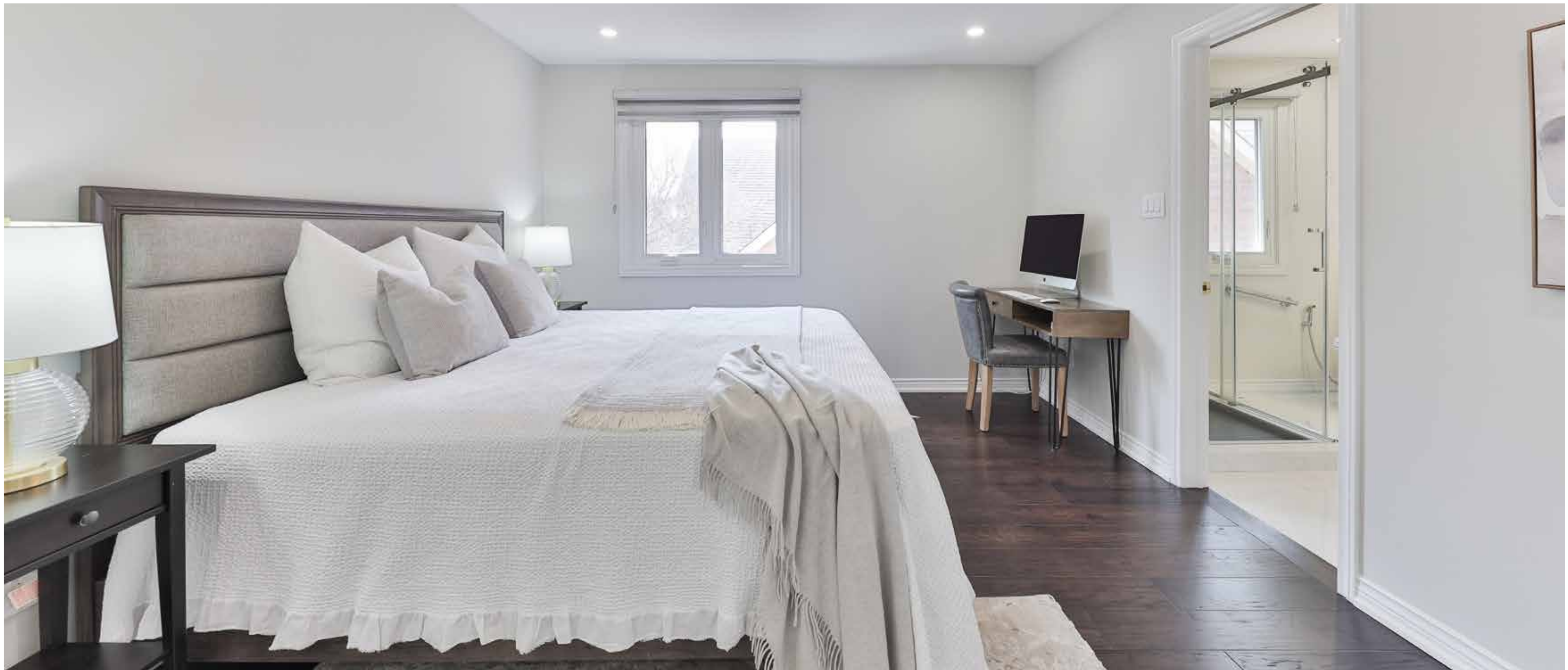


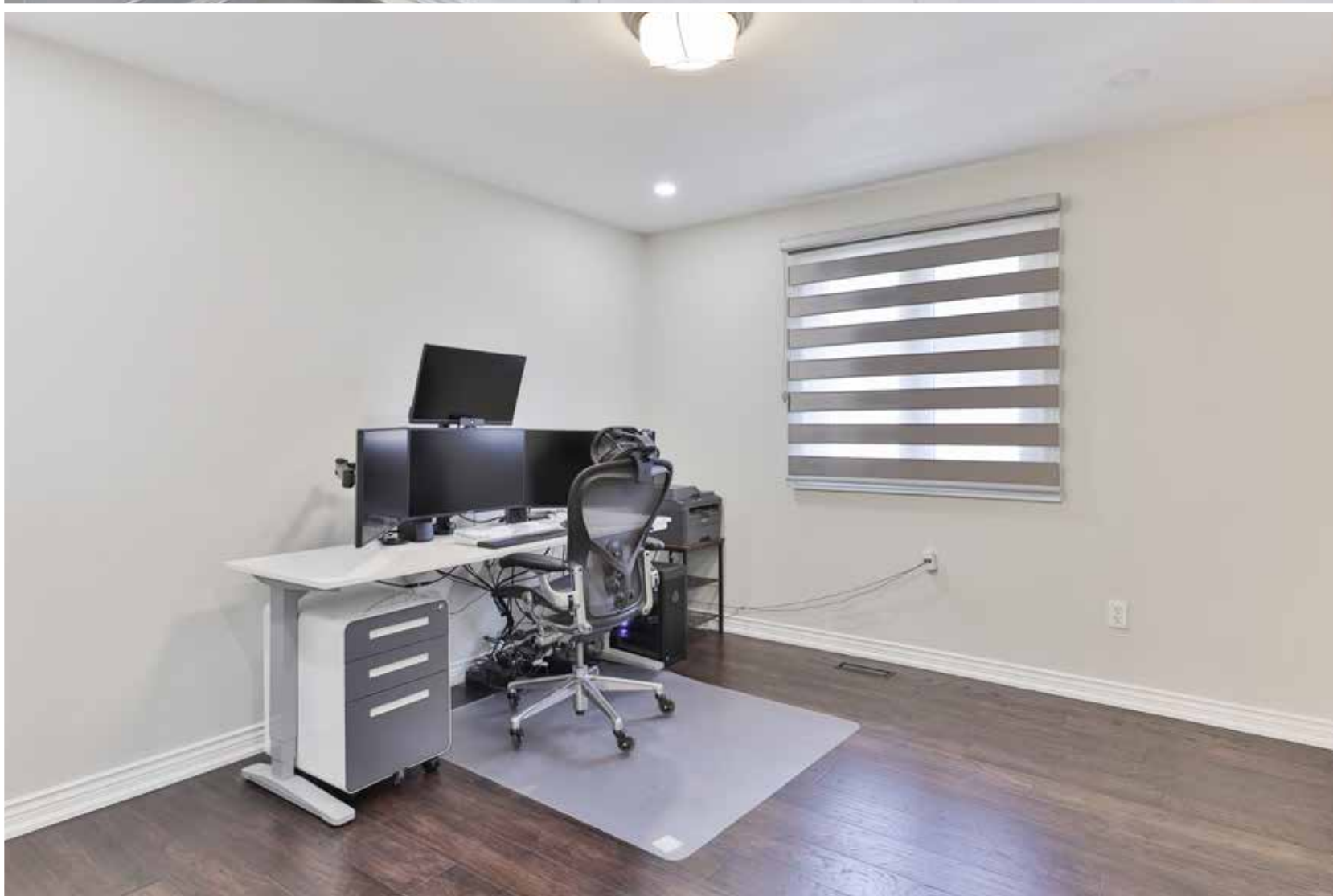
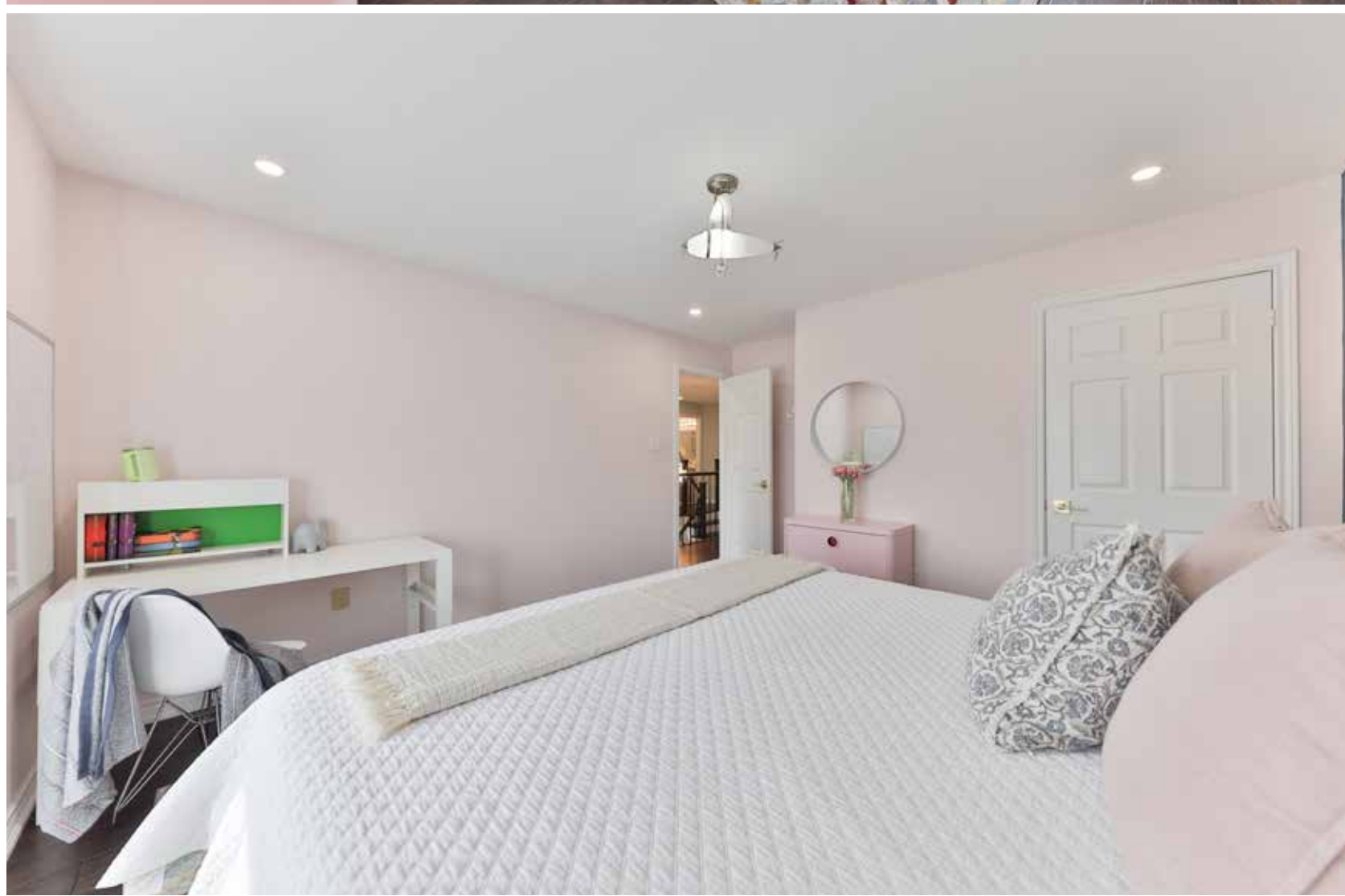




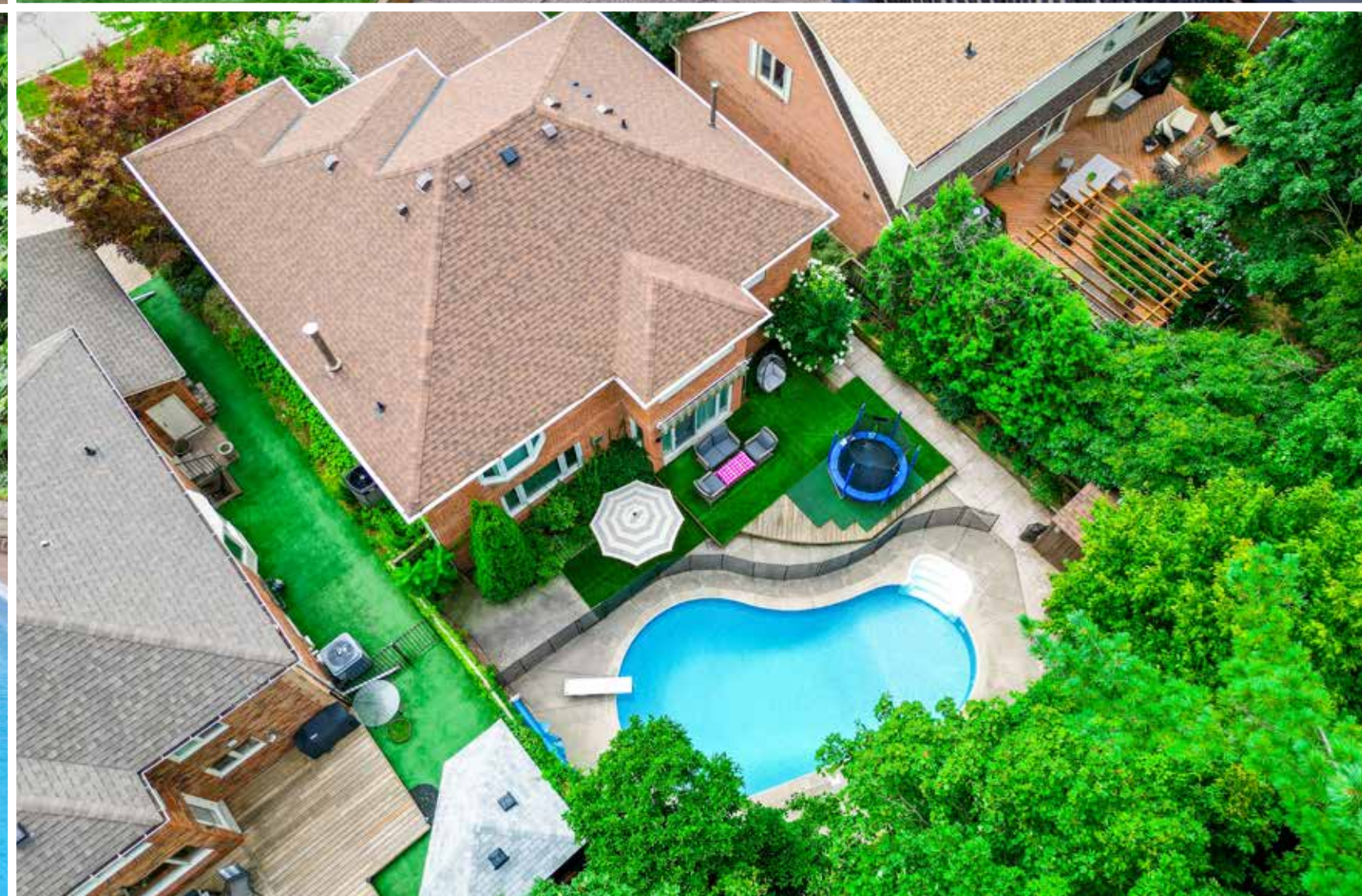














WELCOME HOME

Exquisite Glen Abbey Home – Backing Onto Green Space with Pool!

Welcome to this stunning over 3,600 sq. ft. home in the prestigious Glen Abbey community! Nestled on a quiet court and backing onto lush green space, this elegant residence offers both luxury and tranquility.

Step inside to discover newly upgraded floors and a grand staircase, setting the stage for a sophisticated yet warm ambiance. The main floor features a formal living room and dining room, a dedicated office perfect for working from home, and a stylish powder room. The chef's kitchen seamlessly opens into the inviting family room, where a new gas fireplace with a stone surround adds warmth and charm. A new laundry/mudroom with inside entry to the garage and side yard adds convenience to this thoughtfully designed layout.

TAXES: \$8,460 / 2024
LOT SIZE: 54.99' x 119.75'
POSSESSION: 60-90 Days

Upstairs, the primary bedroom is a true retreat, overlooking the serene ravine through expansive windows, offering breathtaking views. It boasts a walk-in closet and a 6-piece ensuite with a soaker tub and glass shower. Three additional spacious bedrooms, 2nd bedroom complete with its own newly renovated ensuite and 2 additional bedrooms and a third renovated main bath complete this level, ensuring comfort and convenience.

The fully finished basement provides additional living space with a large recreation room, newly renovated exercise area, playroom, and a 3-piece bath.

Outside, enjoy your private backyard oasis, featuring a sparkling in-ground salt water pool and scenic views of the surrounding greenery—perfect for entertaining or unwinding. Located in one of Oakville's top school districts, this home offers an unparalleled lifestyle for families.

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Patterned Concrete Double Driveway & Walkway
- Double Car Finished Garage with Painted Floor
- Wi-Fi Operated Smart Garage Opener
- Google Nest Video Doorbell

BACK GARDEN

- Salt Water System (2020)
- Pool Water Pump (2020)
- Pool Robot Cleaner (2020)
- Pool Fence (2020)
- Pool Gas Water Heater (2020)
- Pool Shed with New Roof (2020)
- Pool Liner (2019)
- Awning

OTHER FEATURES

- Smooth Ceilings on Main & Upper Floor (2020)
- Blinds (2020)
- Pot Lighting (2020)
- Indoor Door Hardware (2020)
- Freshly Painted Throughout All Levels (2020)
- Side Entry Door (2020)
- Exhaust Connection to Roof for 3 Second Floor Washrooms (2020)
- Google Nest Smoke Detectors on All Levels (2020)
- Google Nest Smart Door Locks Main & Side Entry (2020)
- Lutron Wi-Fi Smart Lighting System Throughout Home with Apple & Google Compatibility (2020)
- Google Nest High Resolution Camera at Garage,

- Side & Backyard (2020)
- R60 Attic Insulation (2020)
- Upgraded To 200 Amps Electrical Panel (2020)
- 99% Efficiency Lennox 110BTU High End Furnace with Apple & Android Compatibility (2020)
- 4 Ton AC Unit (2020)
- Owned Hot Water Tank (2020)
- Fresh Exterior Paint (2020)
- Industrial Grade Caulking on Exterior of House Including Windows to Prevent Water Seepage (2020)
- Maintenance Free 6" Continuous Gutters (Leaf Guard) with Downspouts (40 Year Warranty (2020)
- Roof (2018)
- Windows (2018)

ROOM DETAILS

MAIN LEVEL

FOYER

- Porcelain Tile Flooring
- 2 Storey
- Double Door Entry
- California Shutters
- Wrought Iron Chandelier

POWDER ROOM

- Renovated (2020)
- Tile Flooring
- Moen Sink
- Toto Toilet

LIVING ROOM

- Hardwood Flooring (2020)
- French Doors
- California Shutters (2020)
- Pot Lighting (2020)
- Crown Molding

DINING ROOM

- Hardwood Flooring (2020)
- Light Fixture (2020)
- Bow Window
- Entry to Kitchen & Double Door to Hallway
- Window Blinds (2020)
- Crown Molding

KITCHEN

- Porcelain Tile Flooring
- Stainless Steel Jenn Air Refrigerator
- Stainless Steel LG Microwave (2025)
- Stainless Steel Bosch Dishwasher (2020)
- Stainless Steel GE Café Wi-Fi Gas Range with Vent-a-Hood (2020)
- Quartz Countertops
- Double Sinks

- Tile Backsplash
- Undermount Lighting
- Wood Cabinetry
- Centre Island with Pendant Lights
- Eat-In Breakfast Area
- Office Nook with Built-In Desk Area
- Pot Lighting (2020)
- Walkout to Back Yard
- Draperies (2020)
- Crown Molding

FAMILY ROOM

- Hardwood Flooring (2020)
- Gas Fireplace with Tile Surround (2020)
- Light Fixture (2020)
- Wainscoting
- Pot Lighting (2020)
- Window Blinds (2020)
- Crown Molding

OFFICE

- Hardwood Flooring (2020)
- Light Fixture (2020)
- Pot Lighting (2020)
- Window Blinds (2020)

MUD ROOM / LAUNDRY

- Tile Flooring (2020)
- White Cabinetry & Quartz Countertop (2020)
- Tile Backsplash (2020)
- Oversized Sink (2020)
- Samsung Front Load Washer & Dryer
- Additional Cabinetry (2020)
- Door to Side Yard (2020)
- Door to Garage

UPPER LEVEL

UPPER FOYER

- Staircase with Wrought Iron Spindles (2020)
- Pot Lighting (2020)

PRIMARY BEDROOM

- Hardwood Flooring
- Pot Lighting (2020)
- Ceiling Fan (2020)
- Electronic Blinds (2020)
- Electric Fireplace
- Walk-In Closet
- Ensuite

ENSUITE

- 6 Piece
- Tile Flooring
- Neutral Cabinetry & Countertop with Ample Storage
- Double Sinks
- Kohler Toilet
- Kohler Faucet
- Ultra Jacuzzi Tub
- Walk-In Shower with Grohe Rainhead
- Pot Lights (2020)
- Electric Blinds (2020)
- Crown Molding

BEDROOM

- Hardwood Flooring (2020)
- Light Fixture (2020)
- Pot Lighting (2020)
- Clothes Closet
- Ensuite

ENSUITE

- Renovated (2020)
- 3 Piece

ROOM DETAILS

- Tile Flooring
- Floating Cabinet
- Toto Toilet
- Moen Faucet
- Walk-In Shower with Top and Side Jets and a Glass Door

BEDROOM

- Hardwood Flooring (2020)
- Light Fixture (2020)
- Pot Lighting (2020)
- Clothes Closet
- Draperies

BEDROOM

- Hardwood Flooring (2020)
- Light Fixture (2020)
- Pot Lighting (2020)
- Clothes Closet
- Window Blinds (2020)

BATHROOM

- Renovated (2020)
- 4 Piece
- Quartz Countertop
- Double Sinks
- Moen Faucets
- Toto Toilet
- Neutral Cabinetry
- Shower/Tub Combination with Top & Side Jets, & Sliding Glass Door

LOWER LEVEL

LOWER FOYER

- Staircase with Wrought Iron Spindles (2020)

RECREATION ROOM

- Broadloom (2018)
- Natural Gas Fireplace with Brick Surround
- Pot Lighting

EXERCISE ROOM

- Renovated (2023)
- Luxury Vinyl Flooring
- Brick Accent Wall
- Large Mirror
- Pot Lighting

BATHROOM

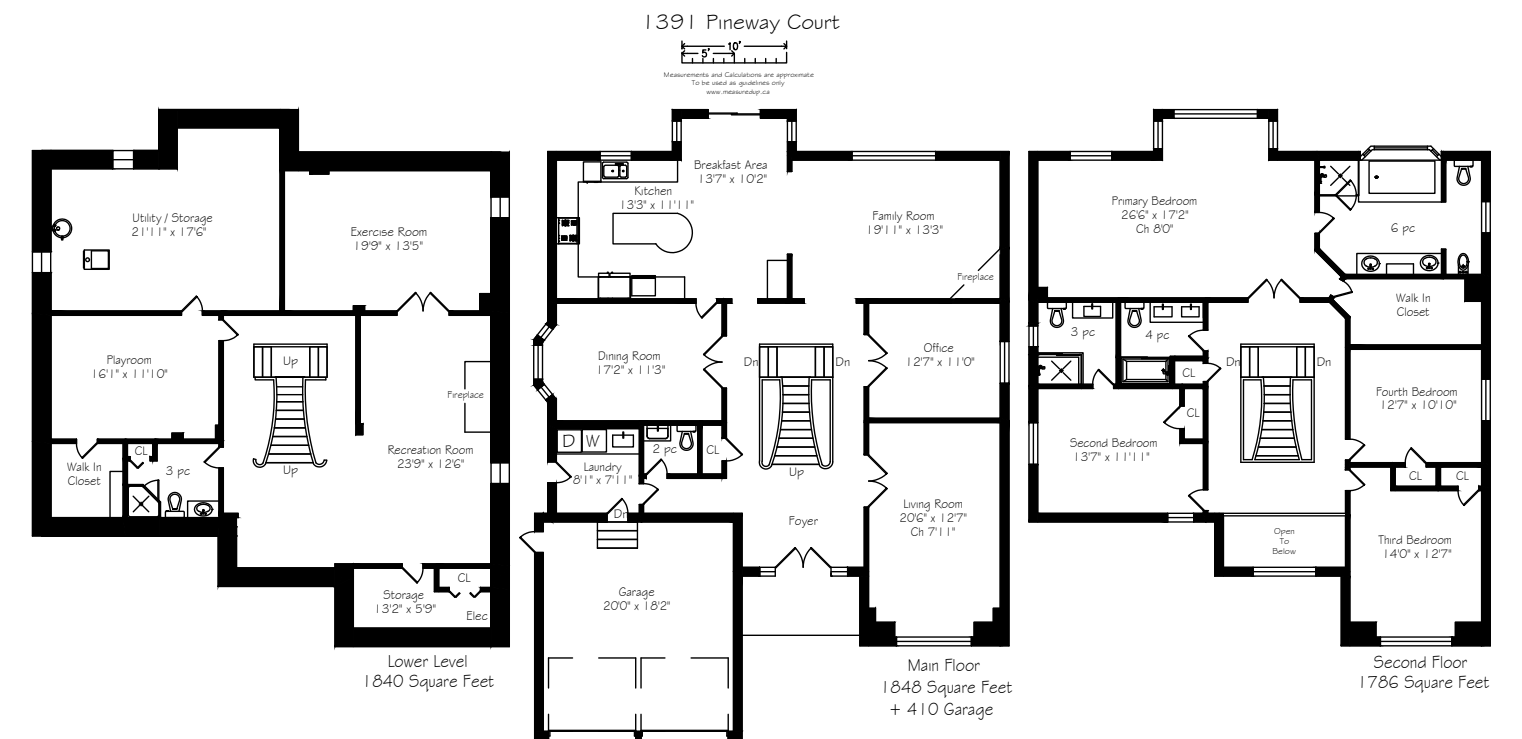
- 3 Piece
- Tile Flooring
- Walk-In Shower

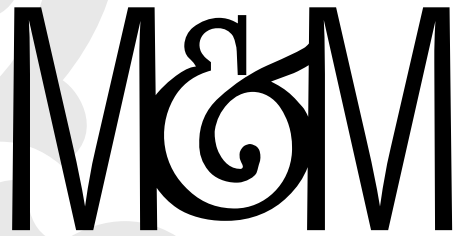
PLAYROOM

- Luxury Vinyl Flooring (2023)
- Pot Lighting (2023)
- Walk-In Closet



FLOOR PLAN





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