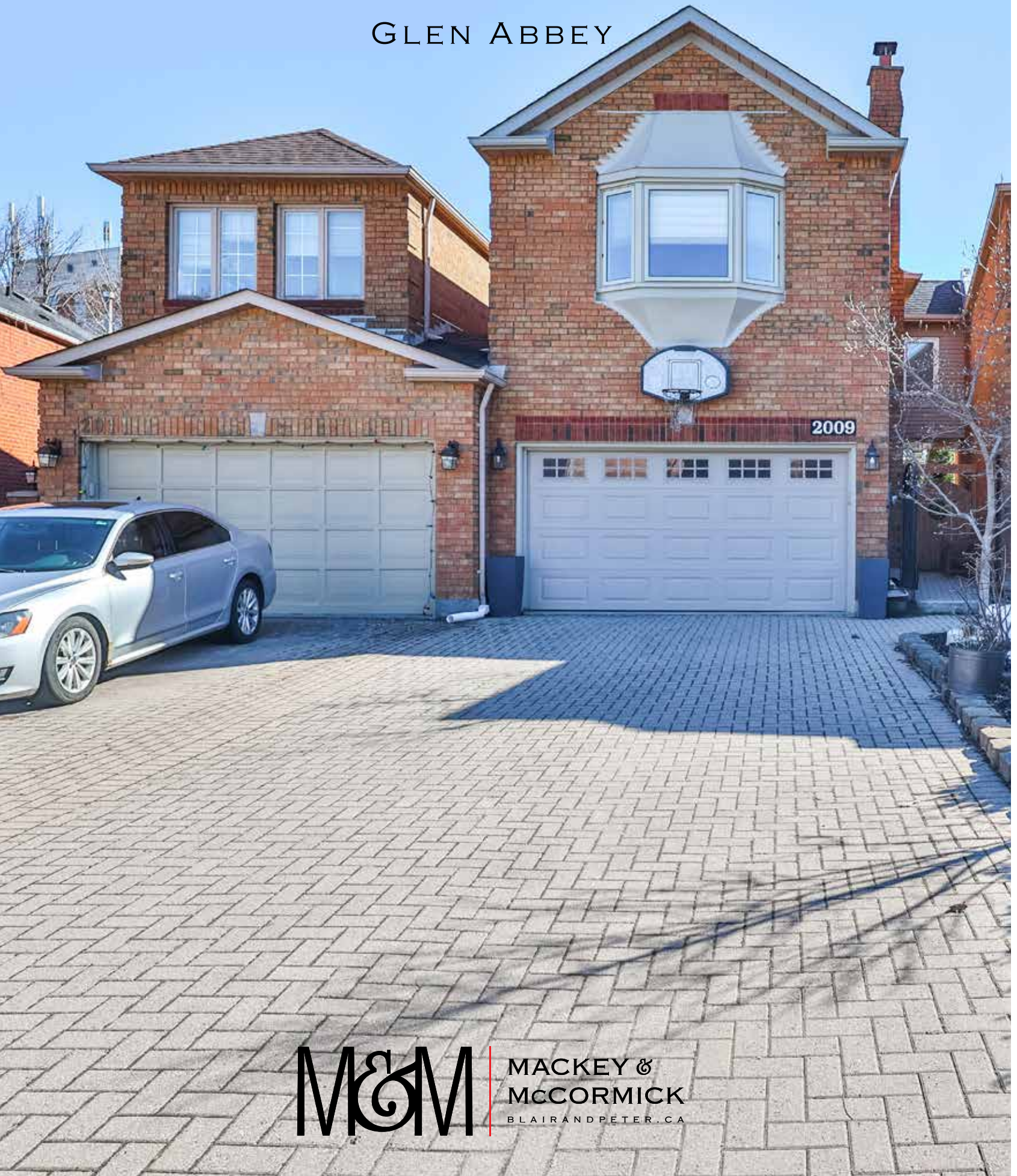


# 2009 LUMBERMAN LANE GLEN ABBEY



**M&M**

**MACKEY &  
MCCORMICK**  
BLAIRANDPETER.CA























# WELCOME HOME

TAXES: \$6,128 / 2024

LOT SIZE: 17.35' x 133.50' Irregular

POSSESSION: Flexible

## ADDITIONAL FEATURES

### EXTERIOR FEATURES

#### FRONT GARDEN

- Double Car Driveway
- 1.5 Car Garage with Epoxy Flooring, Shelving & Workbenches
- Professionally Landscaped (2020)
- Interlock Walkway

#### BACK GARDEN

- Wooden Deck
- Above Ground Pool
- New Heater & Pump (2024)
- Fully Fenced (2021)

#### OTHER FEATURES

- Furnace/Heat Pump (2024)
- Windows (2018/2019)
- Central Vacuum
- Garage Door Opener & Remote
- Newer Windows & Doors

Welcome to this exceptional freehold link home (approx 2,172 sf) in the highly sought-after Glen Abbey neighbourhood. This beautifully designed residence offers the ideal combination of luxury, comfort and convenience. With 3 spacious bedrooms, 3 bathrooms, all newer windows & doors, this home is perfect for families seeking both style and practicality. The main floor features stunning hardwood flooring throughout with a renovated open-concept kitchen offering granite countertops, a Caesarstone island and premium stainless-steel appliances. The living room flows into the kitchen which opens to a private, tree-lined backyard with a deck and above ground pool, ideal for outdoor relaxation. A formal dining room and convenient powder room complete the main floor. Upstairs, the family room is a standout with a wood-burning fireplace, 12 ft ceilings and two skylights that flood the space with natural light. The primary bedroom is a retreat, featuring a designer reach-in closet, walk-in closet and bay window. The luxurious 4-piece ensuite boasts a granite countertop, solid wood vanity, and a skylight. Two additional well-sized bedrooms and a 4-piece bathroom with a marble countertop and tile flooring complete this level. The finished basement adds valuable living space including a home office area, a cozy rec room and ample storage. For those who enjoy working on projects, the well-organized garage is a standout feature. It boasts durable epoxy flooring, sturdy shelving and spacious workbenches, providing an ideal space for various projects and ample storage. Located within walking distance of shopping, libraries, parks, highly rated Abbey Park High School and a community center, this home offers incredible convenience. Easy access to highways makes commuting a breeze. This home offers the perfect combination of suburban tranquility and urban accessibility in Glen Abbey.

## ROOM DETAILS

### MAIN LEVEL

#### FOYER

- Hardwood Flooring
- Double Door Coat Closet
- Crown Molding

#### POWDER ROOM

- 2 Piece
- Hardwood Flooring

#### LIVING ROOM

- Hardwood Flooring
- Ceiling Fan
- Draperies
- Bay Window
- Crown Molding

#### DINING ROOM

- Hardwood Flooring
- Chandelier
- Draperies
- Crown Molding

#### KITCHEN

- Hardwood Flooring
- LG Stainless Steel Stove
- LG Stainless Steel Refrigerator with 2 Icemakers
- Samsung Stainless Steel Microwave
- LG Stainless Steel Built-In Dishwasher
- Tile Backsplash
- Under Cabinet Lighting
- Granite Countertops
- 3 x 8 Centre Island with Caesarstone Countertop & Frigidaire Wine Fridge with Dual Zone Temperature
- Pendant & Pot Lighting
- Walkout to Deck
- Crown Molding

### LAUNDRY

- Ceramic Tile Flooring
- LG Washer & Dryer with Countertop
- Laundry Tub
- Additional Cabinetry
- Side Door Access
- Crown Molding

### UPPER LEVEL

#### UPPER FOYER

- Broadloom
- Linen Closet

#### FAMILY ROOM

- Broadloom
- Ceiling Fan
- 2 Skylights
- Wood Burning Fireplace with Stone Surround
- Vaulted Ceilings
- Crown Molding
- Bay Window
- 12' Ceiling

#### PRIMARY BEDROOM

- Broadloom
- Reach-In Designer Closet with Built-In Shelving
- Walk-In Closet
- Bay Window
- Ceiling Fan
- Window Blinds
- Ensuite
- Crown Molding

#### ENSUITE

- 4 Piece
- Tile Flooring
- Solid Wood Vanity with Granite Countertop
- Soaker Tub
- Walk-In Shower
- Skylight

- Pot Lighting
- Crown Molding

#### BEDROOM

- Broadloom
- Clothes Closet
- Ceiling Fan
- Crown Molding

#### BEDROOM

- Broadloom
- Double Clothes Closet
- Ceiling Fan
- Crown Molding

#### BATHROOM

- 4 Piece
- Tile Flooring
- Marble Countertop
- Shower/Tub Combination
- Crown Molding

### LOWER LEVEL

#### RECREATION ROOM

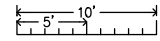
- Broadloom
- Pot Lighting
- Storage Room

#### GAMES ROOM

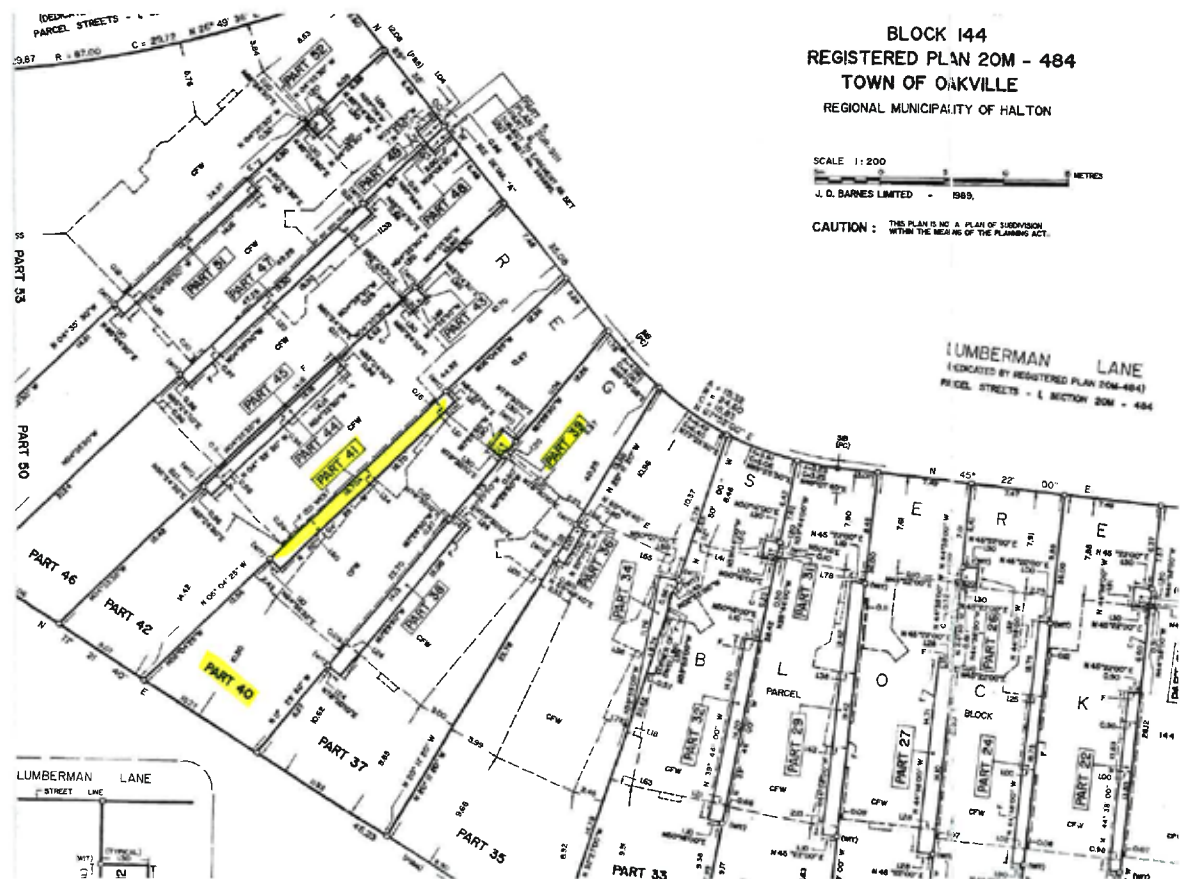
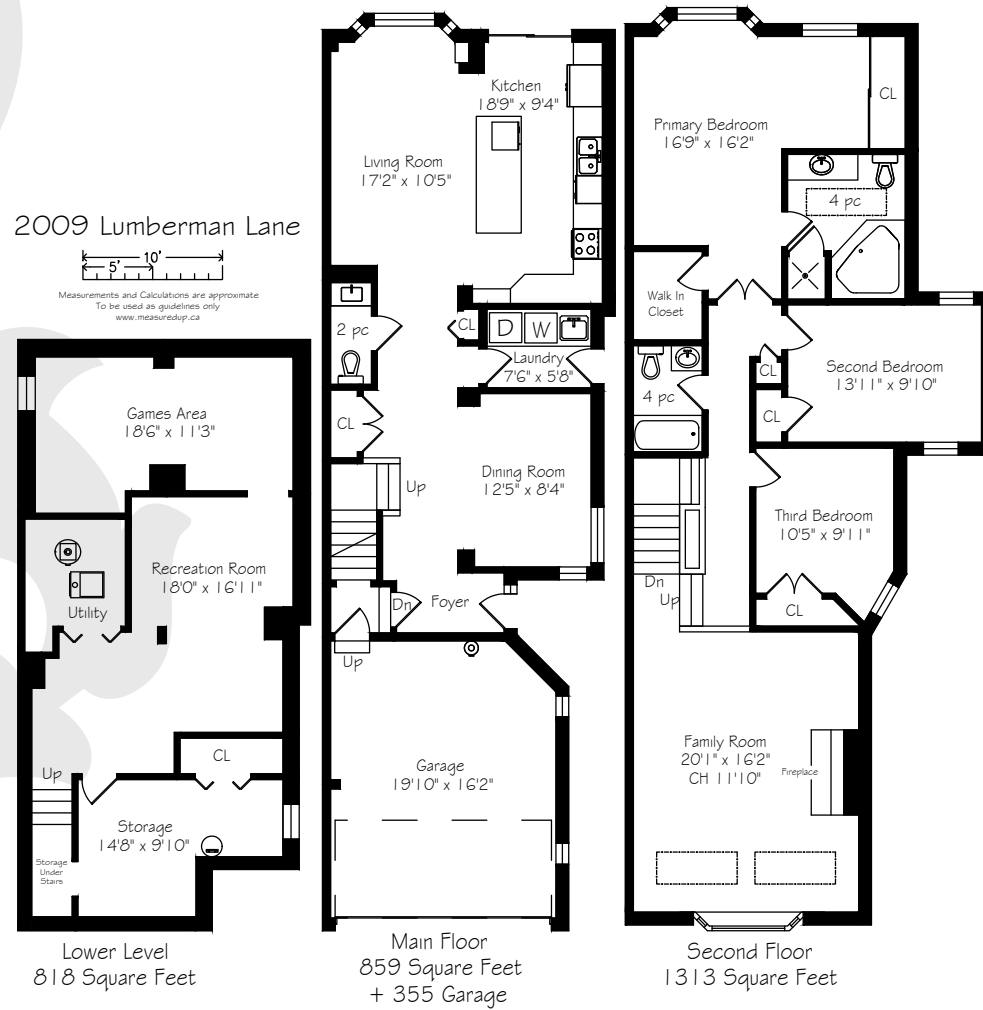
- Broadloom

# FLOOR PLANS & SURVEY

2009 Lumberman Lane



Measurements and Calculations are approximate.  
To be used as guidelines only.  
www.measureup.ca



# 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.

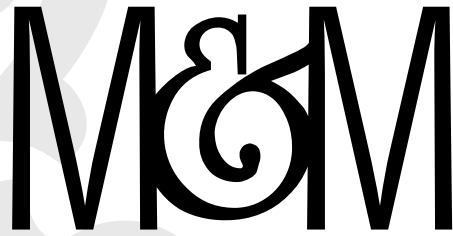
Among the many special attractions and activities for the whole family, Oakville's annual RibFest and Jazz Festival draw crowds from around the GTA. The community also provides plenty of recreational opportunities. Golfers can play at one of Oakville's many golf courses, including PGA-recognized Glen 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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905.845.4267  
326 LAKESHORE ROAD EAST  
OAKVILLE ONTARIO L6J 1J6

BLAIR@BLAIRANDPETER.CA  
PETER@BLAIRANDPETER.CA  
MIKE@BLAIRANDPETER.CA