

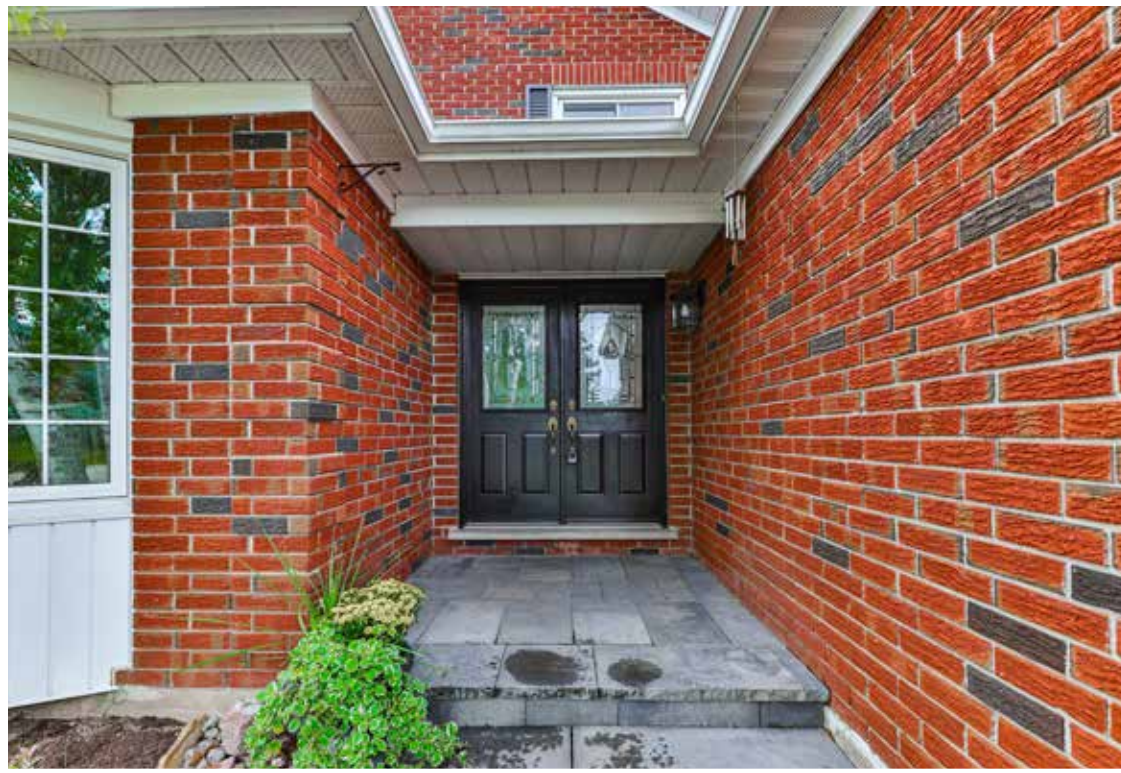


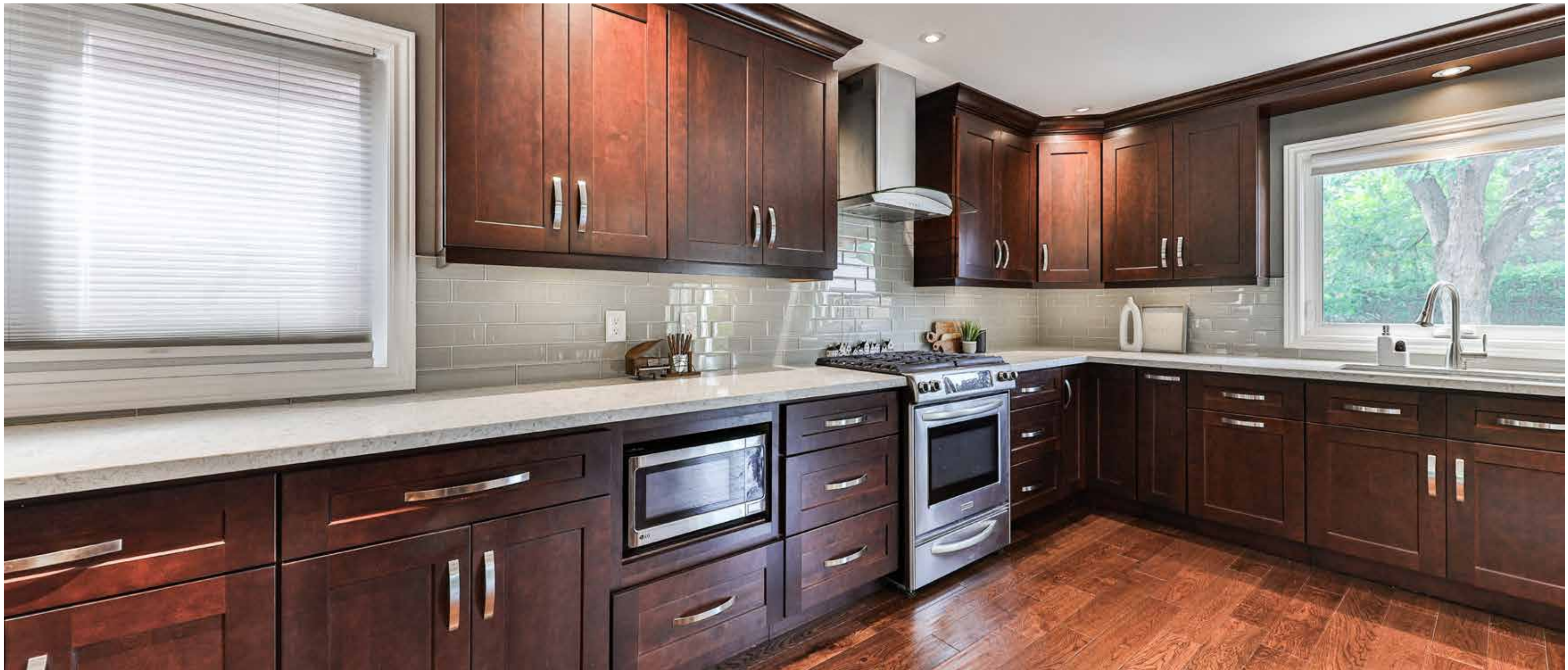
# 1368 OUTLOOK TERRACE

GLEN ABBEY



MACKEY &  
McCORMICK  
BLAIR AND PETER, REALTORS

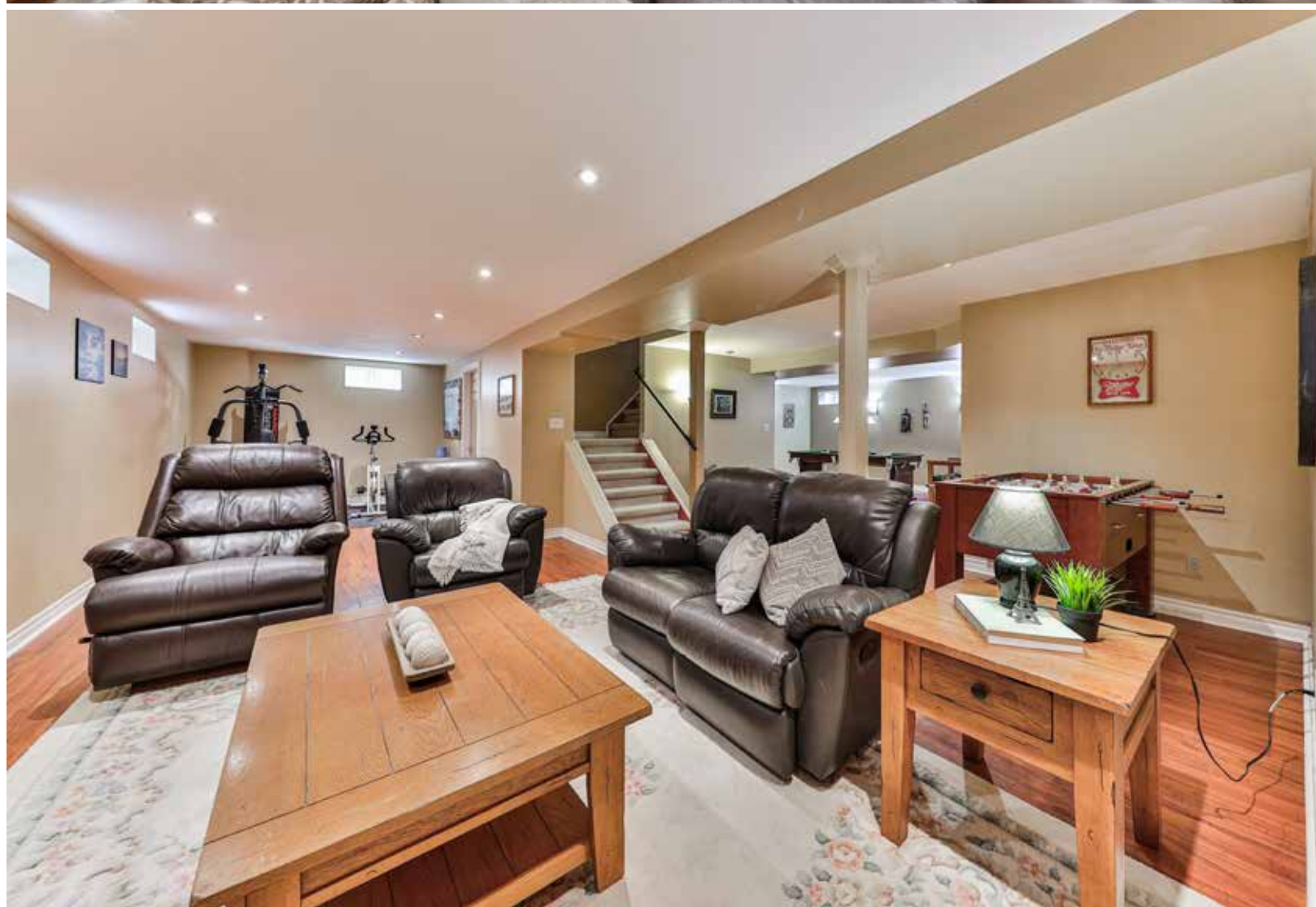


















# WELCOME HOME

Nestled in the prestigious Glen Abbey community, this charming 4-bedroom home offers exceptional living on a large private lot that's perfect for families who love their space. The open-concept main floor features beautiful hardwood flooring, creating a seamless flow that's perfect for modern living. The spacious updated kitchen has been designed with entertaining in mind. Perfect for culinary enthusiasts who enjoy hosting family and friends. The beautifully finished basement provides additional living space, ideal for movie nights, a home gym or just space to unwind. Outside, the backyard is your own private oasis, fully fenced and shaded by mature trees, making it the perfect setting for barbecues, gardening or simply relaxing. This home is a true gem, situated on a cul-de-sac, in a fantastic neighborhood surrounded by ravines and recreational trails. With convenient access to highways, transit and walking distance to great schools, beautiful parks, Monastery Bakery and Glen Abbey Golf Club you do not want to miss out on making this your family home.

**TAXES:** \$6,168 / 2024  
**POSSESSION:** Flexible

## ADDITIONAL FEATURES

### EXTERIOR FEATURES

#### FRONT GARDEN

- Double Car Garage
- Double Car Driveway
- Nicely Landscaped
- Stone Interlock Walkway

#### BACK GARDEN

- Fully Fenced

- Gas BBQ Hookup
- Patio
- Hot Tub (As Is Condition)
- Very Private with Mature Trees

#### OTHER FEATURES

- Central Vacuum
- 1 Garage Door Opener & 1 Remote

- Driveway (2021)
- Garage Doors (2021)
- Bathroom Renovation (2018)
- Kitchen Renovation (2017)
- Roof (2016)
- Eaves (2016)

- Owned Hot Water Heater
- 40 Yards to Transit Stop to GO Station

## ROOM DETAILS

### MAIN LEVEL

#### FOYER

- Porcelain Tile Flooring
- Coat Closet

#### POWDER ROOM

- 2 Piece
- Ceramic Tile Flooring
- Quartz Countertop

#### LIVING ROOM

- Hardwood Flooring
- Bay Window
- Window Blinds
- Pot Lighting

#### DINING ROOM

- Hardwood Flooring
- Bay Window
- Window Blinds
- Pot Lighting

#### KITCHEN

- Newly Renovated (2017)
- Hardwood Flooring
- Stainless Steel Samsung Refrigerator
- Stainless Steel Bosch Dishwasher
- Stainless Steel KitchenAid Gas Stove
- Stainless Steel LG Microwave
- Glass Tile Backsplash
- Stainless Steel Vent Hood
- Under Cabinet Lighting
- Peninsula with Pendant Lighting

#### BREAKFAST AREA

- Hardwood Flooring
- Sliding Doors to Rear Yard
- Draperies

#### FAMILY ROOM

- Hardwood Flooring
- Pot Lighting

### LAUNDRY

- Ceramic Tile Flooring
- Additional Cabinetry
- Laundry Tub
- Whirlpool Washer
- Maytag Dryer

### UPPER LEVEL

#### UPPER FOYER

- Broadloom
- Ceiling Fan

#### PRIMARY BEDROOM

- Broadloom
- Walk-In Closet
- Ceiling Fan
- Draperies
- Ensuite

#### ENSUITE

- 3 Piece
- Ceramic Tile Flooring
- California Shutters
- Quartz Countertop
- Oversized Shower with Glass Surround
- Pot Lighting

#### BEDROOM

- Hardwood Flooring
- Clothes Closet
- Window Blinds

#### BEDROOM

- Hardwood Flooring
- Clothes Closet
- Draperies & Window Blinds

#### BEDROOM

- Hardwood Flooring
- Clothes Closet
- Built-In Shelving
- Draperies & Window Blinds

### BATHROOM

- 3 Piece
- Ceramic Tile Flooring
- Window Blinds
- Quartz Countertop
- Oversized Shower with Glass Surround

### LOWER LEVEL

#### RECREATION ROOM

- Laminate Flooring
- Gas Burning Fireplace
- Pot Lighting

#### GAMES ROOM

- Laminate Flooring
- Pot Lighting

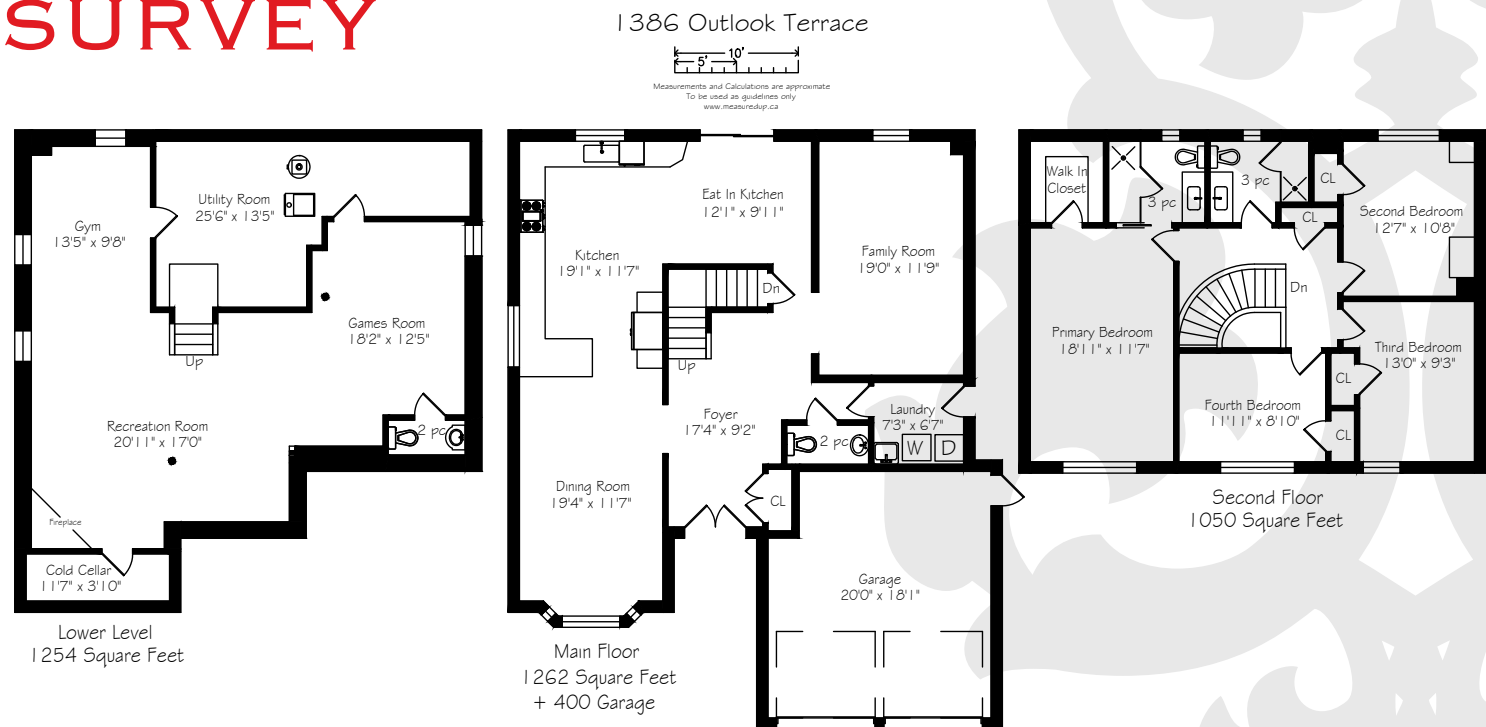
#### EXERCISE ROOM

- Laminate Flooring

### BATHROOM

- 2 Piece

# FLOOR PLANS & SURVEY



# 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-served 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.

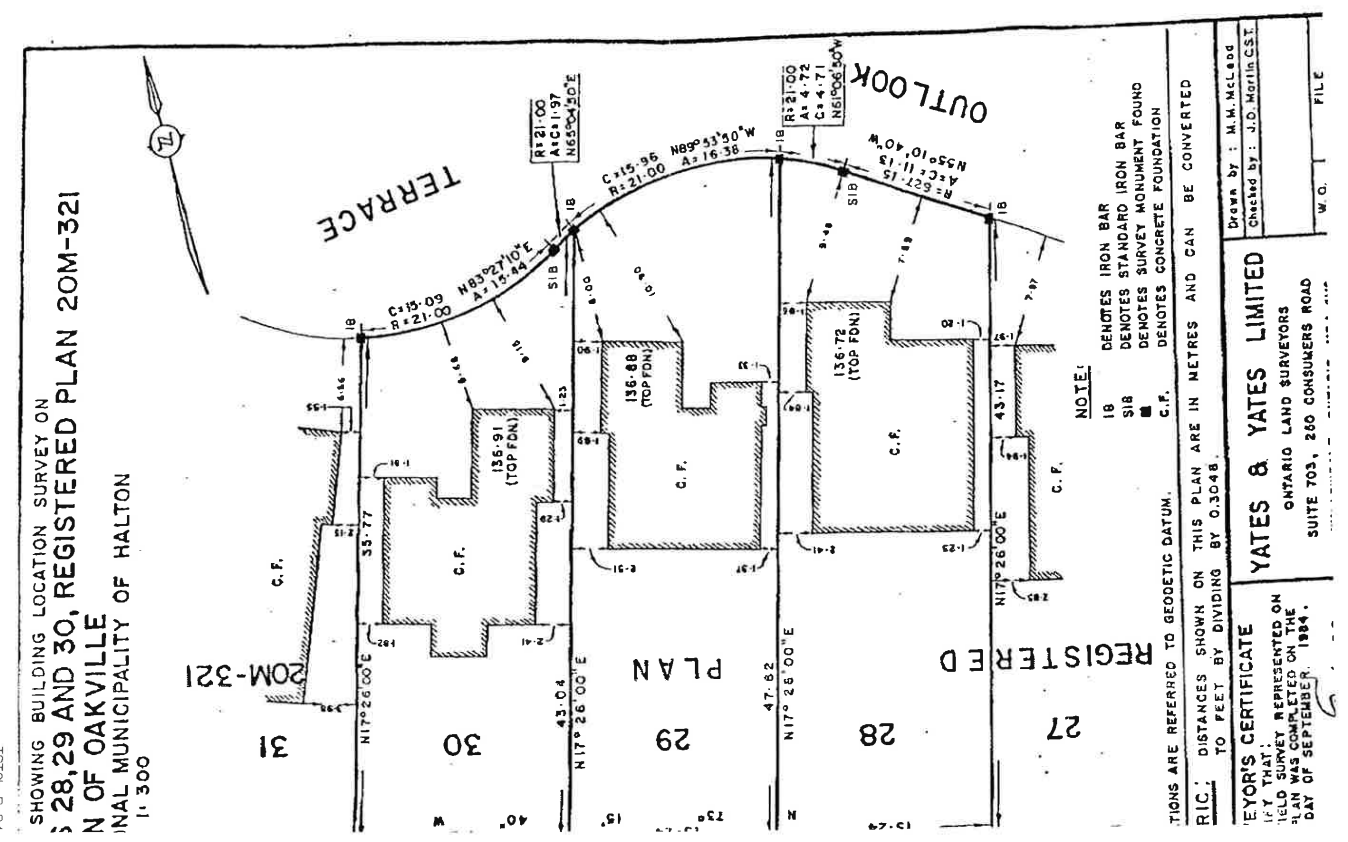


Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies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

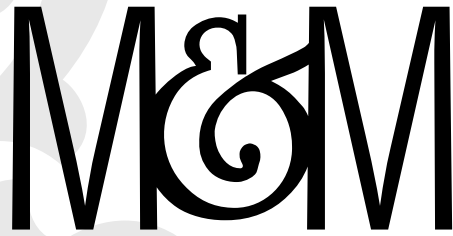
Enjoy the acres of park space, many with groomed hiking trails, or join a recreation centre which provides programs for all ages. For boaters, Oakville features two picturesque harbours with docks and slips for sail and powerboats.

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.



\* Floor plans may not be exactly as shown

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**PETER McCORMICK**

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