

1184 LEEWOOD DRIVE

GLEN ABBEY



MACKEY &
McCORMICK
BLAIRANDPETER.CA











ROOM DETAILS

MAIN LEVEL

FOYER

- Slate Tile Front Entrance
- Solid ¾" American Cherry Hardwood Flooring
- Pot Lights on Dimmers
- Custom Staircase & Posts
- Coat Closet
- Crown Molding
- Custom Wood Paneling

LIVING/DINING ROOM

- Solid ¾" American Cherry Hardwood Flooring
- Pollard Casement Window
- Pot Lights on Dimmers
- Custom Window Shades
- Chandeliers
- Painted Custom Paneling
- Painted Crown Molding & Baseboard
- Custom Cold Air Return Grills
- TV Bracket Included

KITCHEN

- Solid ¾" American Cherry Hardwood Flooring
- Custom Nantucket Kitchen Cabinetry
- Honed Calcutta Marble Counters
- Anderson Wood/Vinyl Sliding Door
- Pollard Window
- Pot Lights on Dimmers
- Painted Custom Paneling
- Painted Crown Molding & Baseboard
- Stainless Steel Fridge
- Stainless Steel Gas Stove
- Stainless Steel Dishwasher (2021)
- Subway Tile Backsplash

BATHROOM

- 2 Piece
- Solid ¾" American Cherry Hardwood Flooring
- Crown Molding

UPPER LEVEL

UPPER FOYER

- Custom Made American Cherry Stair Treads to Match Floor
- Painted Custom Paneling
- Painted Crown Molding, Baseboard & 2 ¾" Door Casing with Backband
- Custom Cold Air Return Grills

FAMILY ROOM

- Solid ¾" American Cherry Hardwood Flooring
- Pot Lights on Dimmers
- Wood Burning Fireplace with Custom Slate Installation & Mantel
- Painted Custom Paneling
- Painted Crown Molding, Baseboard & 2 ¾" Door Casing with Backband
- French Door with Beveled Glass
- TV Bracket Included
- Custom Blinds

MASTER BEDROOM

- Solid ¾" American Cherry Hardwood Flooring
- Chandelier & Sconces on Dimmers
- Painted Custom Built-In Cabinetry/His & Her Wardrobes
- Painted Crown Molding, Baseboard & 2 ¾" Door & Window Casing

BATHROOM

- 3 Piece
- Hexagonal Ceramic Tile
- Kohler Pedestal Sink with Brenta Taps
- Cast Iron Clawfoot Tub with Faucet & Shower Sprayer
- Painted Beadboard Molding & 2 ¾" Door & Window Casing
- Custom Medicine Cabinet
- Sconces & Pot Lights on Dimmer
- Crown Molding



WELCOME HOME

TAXES: \$3,543 / 2020
LOT SIZE: 26.25' X 111.55'
POSSESSION: 60-90 Days

Beautifully updated end unit townhouse in prestigious Glen Abbey in top rated school zone. Open concept main floor plan, updated kitchen by Nantucket Kitchens with marble countertop, white subway backsplash, stainless steel appliances with walkout to large deck with pergola and mature landscaped gardens. Separate living and dining room with smooth ceilings, pot lights, hardwood floors, wood paneling & 2-piece powder room. Sun filled 2nd level family room with expansive windows, crown molding, custom wood paneling, wood burning fireplace, hardwood floors and pot lights. Master bedroom with feature wood paneled wall and built-in custom closets, renovated ensuite and 2 more bedrooms with renovated main bath with oversized standup shower. Furnace 2019, driveway 2021, tankless hot water heater (owned 2020), pot lights American cherry hardwood, Pollard windows, central vacuum, freshly painted. Close to parks, shops, GO. Do not miss!

ADDITIONAL FEATURES

EXTERIOR FEATURES FRONT GARDEN

- Newly Paved Driveway (2021) To Be Completed Before Closing
- Single Car Garage
- Single Car Driveway
- Covered Front Porch

BACK GARDEN

- Landscaped Garden with Serviceberry Trees & Mature Plantings
- Fully Fenced & Gated
- Natural Gas BBQ Hookup
- Wooden Deck
- Gazebo with Cover

- Private with Mature Trees

OTHER FEATURES

- Owned Tankless Water Heater (2020)
- High Efficiency Furnace (2019)
- Central Vacuum

ROOM DETAILS

BEDROOM

- Solid ¾" American Cherry Hardwood Flooring
- Pot Lights & Ceiling Fixture on Dimmers
- Painted Crown Molding, Baseboard & 2 ¾" Door & Window Casing
- Single Closet with Organizer
- Pocket Door Between Bedrooms
- Crown Molding
- Curtains

BEDROOM

- Solid ¾" American Cherry Hardwood Flooring
- Ceiling Fixture on Dimmers
- Painted Crown Molding, Baseboard & 2 ¾" Door & Window Casing
- Double Closet with Organizer
- Pocket Door Between Bedrooms
- Crown Molding
- Curtains

BATHROOM

- 3 Piece
- Marble Mosaic Tile on Floor & Shower
- 3" X 6" White Subway Tile
- Large Sink with Storage Cabinet
- Sconces & Pot Lights on Dimmers
- Custom Built Shower Enclosure
- Pot Lighting
- Custom Glass Shower Enclosure
- Marble Niche in Shower & Marble Baseboard

LOWER LEVEL

RECREATION ROOM

- 10' X 10' Workroom with Built-In U-Shaped Workbench & Electrical Outlets
- Rough-In for Toilet / 4th Bathroom
- Built-In Shelving Under Stairs & Wall Next to Work Room
- Ceiling Fan Included

LAUNDRY

- GE Washer
- Whirlpool Dryer
- Laundry Tub (2021)





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.

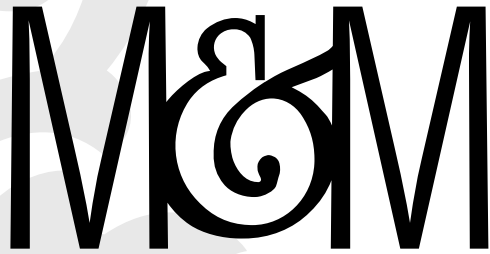
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies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



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SALES REPRESENTATIVE



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