

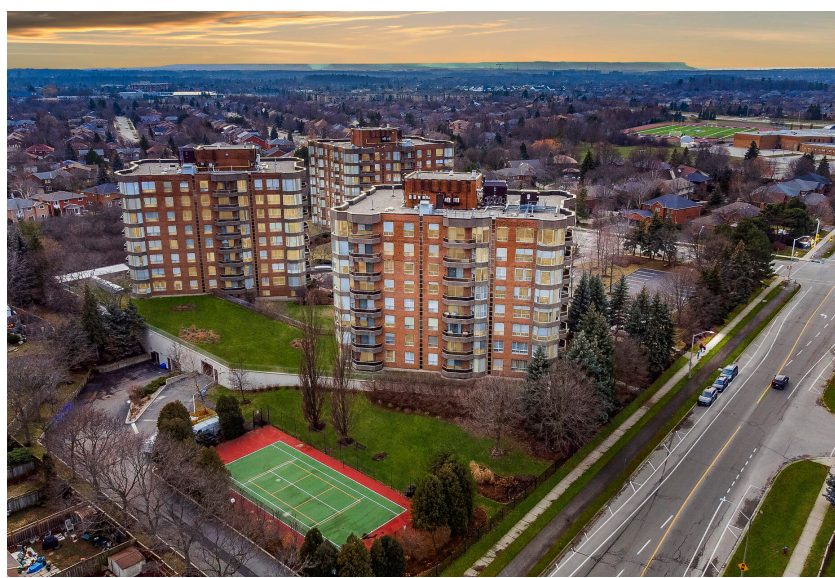
704-1905 Pilgrims Way | Oakville





Welcome to 704-1905 Pilgrims Way!

Welcome Home! Extraordinary and Luxurious 2 bed, 2 bath condo with panoramic southeast views in the prestigious and sought after Arboretum in beautiful Glen Abbey! Rare positioning, corner unit with approx 1,450 square feet of living space, enjoy stunning treeline views and lake ontario on a clear day. This spacious floor plan offers an updated galley kitchen with custom cabinetry with sleek black hardware, upgraded appliances including space saving wall oven, gorgeous large format porcelain tiling, granite surfaces, large dinette area with floor to ceiling windows and neutral palette throughout. Enjoy relaxing or entertaining in your expansive open concept living room/dining room with creamy white broadloom, sunny spectacular views and access to your private terrace. The primary bedroom includes a walk-in closet with organizers and a spa like ensuite with double vanity, soaker tub & separate shower. Private 2nd bedroom suite includes a large window, mirrored double closet, linen closet and 4-pc ensuite. Love the convenient in-suite laundry with upper storage cabinets, new heat pump (2022), 2 parking spots on the upper level and a generously sized locker! This development is meticulously maintained with gated access, lush landscaped grounds, mature trees, dusk security lighting and a water feature in the inner courtyard. Extensive luxury amenities include an indoor pool, hot tub, sauna, party room, fitness center, billiards room, library, hobby/games room and more! Shows 10+





The Deborah Brown Team

Let's Maximize Your Investment

We are a top-producing, award-winning team since 2009, reaching RE/MAX Diamond Team for 2020. Our philosophy is to put clients first, recognizing that their home is often their single largest investment. We offer an advanced technical marketing plan, in-depth market knowledge and unmatched attention to detail. Our team consists of 3 highly motivated sales representatives offering superior negotiating skills and a proven track record. We have a fantastic and dedicated client care manager and marketing manager working behind the scenes to ensure that every detail is taken care of to ensure a smooth and memorable real estate experience.

Direct: 905.334.9067 • Office: 866.381.7676

DeborahBrown.ca | Broker

RE/MAX
ESCARPMENT
REALTY INC., BROKERAGE
INDEPENDENTLY OWNED & OPERATED

Not intended to solicit persons or properties currently under contractual agreement. Only certain areas of the property were photographed, and give an honest representation at the time they were taken. All information provided herein is deemed reliable but not guaranteed. ¹ Sales Representative, ² Broker, ³ Client Care Manager, ⁴ Marketing Manager.



704-1905 Pilgrims Way, Oakville

Entry Foyer

- Spacious entry with pot lighting
- 24"x24" neutral porcelain tiling
- Fresh neutral paint
- Hallway to Foyer recently painted
- Upgraded Crystal light fixture
- Double coat closet

Laundry Room

- Wide plank laminates
- Kitchen Aid top loading washer
- Kitchen Aid dryer
- White upper storage cabinets
- Mechanicals on the other side

Primary Bedroom

- Large south-facing windows
- California Shutters
- Crown molding
- Pot light in entrance to primary bedroom
- Plush creamy white broadloom
- Auxiliary electric baseboard heating (not used)
- Large walk-in closet with organizers
- Easily fits a King bed

Primary Bedroom Ensuite

- 5 pc ensuite in primary
- Neutral porcelain tiling throughout
- Deep soaker tub
- Vanity with double sinks and ample storage
- Granite surfaces
- Double length mirror
- Large separate shower

2nd Bedroom

- Pot light in the entrance
- Fits queen bed
- Large windows with vertical blinds
- Mirrored double closet
- Additional closet for linens
- Fresh neutral paint
- Plush creamy white broadloom

2nd Bedroom Ensuite

- Private 4 pc ensuite
- Neutral tiling throughout
- Single sink vanity with ample storage
- Granite surfaces
- Tub/Shower combination
- Bathroom mirror

Kitchen

- Galley kitchen layout
- Kenmore bottom freezer fridge
- Space saving wall oven
- Electric smooth top cooktop
- 24"x24" Porcelain tiling laid on a 45
- Panasonic over-the-range microwave
- Kenmore Dishwasher
- Small freezer - included
- Custom cabinetry - Jencia custom cabinets
- Modern & sleek black cabinet hardware
- Granite surfaces
- Neutral fresh paint



704-1905 Pilgrims Way, Oakville

Kitchen Dinette

- Accommodates a table for 4
- Sun-filled with lots of large windows
- Upgraded lighting

Living Room

- Expansive
- Elegant custom drapery
- Sun-filled southeast-facing windows
- Plush creamy/white broadloom
- Auxiliary electric baseboard heating (not used)
- Neutral fresh paint

Dining Room

- Upgraded dining room chandelier
- Neutral fresh paint
- Room for large dinner parties
- Sun-filled southeast-facing window

Atrium

- Sitting area (no glass enclosure)
- Room for TV
- Plush creamy/white broadloom
- Sun-filled southeast-facing windows

Notables

- Approx. 1449 square feet (builder floor plan)
- Lake views on a clear day
- New Heat Pump (2022) Approx \$10,000
- Newer high-efficiency windows
- Water Heater replaced (2021)
- Freshly painted (2021)
- New Laminates in the laundry room (2022)
- Parking garage newly renovated throughout (2022)
- Two Parking Spots Upper level #59 and #91
- Large storage locker on the same level as the parking
- Enjoy the convenience of having a building supervisor living on-site
- Central Air
- All buildings and amenities accessible through the underground
- Sought after end-unit positioning with south-east exposure
- Mailbox number 34
- Locker number 7 (same level as parking)
- 2022 Property Taxes \$3,486.00
- Condo Fee \$1,014.57

Luxury Amenities

- Indoor pool
- Party room
- Gym / Fitness Room
- Library
- Patio area with Barbecues
- Billiards / Hot-tub / Sauna
- Workshop / Hobby Room
- Tennis Courts (recently resurfaced - 2020)
- Guest Suite
- Security gates