1450 Glen Abbey Gate 1132 **List: $505,000 For: Sale**
Oakville Ontario L6M 2V7
Oakville 1007 - GA Glen Abbey Halton
SPIS: N **Taxes:** $2,078.23/2024 **DOM:** 1

Condo Apt | Apartment | **Rms:** 5
Corp#: HSCC / 170 | **#Shares%:** | **Bedrooms:** 2
Unit#: 2 | **Locker#:** | **Washrooms:** 1
Locker Lev Unit: 1x4
Locker Unit#:
Level: 3

Zoning:
Prop Mgmt: Wilson Blanchard
Dir/Cross St: Third Line & Glen Abbey Gate
Directions: Third Line & Glen Abbey Gate

MLS#: W12274260 **Possession Remarks:** Flexible
Status Cert: N **Bldg Name:** **PIN#:** 254690114

Kitchens:	1	**Pets Perm:**	Restrict			**Balcony:**	Open
Fam Rm:	N	**Locker:**	Ensuite			**Ens Lndry:**	Y
Basement:	None	**Maint:**	$601.01			**Lndy Lev:**	
Fireplace/Stv:	Y	**A/C:**	Wall Unit			**Exterior:**	Brick / Stucco/Plaster
Heat:	Heat Pump / Wood	**Central Vac:**	N			**Gar/Gar Spcs:**	Surface / 0
Apx Age:		**UFFI:**				**Park/Drive:**	
Year Built:	1988	**Elev/Lift:**		**Retirement:**		**Park Type:**	Exclusive
Yr Built Source:	MPAC	**Taxes Incl:**		**Water Incl:**	Y	**Park/Drv Spcs:**	1
Apx Sqft:	900-999	**Heat Incl:**		**Hydro Incl:**		**Tot Prk Spcs:**	1
Sqft Source:	MPAC	**Cable TV Incl:**		**CAC Incl:**		**Pk Spot#:**	206
Exposure:	W	**Bldg Ins Incl:**	Y	**Prkg Incl:**	Y	**Park $/Mo:**	
Assessment:		**Com Elem Incl:**	Y			**Prk Lvl/Unit:**	
Spec Desig:	Unknown	**Cert Level:**				**Bldg Amen:**	
Survey Type:	None	**Energy Cert:**				Bbqs Allowed, Visitor Parking	
Phys Hdp-Eqp:		**GreenPIS:**				**Prop Feat:**	
						Ensuite Laundry, Fireplace/Stove, Golf, Hospital, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	15.91	x	14.83	Fireplace	W/O To Balcony	Pot Lights
2	Dining	Main	9.09	x	8.6	Laminate		
3	Kitchen	Main	8.6	x	9.68	Quartz Counter	Stainless Steel Appl	Pot Lights
4	Br	Main	12.4	x	10.79	W/I Closet	4 Pc Ensuite	Vinyl Floor
5	2nd Br	Main	10.4	x	9.71	Closet	Window	
6	Bathroom	Main	5.09	x	10.79	4 Pc Bath		

Client Remks:
This is a hole-in-one for location! Location! Location! Welcome to beautiful Glen Abbey and step inside this tastefully updated unit with open concept living, stainless steel appliances, quartz countertops, soft-close cabinetry and updated flooring throughout. Imagine enjoying summer evenings on your large, west-facing balcony, perfect for BBQs, or staying perfectly cool indoors with the brand new ductless split air conditioner/heat pump (2025). Located on the top floor with no neighbours above! This highly desirable address is close to walking trails, parks, shops, Bronte GO station, QEW, prestigious Glen Abbey Golf Club and directly across from top rated Abbey Park High School! You'll also love the large primary bedroom with walk-in closet, In-suite laundry (2022), freshly painted (2025), one parking spot out front, wood burning fireplace, large walk-in pantry closet and storage closet off the balcony providing ample storage! Ready to tee-off on your next chapter?!
Extras:

Listing Contracted With: ROYAL LEPAGE CONNECT REALTY 416-588-8248

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