

James Neil  
sales representative

**RE/MAX**  
Aboutowne Realty Corp., Brokerage



1034 - 1504 Pilgrims Way, Oakville

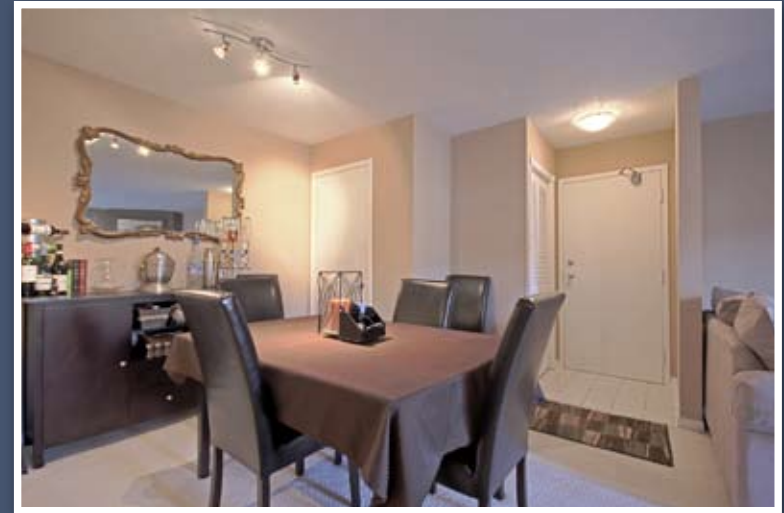
## Two Bedroom Condo for Sale in Oakville's Glen Abbey

Two bedroom condo offering approximately 925 square feet of living space. Bright and neutral with newer flooring and a wood burning fireplace.

Top floor unit overlooking quiet courtyard. In suite laundry. Surface parking right outside the door and rental spots available (check with property manager). Windows and sliding balcony door have been recently replaced. Lots of storage.

Neighbourhood offers miles of trails, tennis courts, sports fields, rec centre and library plus plenty of area shopping and amenities.

Convenient access to QEW and the Bronte GO Station.



### Dining Area (12'4" by 10'5")

Large dining area just off the kitchen with upgraded berber flooring. Open to living room area.



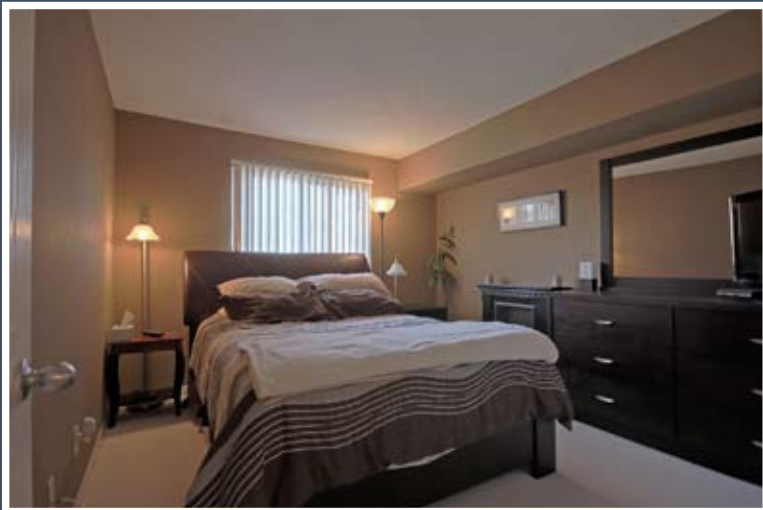
### Living Room Area (13'11" by 11'2")

Flexible living space with upgraded berber flooring. Wood burning fireplace and walkout to large balcony.



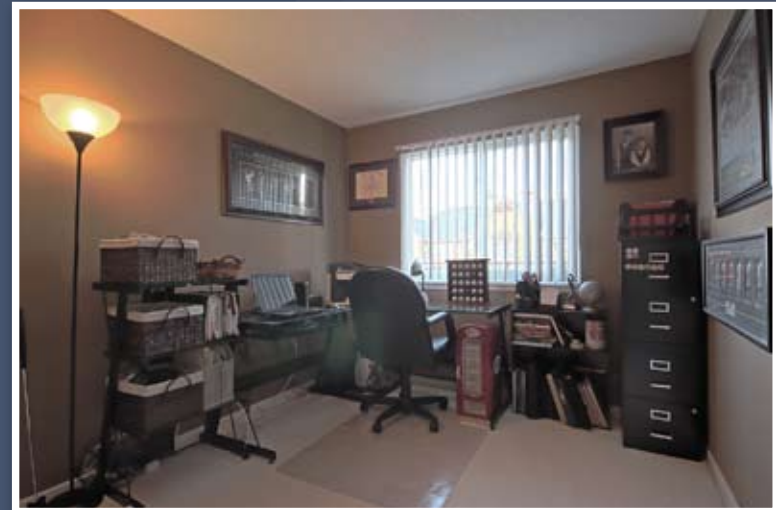
### Kitchen (8'11" by 8'7")

Spacious kitchen with neutral decor. Upgraded ceramic flooring and glass tile backsplash. Double sink.



### Master Bedroom (11'4" by 12'2")

Good-sized master bedroom with upgraded berber flooring. Walk-through closet to semi-en suite.



### Second Bedroom (9'11" by 8'9")

Newer berber flooring. Lots of natural light through large window.



### Bathroom

Full bathroom with access to in suite laundry.



### Balcony

Large balcony with storage room overlooking courtyard area.



### Neighbourhood

Glen Abbey is one of Oakville's most sought after neighbourhoods. The area offers extensive trail system, sports fields, tennis courts and rec centre for active living. There is also plenty of great shopping and amenities.



## Features and Highlights

- 2 Bedroom
- Surface Parking (#289)
- Wood Burning Fireplace
- Storage
- Quality Broadloom, and Ceramic Flooring
- Spacious Kitchen
- Full Bathroom
- In Suite Laundry Room
- Pet Friendly Building
- Large Balcony Off Living Room
- Rec Centre

**Inclusions:** Fridge and Stove, Dishwasher, Stacked Washer/Dryer, All Electric Light Fixtures, All Window Coverings, Shelves,

## Property Details

Bedrooms: 2

Bathrooms: 1

Parking: 1 surface

Condo Fees: \$304.66 per month

Includes: Building Maintenance and Insurance, Water, Parking

Taxes: \$1,633/2011

Possession: Flexible

All information herein is deemed accurate, but not warranted. Room measurements as per builder's floor plan.

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RE/MAX Aboutowne Realty Corp., Brokerage  
418-2 North Service Road East  
Oakville, ON L6H 5R2

905.842.7000 (office)  
905.399.7253 (direct)  
james@jamesneil.com  
[www.jamesneil.com](http://www.jamesneil.com)

