

RINA DIRISIO
REAL ESTATE, BUT BETTER



1732 PILGRIMS WAY

OAKVILLE



THIS COULD BE 'IT' - YOUR DREAM PROPERTY IN GLEN ABBEY!

The perfect package - location, lot and a beautifully maintained and upgraded home! Starting right at the curb, you will be excited and proud to call it home. Peace and calm will envelop you as you note the mature trees of McCraney Creek Ravine connecting you with nature, and extensive professional landscaping offers a sense of value. Designed to be low maintenance with the upgraded stone walkways and driveway trim, the evergreen hedging and trees and the irrigation system. Just imagine friends and family gathered together, enjoying the ultimate harmony of the elements of a hot summer day and a pool.

Walk up the stone steps to the covered front entrance, open the door and be prepared to be wowed. The grand two-storey foyer offers crown mouldings and dark, wide-plank hardwood flooring surrounding the stunning curved oak staircase with broadloom and contrasting white pickets open to the lower level. Entertain with ease in the very generous formal living room with hardwood flooring, crown mouldings and a huge bay window with California shutters and treetop views. Host a sizeable dinner party or family celebration in the equally elegant separate dining room. Gorgeous custom kitchen with floor-to-ceiling cabinetry with crown mouldings and the wall-to-wall pantry provides tons of storage, and there are boundless imported Italian granite counters for all the prep work, an island with breakfast bar for a quick meal and stainless steel appliances. Custom wood-burning fireplace in the generous family room. Completing the main floor is a handy den so you can work from home, a powder room and a large laundry room with convenient inside entry to the attached double garage.

Head up the gorgeous staircase to your private family space with four large bedrooms and three full bathrooms. Double doors open to the immense primary suite where you can rest and rejuvenate from a stressful day with calming treetop and pool views through the bay window with California shutters. Extravagant 5-piece ensuite bathroom with a captivating freestanding spa-jet tub and a separate glass shower with an overhead rain showerhead. One of the additional bedrooms on this floor has a dedicated 4-piece ensuite bathroom, and the other two share the newly renovated main bathroom.

Professionally finished basement with extensive custom built-in cabinetry and numerous pot lights. The massive recreation room features a gas fireplace and a gorgeous handcrafted wet bar with valance lighting and stone tile flooring and wine cellar. You can easily fit a full-size pool or tennis table in the open-concept games room, and there is a separate gym for your daily workout. Overnight guests will appreciate the privacy of the good-size bedroom and the proximity to the large 3-piece bathroom with marble floor tiles and a glass-enclosed shower.

This beautifully maintained 4 + 1 bedroom home with a finished basement offers countless upgrades and improvements, including upgraded wide-plank hardwood floors throughout the main floor, California shutters, elegant crown mouldings, pot lights, and custom built-in cabinetry. Furnace replaced (2015), complete professional re-landscaping with irrigation system, stone walkways, entrance, lighting, side fencing, gates (2016), roof shingles and rear fencing replaced (2018), new pool heater (2019), renovated main bathroom and basement bedroom (2022) and new hot water tank (rental – 2023). In 2012, the windows on the main and second floors were replaced, and the pool was renovated, including the liner, pool lines, skimmer, bottom drain, stairs and saltwater conversion. The irrigation system and pool are professionally opened and closed seasonally.

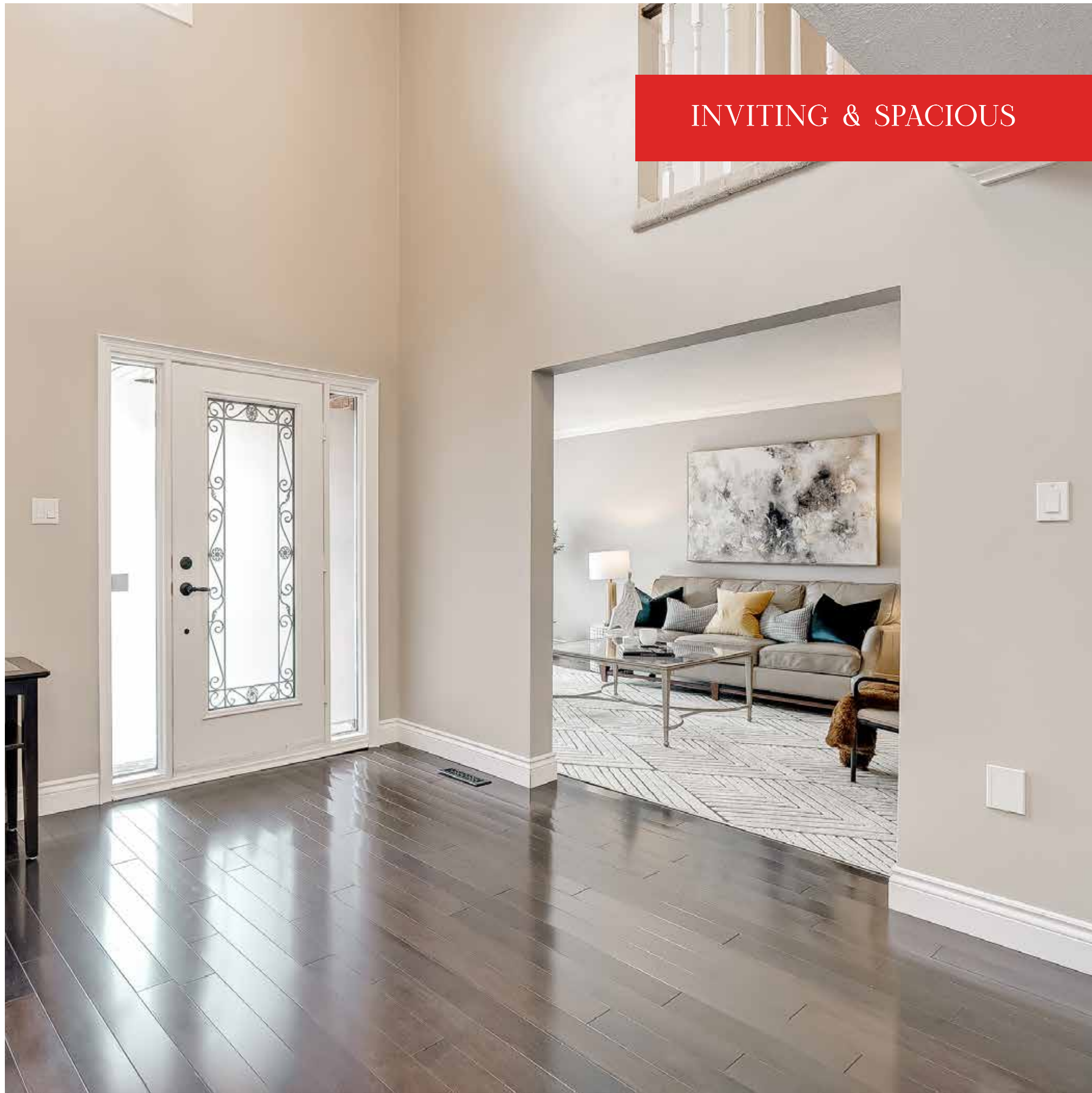


TWO-STOREY FOYER

- Upgraded entry door with a full glass insert and sidelights
- Gorgeous wide-plank hardwood floor
- Curved oak staircase with contrasting white pickets open to the basement
- Upgraded crown mouldings



INVITING & SPACIOUS



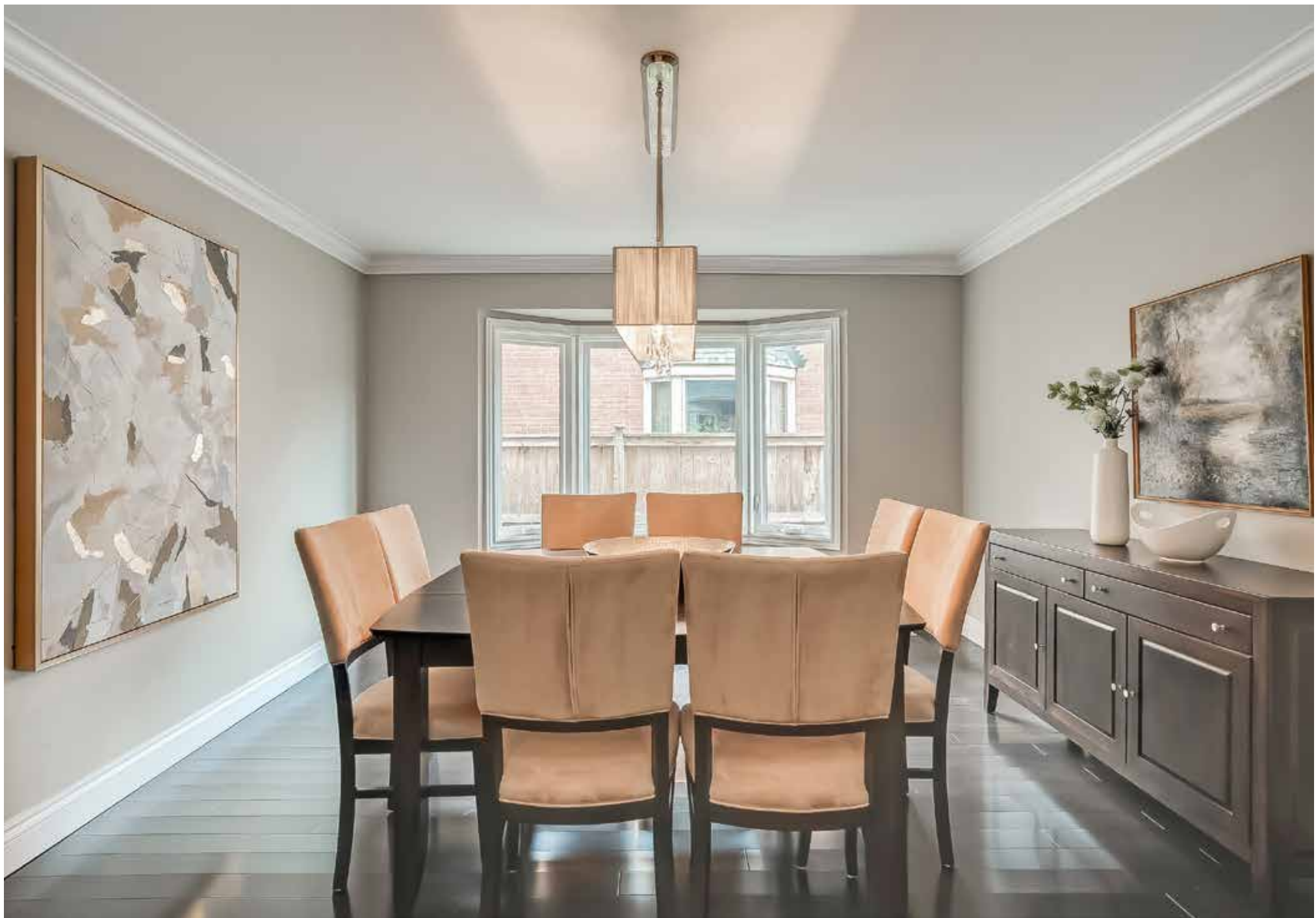




LIVING ROOM (11'8" X 20'11")

- Gorgeous wide-plank hardwood floor
- Large bay window overlooking the front gardens
- California shutters
- Elegant crown mouldings





DINING ROOM (12'7" X 13'5")

- Gorgeous dark wide-plank hardwood floor
- Large bow window
- Elegant crown mouldings
- Upgraded chandelier with crystal accents and a rectangular drum shade

KITCHEN



KITCHEN (12'7" X 18'2")

- Beautiful floor-to-ceiling cabinetry
- Extended-height upper cabinets with crown mouldings
- Built-in china cabinet
- Extended-depth cabinet above the fridge
- Wall-to-wall 5-door pantry
- Centre island with a breakfast bar
- Imported Brazilian granite counters and complementing neutral tile backsplash
- Pot lights and stylish pendant lighting over the island
- Stainless steel appliances including a French door fridge with a bottom-mount freezer, slide-in electric range, built-in microwave and built-in dishwasher





BREAKFAST ROOM (12'6" X 10'2")

- Large windows with California shutters
- Gorgeous dark wide-plank hardwood floor
- Elegant crown mouldings
- Pendant-style chandelier
- Sliding glass doors to the resort-like backyard and pool



FAMILY ROOM (16'11" X 12'7")

- Gorgeous dark wide-plank hardwood floor
- Several pot lights
- Elegant crown mouldings
- Custom wood-burning fireplace with stone tile surround and a classic white mantel
- Large windows



DEN (11'8" X 12'0")

- French door
- Gorgeous dark wide-plank hardwood floor
- Upgraded track-style lighting
- Large window with California shutters
- Elegant crown mouldings

LAUNDRY ROOM

- Extensive white cabinetry and open storage shelves
- Base cabinet with washtub and pulldown spray faucet
- Built-in Maytag high-efficiency washer and dryer
- Gorgeous wide-plank hardwood floor
- Window to the side yard and Inside entry to garage



BATHROOM (2-PIECE)

- Dark cabinetry with a one-piece moulded counter with integrated sink
- Gorgeous wide-plank hardwood floor
- Window to the side yard

UPPER LEVEL



PRIMARY BEDROOM (17'3" X 28'4")

- Double door entry
- Elegant crown mouldings
- Large sitting area
- Bay-style window grouping with California shutters
- Two double-door closets
- Additional walk-in closet with deluxe organizer with built-in shelves and double wardrobe hanging space

ENSUITE BATHROOM (5-PIECE) (2015)

- Extensive dark cabinetry with a centre bank of drawers
- Cambria quartz counter with two under-mount sinks and upgraded wide-spread faucets
- Sleek vanity lights and pendant-style lighting above the tub
- Stunning freestanding soaker/spa jet tub with an upgraded floor-mounted faucet with spray wand
- Two corner windows with privacy glass
- Elegant crown mouldings
- Oversize floor tiles
- Separate frameless glass shower with marble threshold, upgraded stone flooring, ceiling mounted rain showerhead and pot light





BEDROOM 2 (11'6" X 12'11")
BEDROOM 3 (11'10" X 12'7")
BEDROOM 4 (11'10" X 12'7")

Three additional large bedrooms on this level offer large windows with California shutters, neutral broadloom and ample closet space. One of the bedrooms has a dedicated 4-piece ensuite bathroom.



BATHROOM (4-PIECE) BATHROOM (4-PIECE)

Two additional bathrooms on this floor feature granite counters with under-mount sinks, neutral floor tiles and tub/shower combinations with tile surrounds. The main bathroom was renovated in 2022.

LOWER LEVEL



RECREATION ROOM (23'5" X 12'6")

- Alcove with extensive custom built-in cabinetry
- Crown mouldings
- Neutral broadloom
- Pot lights
- Gas fireplace with a dark-stained mantel



WET BAR

- Custom built-in cabinetry and island bar with valance lighting
- Pot lights
- Upgraded stone floor tiles
- Wine cellar with stone floor tiles



GYM (10'2" X 16'6")

- Upgraded French door
- Neutral broadloom
- Two double door closets
- Recessed fluorescent lighting



GAMES ROOM (15'10" X 15'10")

- Numerous pot lights
- Neutral broadloom
- Crown mouldings
- Decorative square column
- Beverage counter



BEDROOM 5 (10'9" X 10'11")

- Upgraded French door
- Pot lights
- Neutral broadloom

BATHROOM (3-PIECE)

- Ample white cabinetry with two banks of drawers
- One-piece Corian counter with an integrated sink
- Corner shower with neutral tile surround, glass enclosure and black hardware
- Crown mouldings
- Upgraded marble floor tiles



SCHOOLS

Regular Track:

PK - Grade 8: Pilgrim Wood PS

Grade 9 - 12: Abbey Park HS

Catholic School:

PK - Grade 8: St Bernadette Catholic ES

Grade 9 - 12: St Ignatius of Loyola Catholic SS

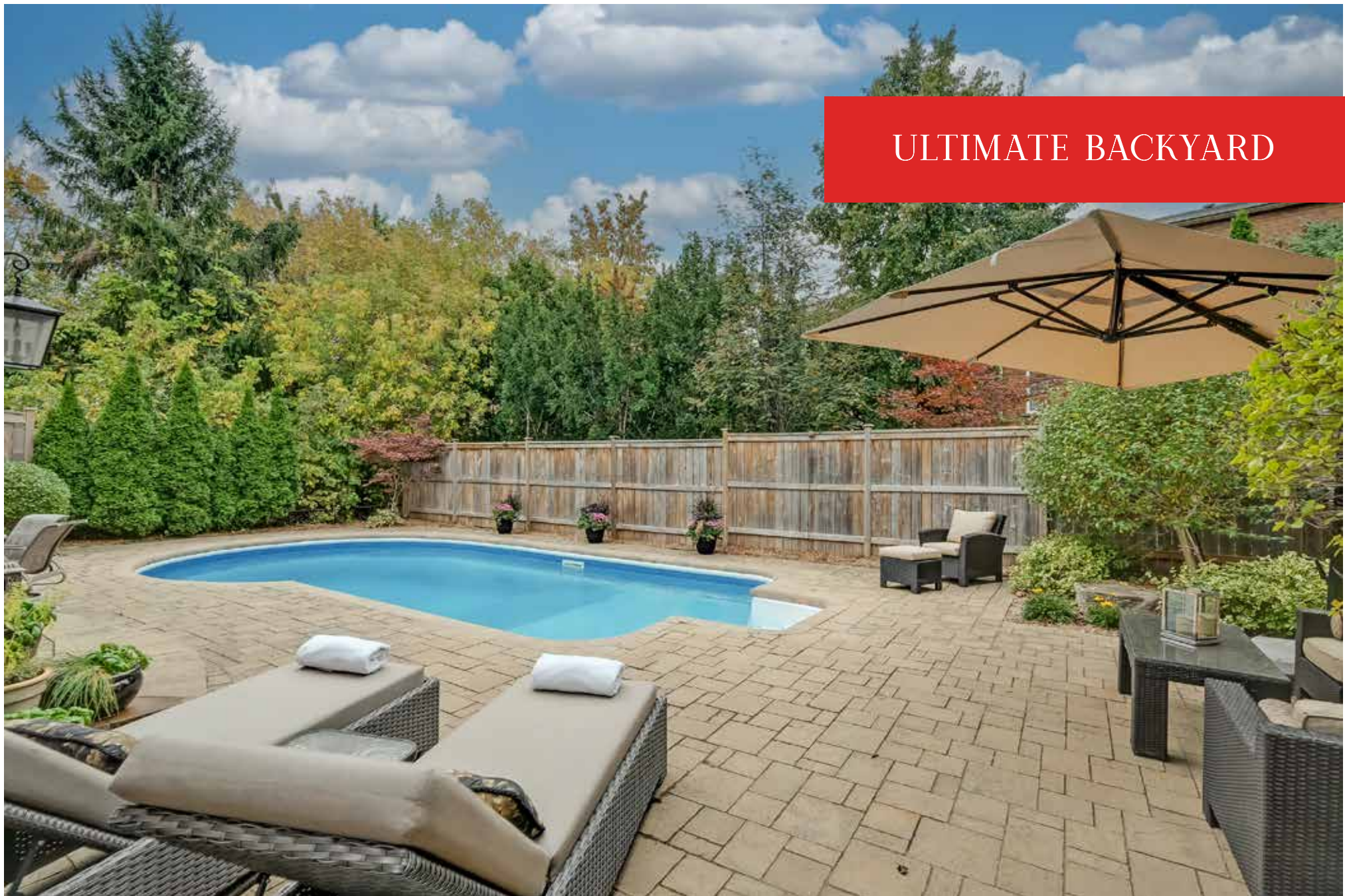
French Immersion:

PK - Grade 8: Pilgrim Wood PS

PK - Grade 8: St Bernadette Catholic ES

Grade 9 - 12: St Ignatius of Loyola Catholic SS





ULTIMATE BACKYARD

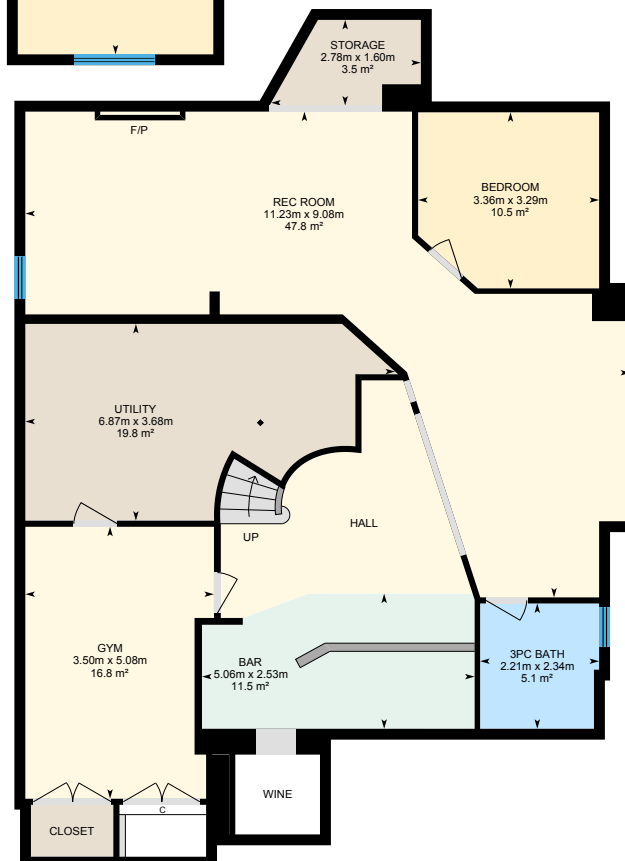
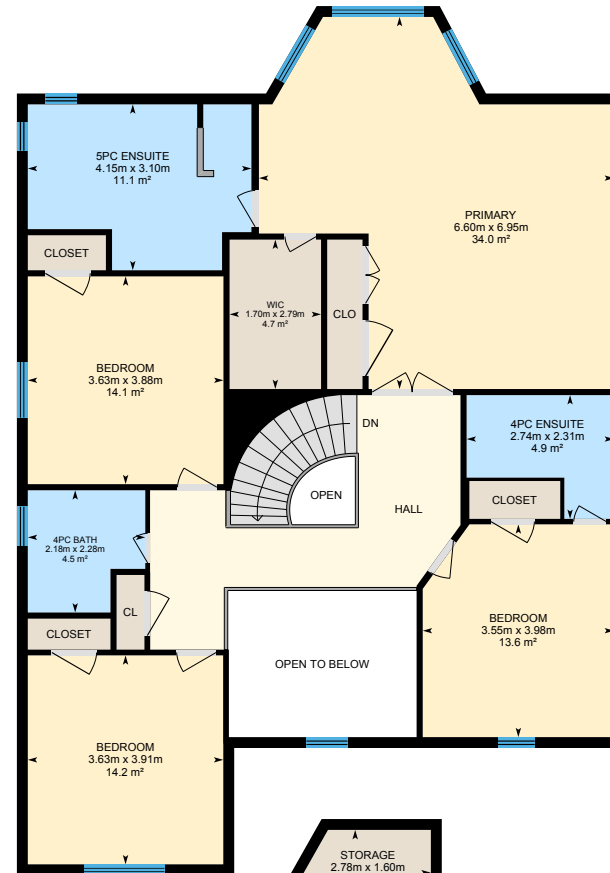
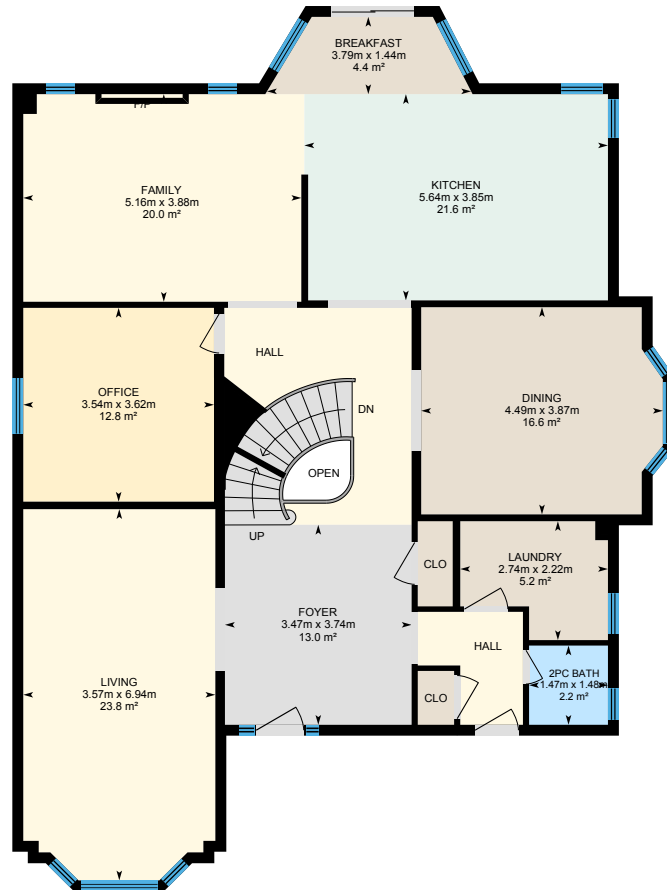
Welcome to your ideal location in Glen Abbey, where you can walk to the highly-ranked Abbey Park High School, Pilgrim Wood Elementary School, library, community centre, and the Abbey Plaza for grocery shopping, services and restaurants. This master-planned community is rich in creekside and ravine trails traversing neighbourhood parks – perfect for family adventures. Only 3.5 kilometres to the state-of-the-art Oakville Trafalgar Memorial Hospital and a 5-minute drive to QEW/403 highways, GO Train Station and the Glen Abbey Golf Course, host of the Canadian Open for numerous years.

Taxes: \$7,419/2023

Lot Size: 62.98 ft X 119.53 ft

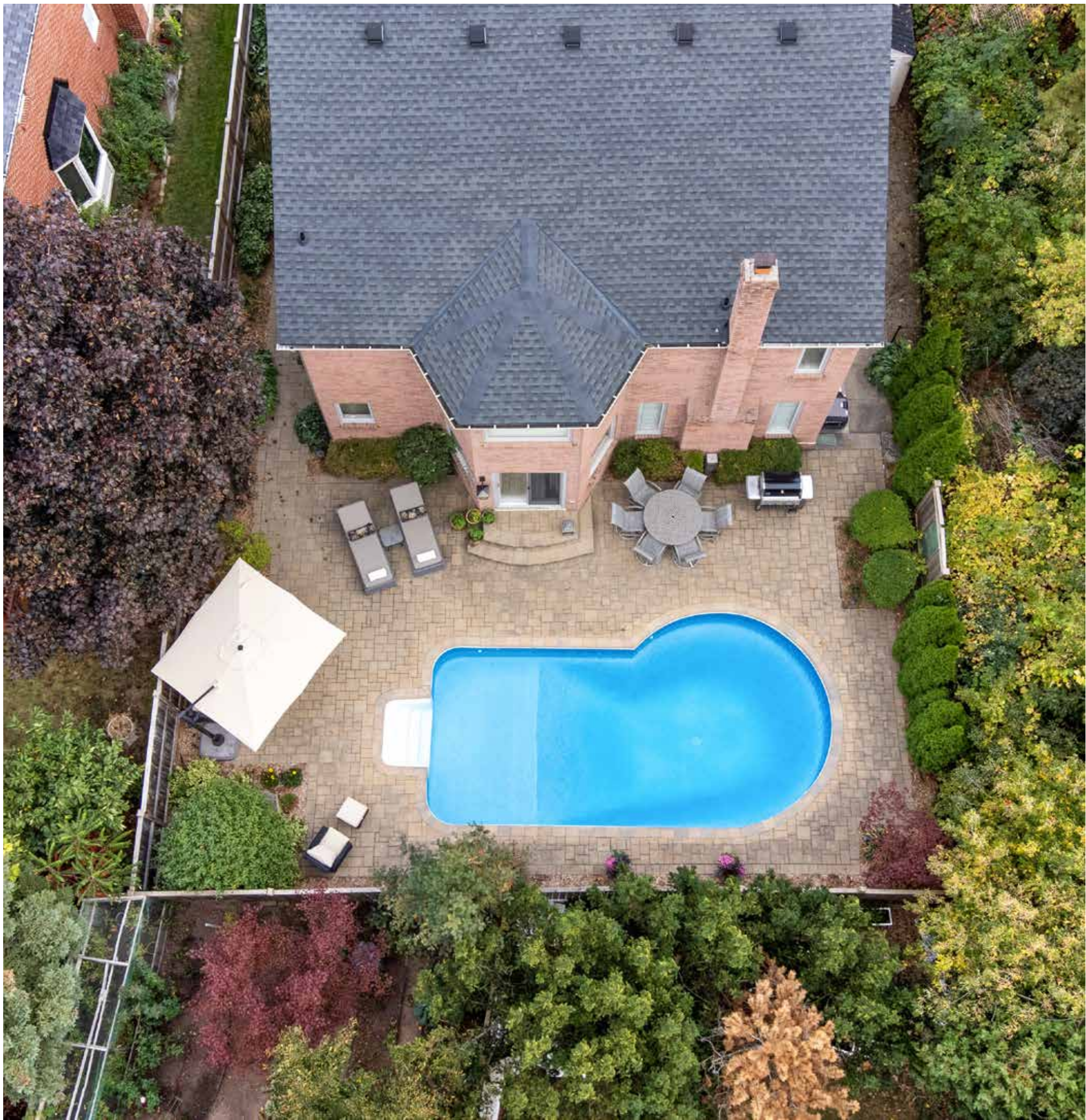
Inclusions: Built-in dishwasher, fridge, stove, washer, dryer, fridge in bar, all electrical light fixtures, all window coverings, central vacuum, garage door opener, pool table inground sprinklers, pool equipment.

Exclusions: Tv's & mounts

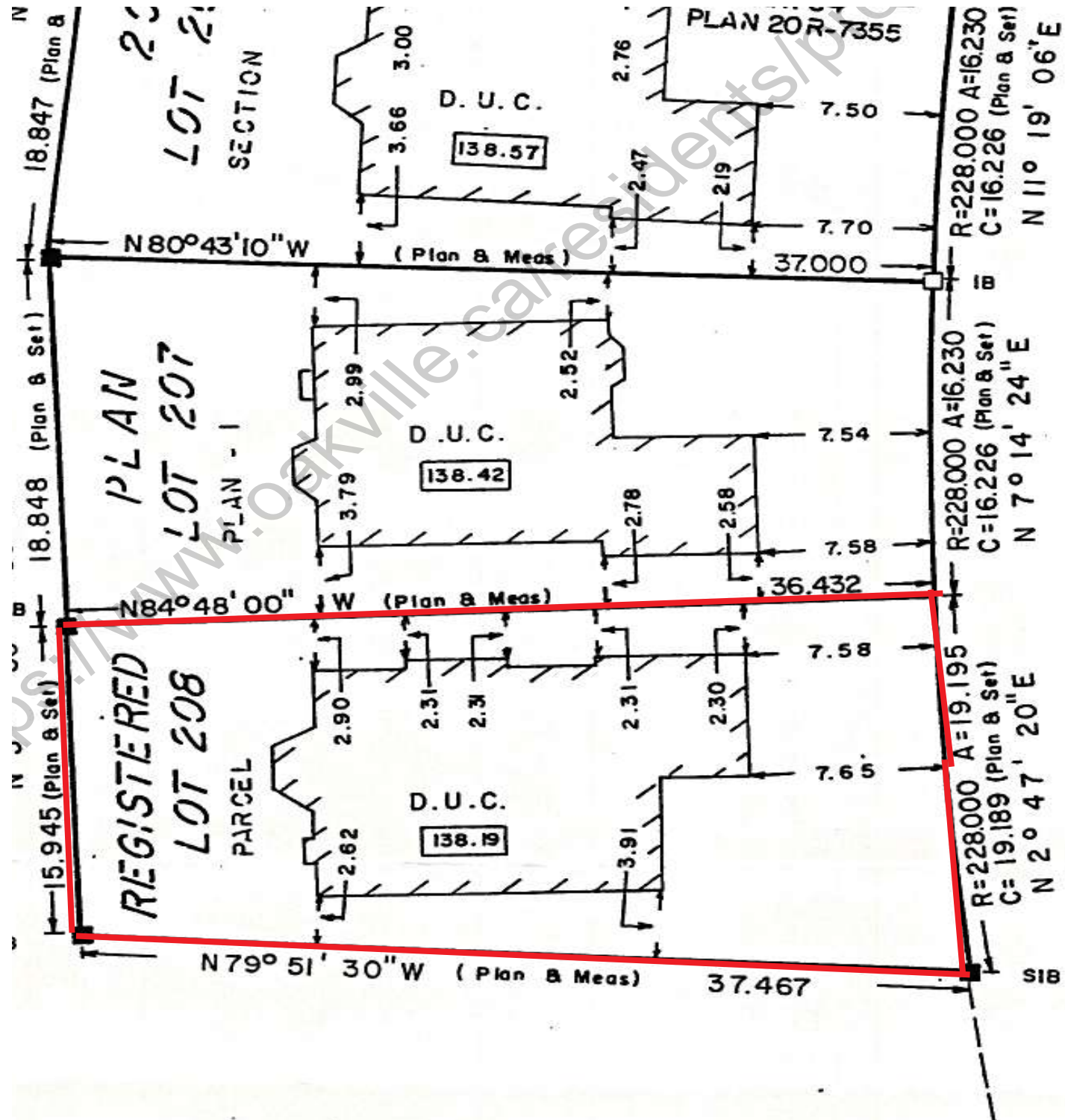


FLOOR PLANS

All room dimensions and floor areas must be considered approximate and are subject to independent verification.



SURVEY



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Information in this brochure is deemed accurate but not guaranteed.
School boundaries may change for upcoming school year.