



GMT

1225 Old Post Drive  
Oakville

## Welcome to 1225 Old Post Drive

Set on a mature 55 ft x 110 ft lot in Glen Abbey, this extensively renovated 4+1 bedroom home blends timeless finishes with thoughtful modern upgrades. From the all-brick exterior and flagstone front patio to the professionally landscaped backyard, every detail has been carefully considered. With over 2,800 sq ft above grade plus a finished lower level, this is a move-in ready family home in the Abbey Park school district

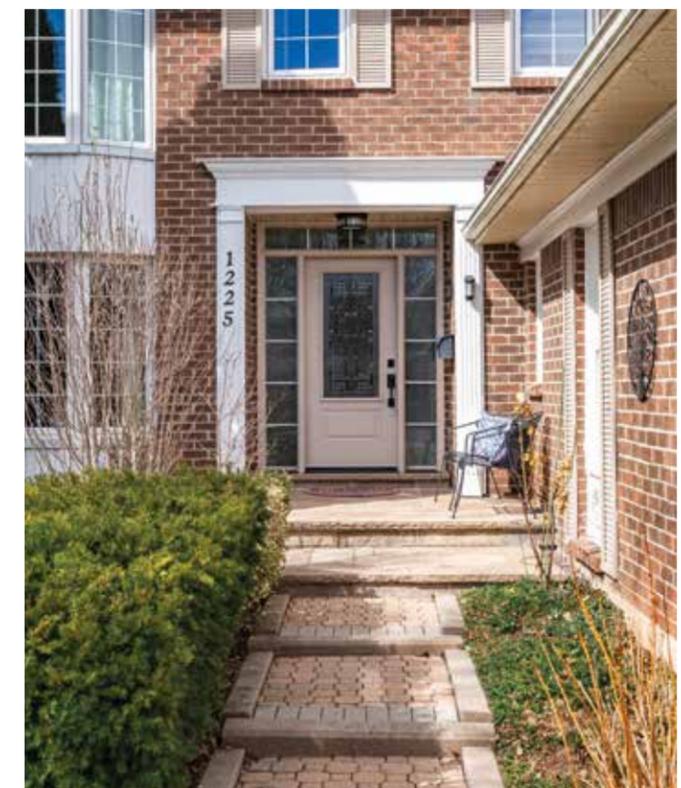
### THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt & Ryan Maunula



## Property Highlights

BEDS	4+1
BATHS	3.1
LOT SIZE	55.36' x 110.79' x 55.36' x 110.79'
ABOVE GRADE	2,830.9 sq ft
TOTAL SQ FT	4,373.3 sq ft
TAXES	\$8,338 / 2025

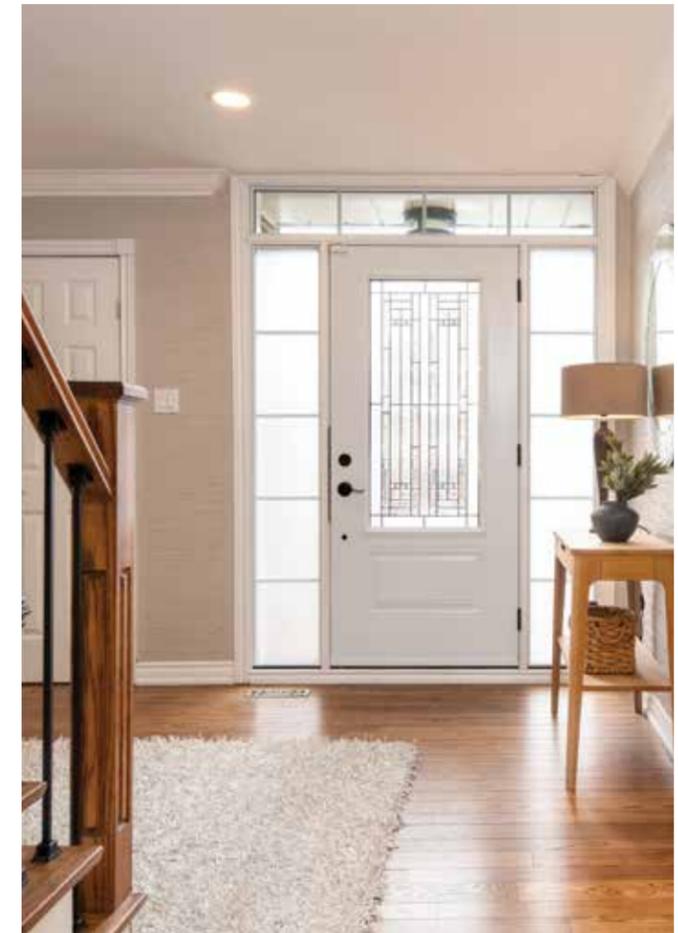


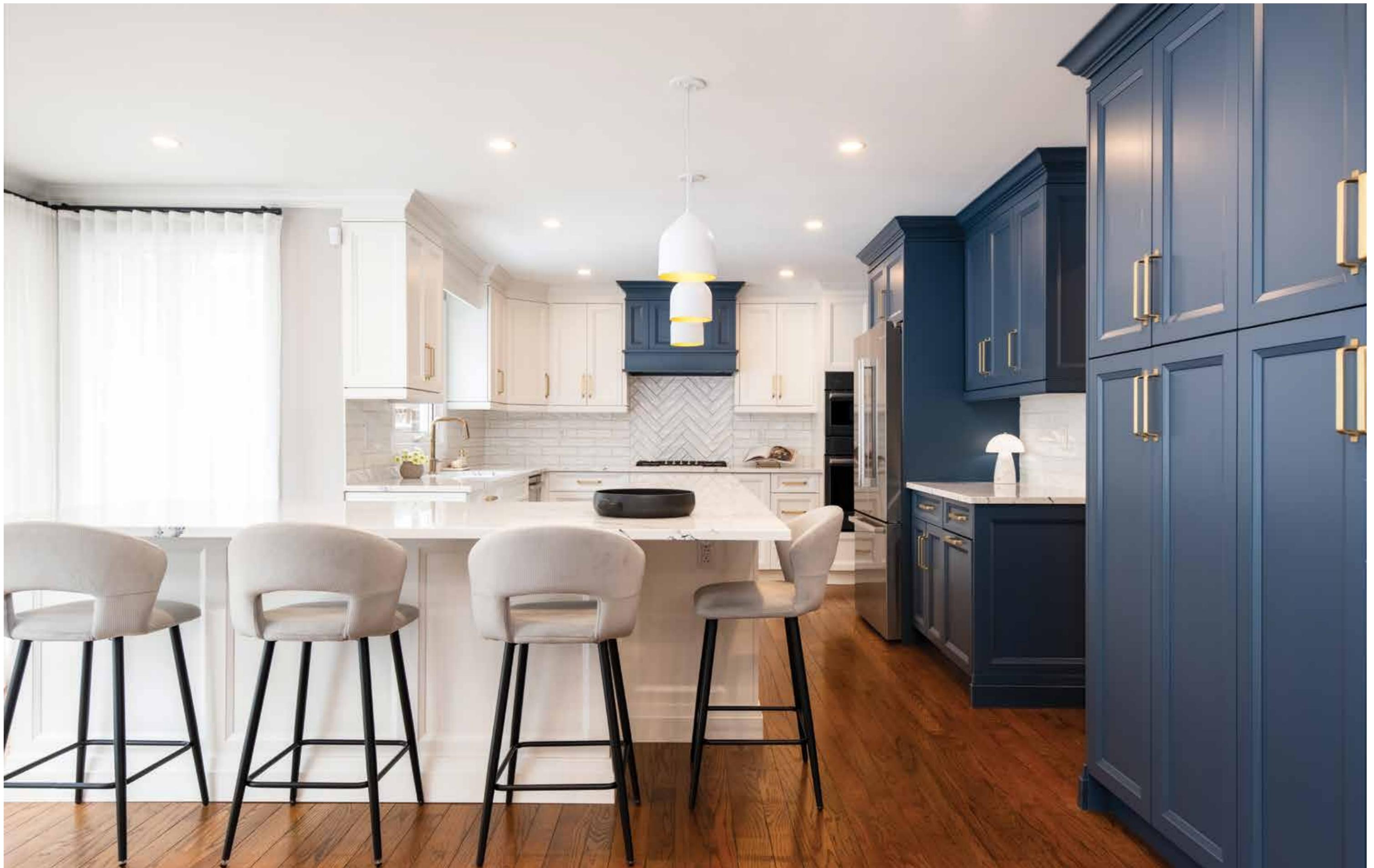


## Main Level

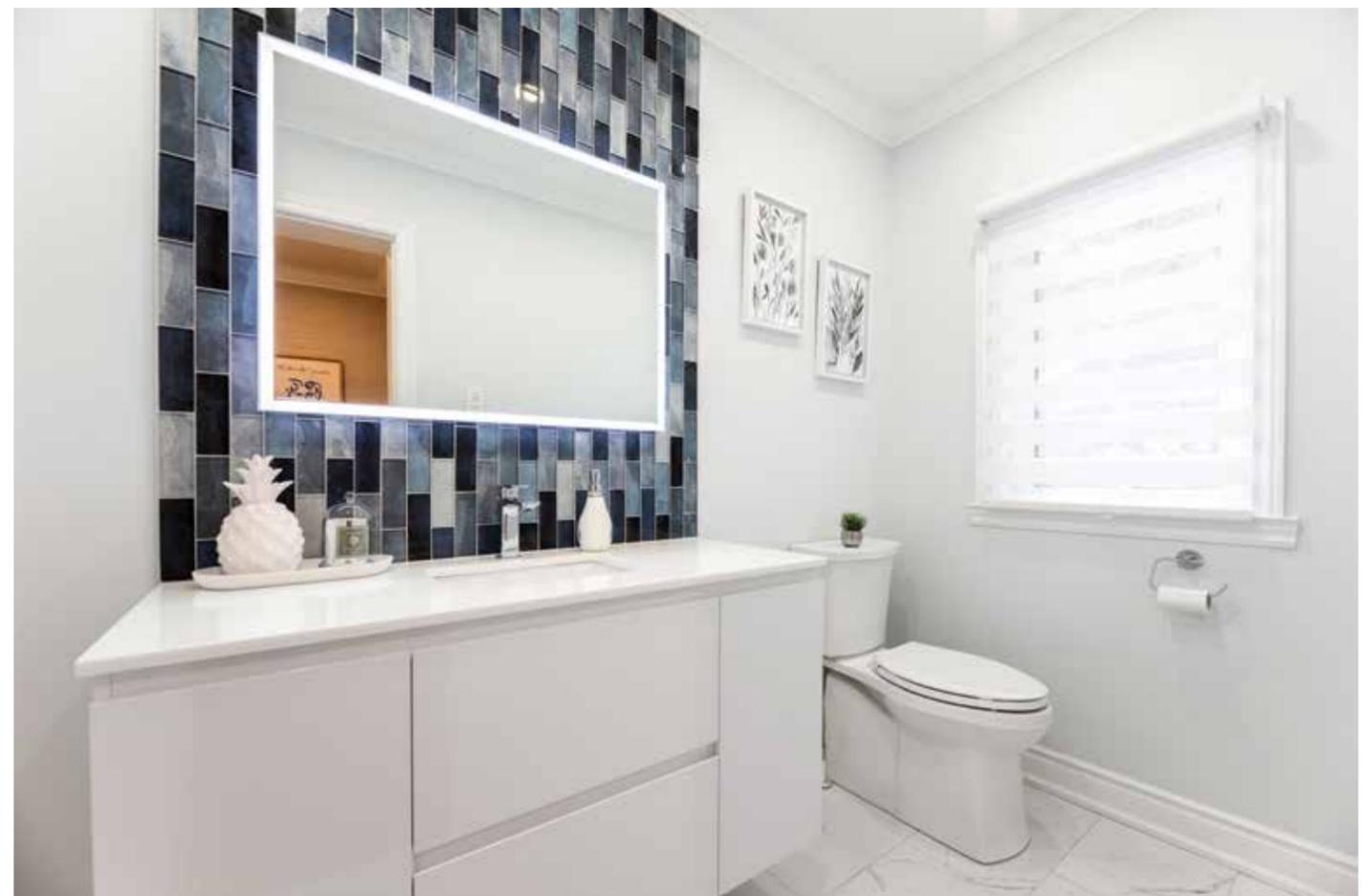
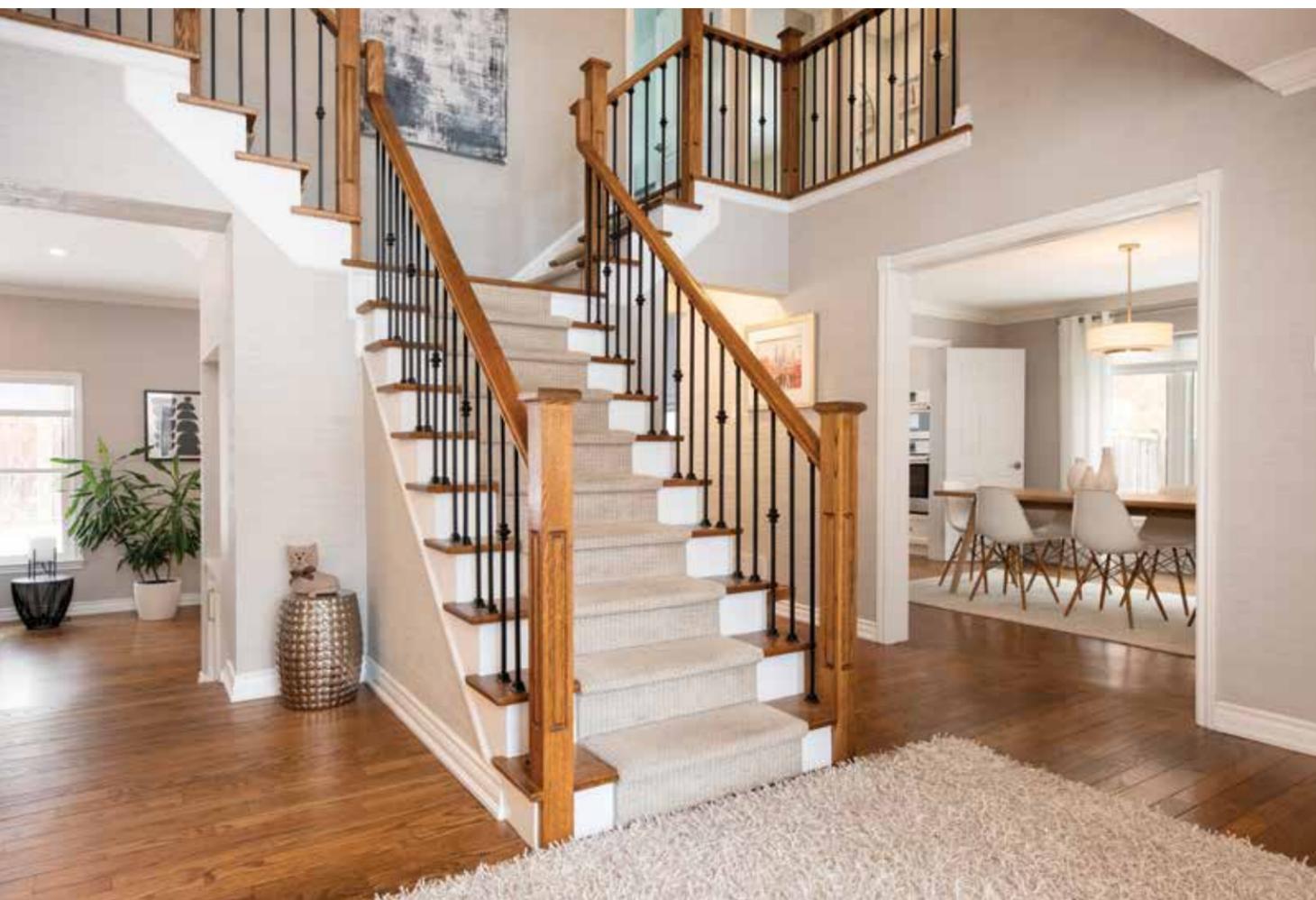
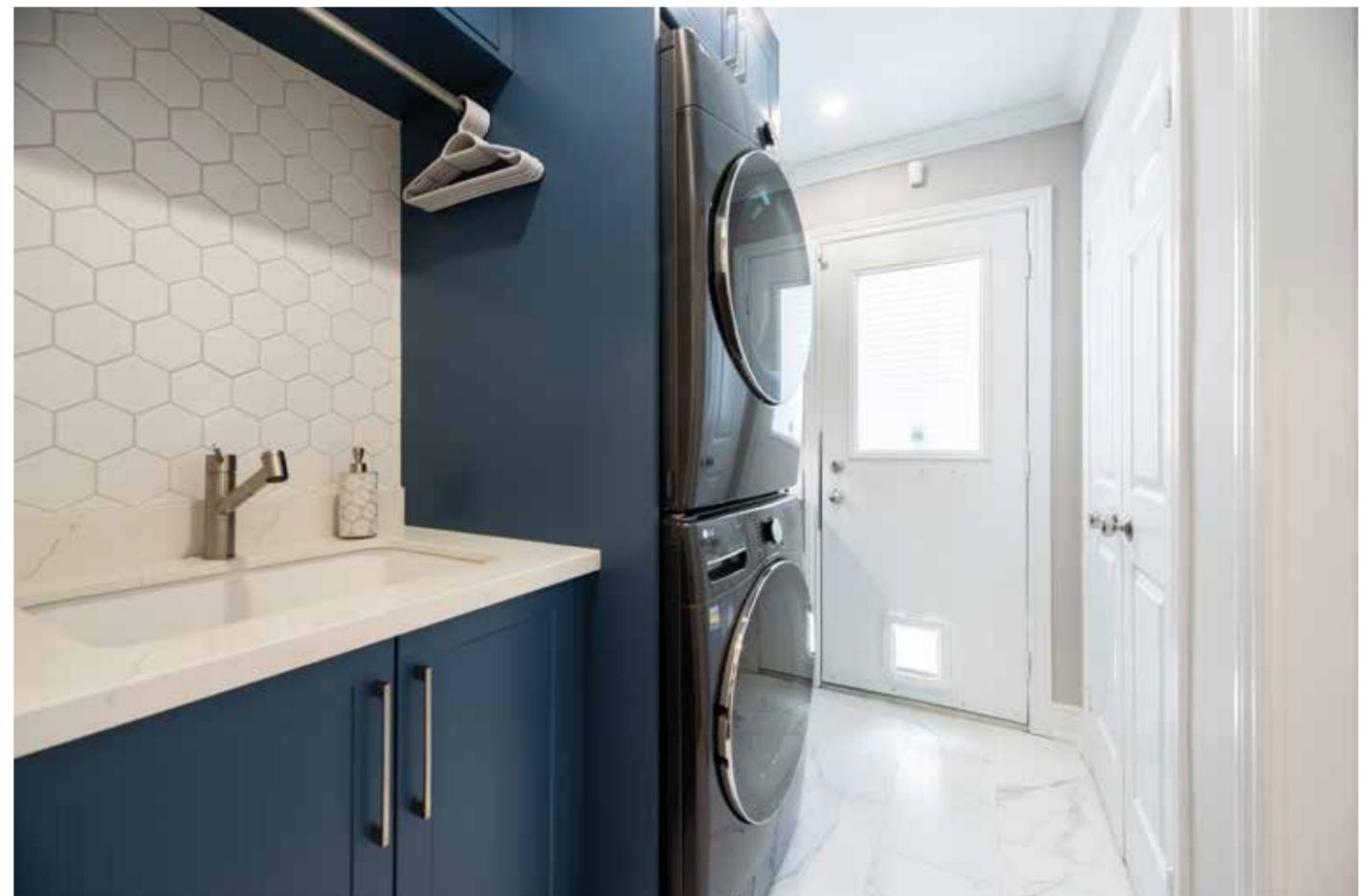
The main floor offers a traditional yet open flow, ideal for both daily living and entertaining. The custom kitchen features Cambria quartz counters, brass hardware, Bosch appliances, a large island with breakfast bar, and walkout to the backyard.

The kitchen opens seamlessly to the sunken great room with wood-burning fireplace and custom built-ins. Formal living and dining rooms showcase site-finished oak hardwood, including herringbone detailing.









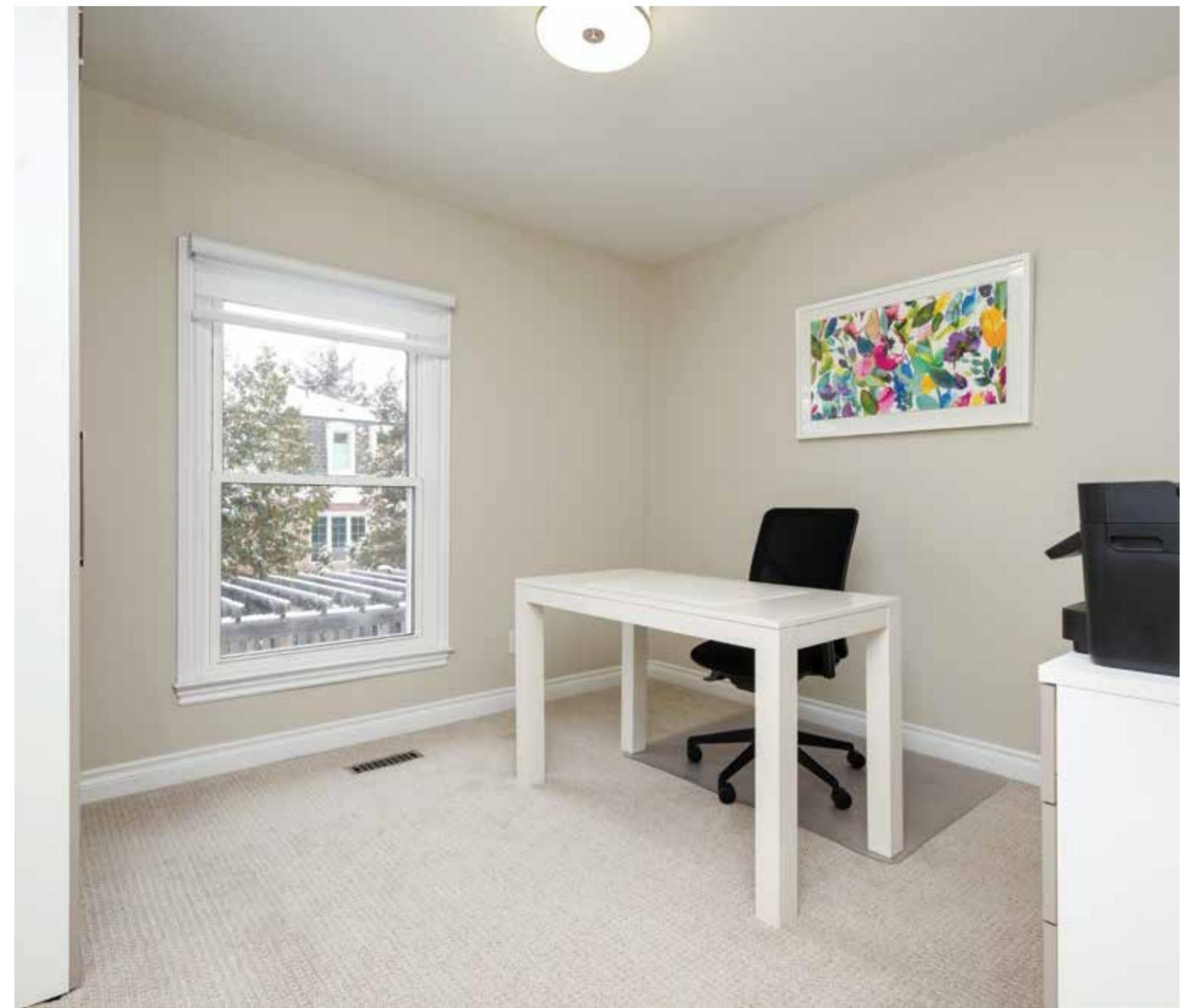


## Second Level

Upstairs, the primary suite is a private retreat with a sitting area, walk-in closet, and renovated 5-piece ensuite with freestanding tub, skylight, glass shower, and double vanity.

Three additional bedrooms with broadloom flooring share a beautifully renovated main bath. Oak hardwood flooring and updated lighting continue throughout the upper level hall and primary bedroom.







## Lower Level

The fully finished basement offers exceptional flexibility with a large recreation room, kitchenette, office, fifth bedroom, and 3-piece bathroom. Ideal for extended family, guests, or a nanny suite, this level also provides generous storage, a cold cellar, and dedicated utility space.







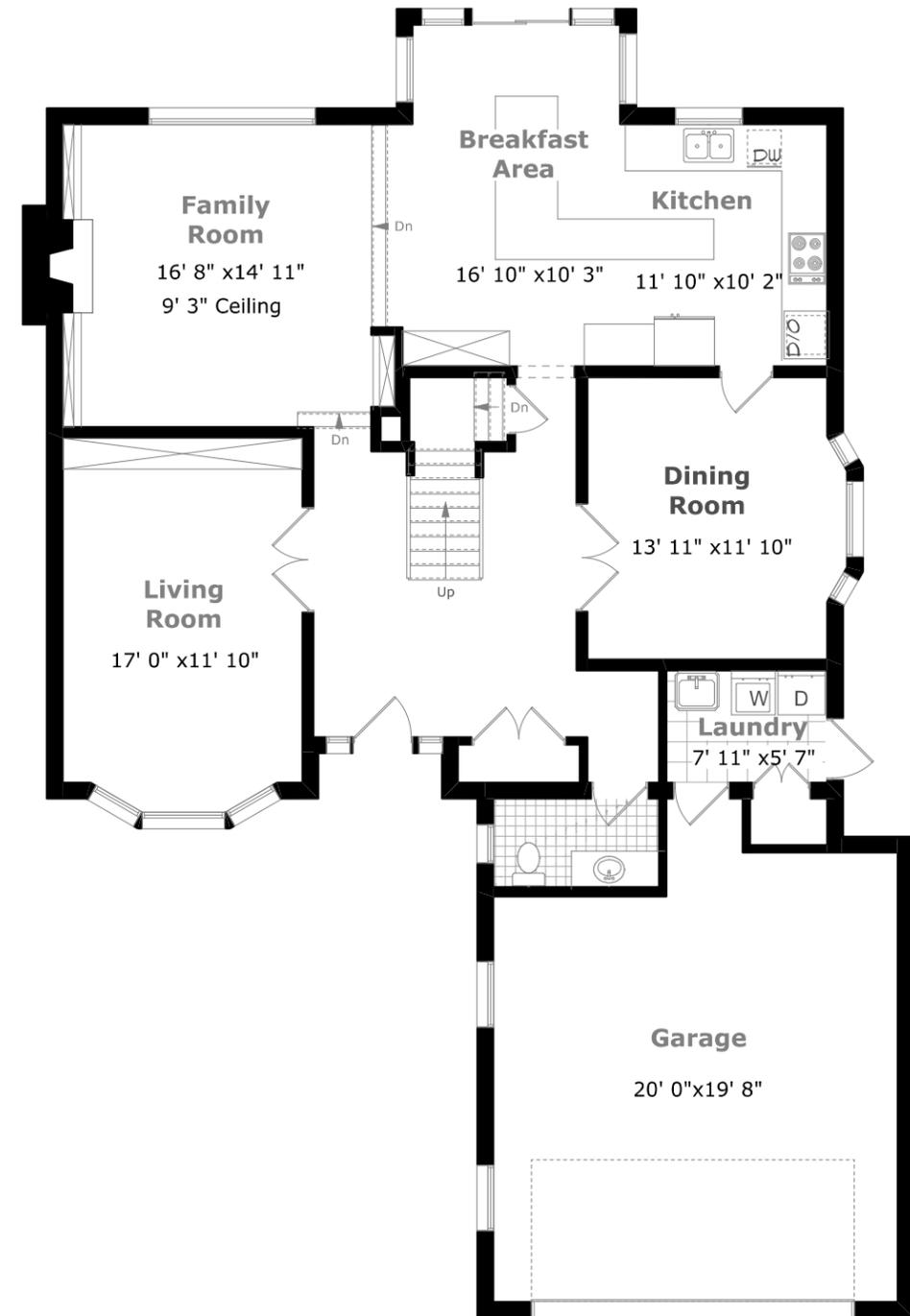
## Backyard

Professionally landscaped and fully fenced, the backyard features interlocking stone, custom pergola, raised garden beds, and mature trees for privacy. With custom stone steps from the kitchen and ample lawn space, it is equally suited for entertaining or quiet evenings at home.





## Main Level Floor Plan

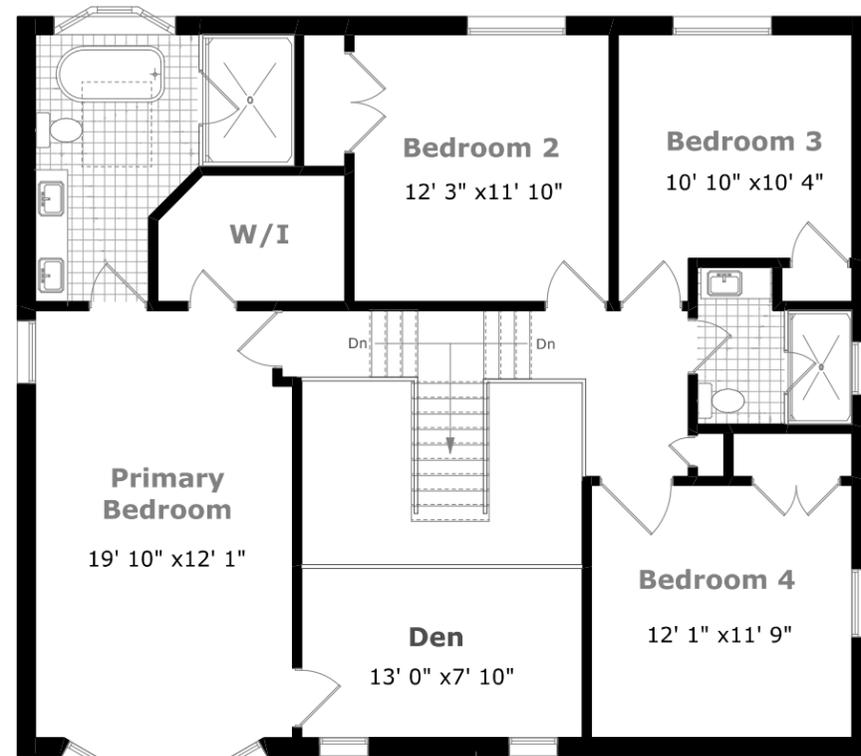


## Main Floor Plan

1,470.8 sq. ft. +  
490.8 sq. ft. (Garage)

\*Room sizes should be considered approximate since measurements are subject to certification.

## Second Level Floor Plan

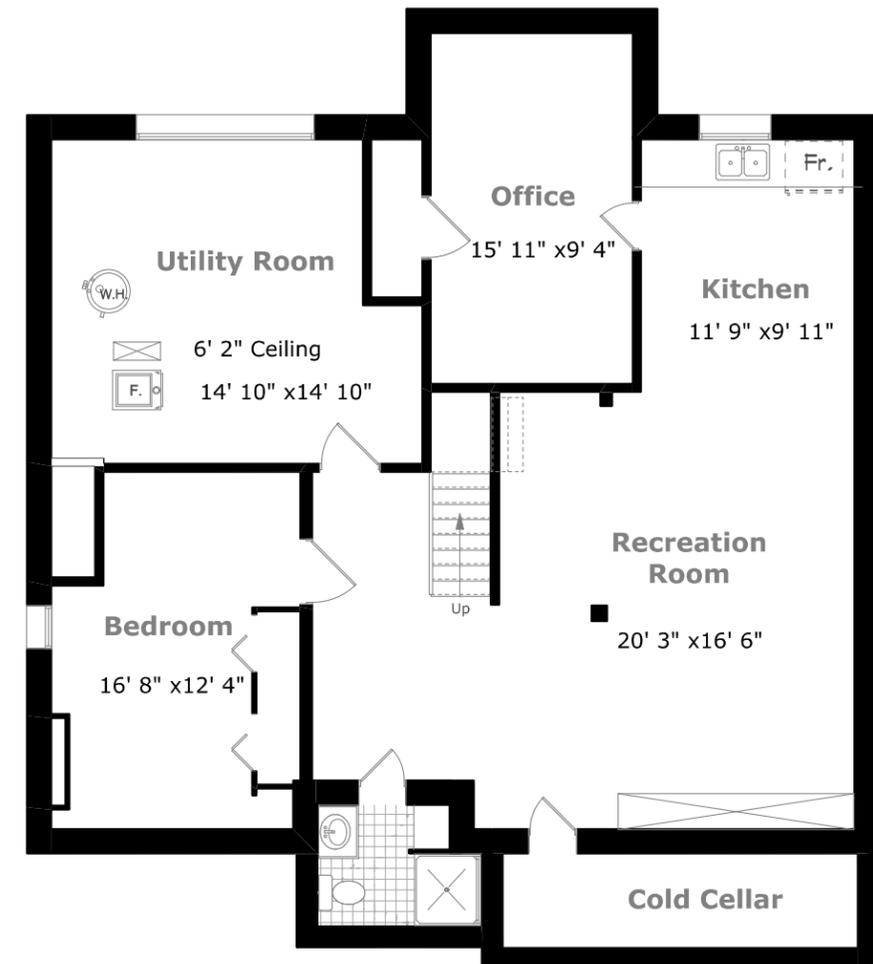


## 2nd Floor Plan

1,360.1 sq. ft.

\*Room sizes should be considered approximate since measurements are subject to certification.

## Lower Level Floor Plan



## Basement Plan

1,542.4 sq. ft.

\*Room sizes should be considered approximate since measurements are subject to certification.

# Survey

PLAN SHOWING  
**LOTS 79, 80 & 81, PLAN M-245**

TOWN OF OAKVILLE  
 REGIONAL MUNICIPALITY OF HALTON  
 SCALE = 1:250

UNWIN, MURPHY & ESTEN LTD.  
 ONTARIO LAND SURVEYORS  
 1243 ISLINGTON AVENUE, TORONTO, ONT.  
 TEL. 233-2161 · DATE JULY 20, 1981

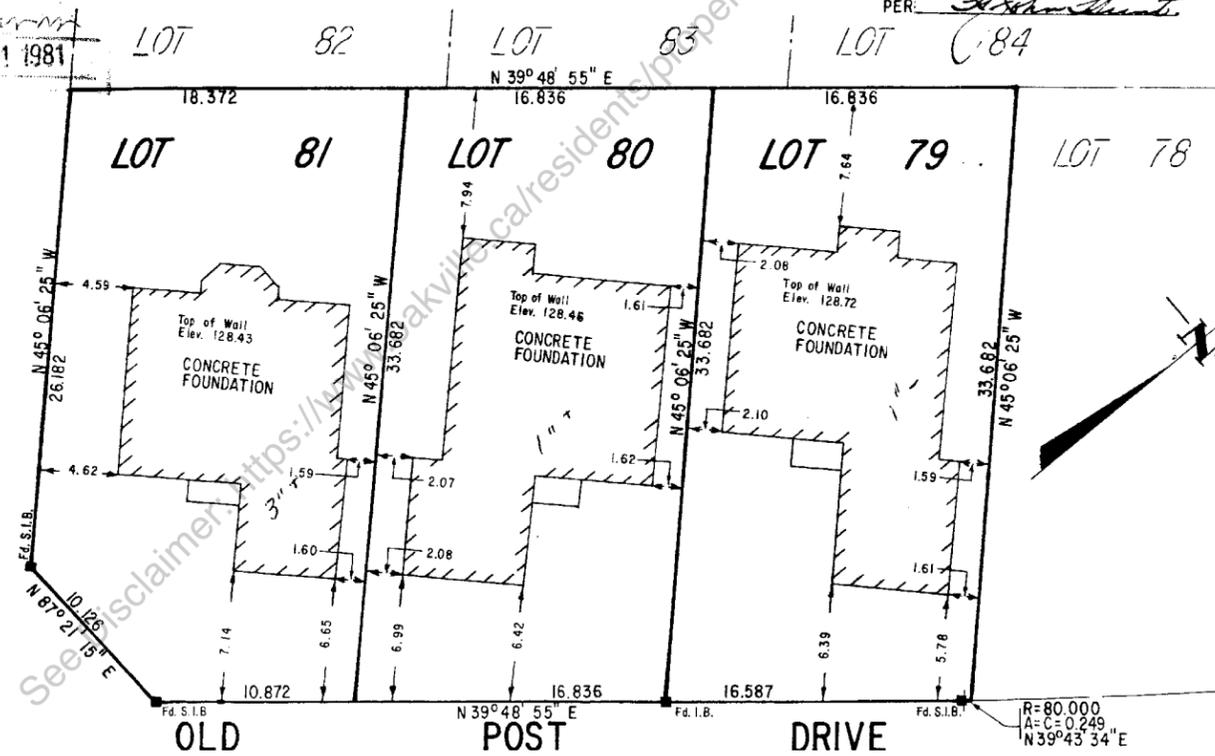
PER: *[Signature]*

SANDBURY HOMES  
 2100 ELLESMERE ROAD,  
 SCARBOROUGH, ONT.



*[Signature]*  
 JUL 31 1981

MONKS PASSAGE



## About The Neighbourhood

Glen Abbey is one of Oakville's most recognized neighbourhoods, famous for its world-class golf course and established community setting. With its schools, shopping centres and recreation facilities, Glen Abbey offers a balanced lifestyle with easy access to both green space and everyday conveniences.

Life here blends prestige with accessibility. Residents enjoy weekends on the trails that wind through wooded areas or attending events at the Glen Abbey Community Centre. The neighbourhood gem is the Glen Abbey Golf Club, where major tournaments and quiet early-morning tee times alike define the spirit of the area.

# Luxury Features

## - INTERIOR -

### - MAIN LEVEL -

- Freshly painted (2022/2023)
- Updated light fixtures (2023)
- Refinished oak hardwood flooring
- Smooth ceilings throughout

### FOYER

- Two-storey entry
- Front door with sidelights
- Oak staircase with wrought iron spindles and carpet runner
- Crown moulding and updated lighting

### LIVING & DINING ROOMS

- Site-finished oak herringbone flooring
- Crown moulding
- Bay windows
- Custom window coverings (2023)

### KITCHEN (FULLY RENOVATED 2021)

- Custom cabinetry with soft-close drawers and brass hardware
- Cambria quartz countertops
- Large L-shaped island with breakfast bar
- LED under-cabinet lighting
- Kohler undermount sink with Brizo brass faucet
- Bosch appliance package
- Danby beverage fridge
- Sliding doors to backyard
- Open to sunken great room

### GREAT ROOM

- Sunken layout with backyard views
- Wood-burning fireplace
- Custom built-ins and wine storage (2020)
- LED pot lights on dimmer

### POWDER ROOM & LAUNDRY (2023 RENOVATIONS)

- Updated powder room
- Renovated laundry with LG washer & dryer (2023)
- Garage and side yard access
- Custom built in cabinetry

## - UPPER LEVEL -

### PRIMARY SUITE

- Private retreat with herringbone oak flooring
- Walk-in closet
- Renovated 5-piece ensuite
- Stand-alone soaker tub and skylight
- Seamless glass walk-in shower with bench and linear drain
- Quartz vanity with double undermount sinks
- Access to loft/den area (possible walk in closet addition)

### ADDITIONAL BEDROOMS

- Bedrooms 2-4 with broadloom flooring
- Custom zebra blinds (2023)

### MAIN BATHROOM

- Quartz vanity with undermount sink
- Walk-in shower with bench and linear drain
- Kohler fixtures

## - LOWER LEVEL -

- Large recreation room
- Kitchenette
- Office space
- Fifth bedroom
- 3-piece bathroom
- Cold cellar and utility room
- Ideal nanny or in-law suite potential

## - EXTERIOR -

### FRONT YARD

- All brick exterior
- Double driveway and garage with inside entry
- Interlocking stone walkway and driveway
- Garage door opener with remotes (2023)
- Flagstone front patio (2023)
- Shingles (2014)
- Flowering mature trees and exterior lighting

# Luxury Features

### REAR YARD

- Professionally landscaped private backyard (2014)
- Custom stone steps from kitchen
- Large interlocking patio with grass area
- Fully fenced
- Custom pergola with raised stone garden beds
- Perennial gardens

### MAJOR IMPROVEMENTS & MECHANICAL UPDATES

- 2023 - Flagstone patio, paint, lighting updates, powder room & laundry renovations, new furnace humidifier
- 2022 - Security system installed
- 2021 - Full kitchen renovation
- 2020 - Lennox furnace & A/C, 200 AMP electrical panel, new hot water tank (owned)
- 2018 - Bathrooms renovated, new staircase & railings, hardwood refinished, popcorn ceiling removed
- 2014 - Roof, basement suite renovation, full backyard landscaping

### INCLUSIONS

- All Appliances (Bosch Fridge, Danby Wine Fridge, Bosch Built-In Wall Oven + Microwave, Bosch Dishwasher, Range hood + Exhaust Fan, Bosch Gas Cooktop), Small Fridge in Basement Kitchenette, LG Laundry Appliances
- Window Coverings (except excluded)
- All Bathroom Mirrors
- All Electrical Light Fixtures
- Entertainment/Storage Unit in Basement, Open Shelving in Cold Room, White Display/Storage Furniture in Basement Office
- Fireplace Screen + Tools
- Central Vac + Attachments
- Garage Door Opener + Remote x2
- Mounting Bracket for TV in Primary Bedroom

### EXCLUSIONS

- Upright Freezer in Furnace Room
- Curtains in Primary Bedroom + Living Room (Rods + Hardware to Stay)
- Open Shelving Units in Garage + Furnace Room, Shoe Rack in Basement

### PROPERTY DETAILS

- Furnace: 2020
- A/C: 2020
- Hot Water Tank: 2020
- Attic Insulation: 2023
- Rental Items: None

\*Notwithstanding any items identified as features or inclusions or exclusions in this brochure, only those items identified as inclusions in the Agreement of Purchase and sale will be deemed an inclusion.



**GoodaleMillerTeam**  
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