



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



1213 Bowman Drive | Oakville



BEAUTIFULLY MAINTAINED AND UPDATED HOME IN GLEN ABBEY

Nothing to do but move in and enjoy.

5,446 total square feet of impeccably maintained living space. Gorgeous backyard with pool and patios backing onto green space.

Dramatic entry to home with soaring ceiling height with skylight, Scarlett O'Hara staircase and honed marble floor tiles.

Huge primary suite with luxurious 6 piece en-suite and walk-in closet with organizers. The en-suite has a dual frameless shower with Riobel plumbing fixtures including body jets, stand-alone tub over-looking the backyard, two vanities with Swarovski crystal hardware, heated floors, all very tastefully done.

Solid wood custom kitchen cabinets with quartz countertops, new appliances, built-in eat-in area, and niche to do homework. Open to family room, great for entertaining. Extensive plaster crown mouldings throughout the main level. Reno'd laundry room.

Newly renovated lower level with plush carpet, many pot lights, new 3 piece bath and fresh paint.

Awesome backyard backing onto green space. In-ground pool, gazebo, landscaping, and privacy fencing, fire bowls and patios for gatherings.

Thoughtfully updated with recent upgrades to bathrooms, laundry room, furnace, a/c, windows, electrical panel, pool equipment and much more.

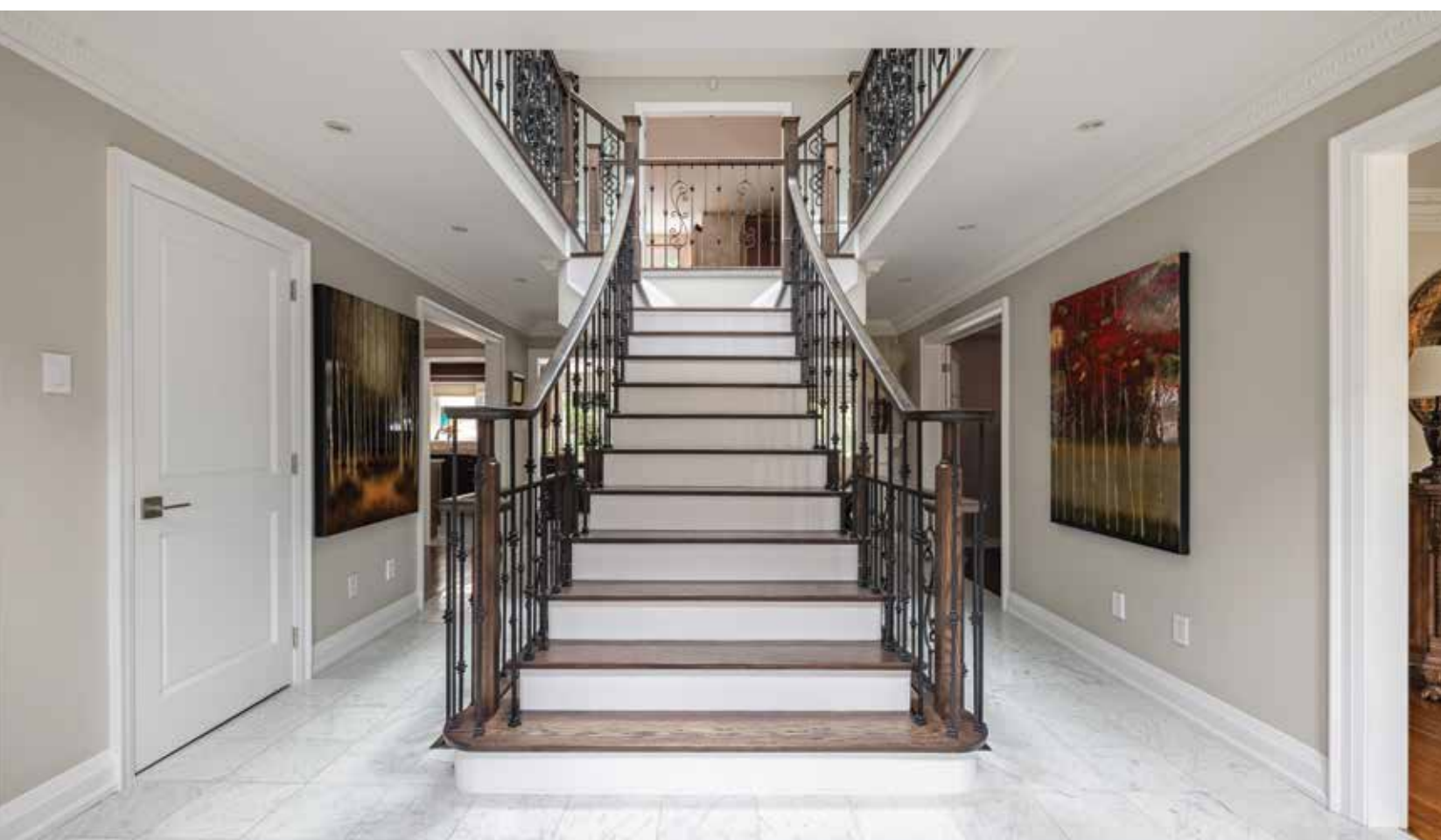
Fantastic location on a quiet street in an established neighbourhood known for its school district. Convenient access to highway and GO station.



FOYER



DINING ROOM & LIVING ROOM







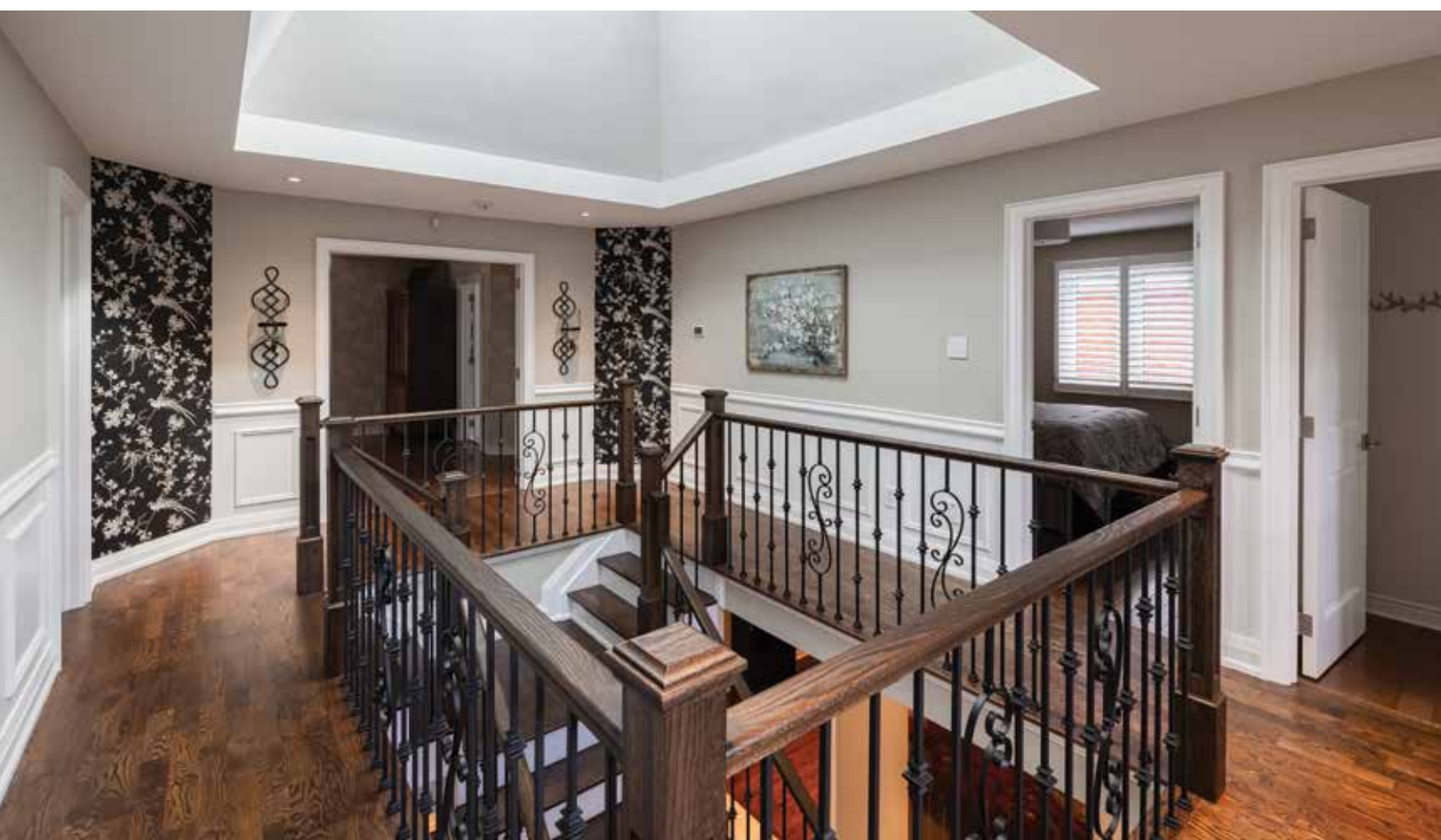
KITCHEN

BREAKFAST AREA



FAMILY ROOM

OFFICE & LAUNDRY ROOM



POWDER ROOM & UPPER LANDING

PRIMARY BEDROOM & ENSUITE



SECOND & THIRD BEDROOMS

FOURTH BEDROOM & MAIN BATHROOM



LOWER LEVEL



LOWER LEVEL

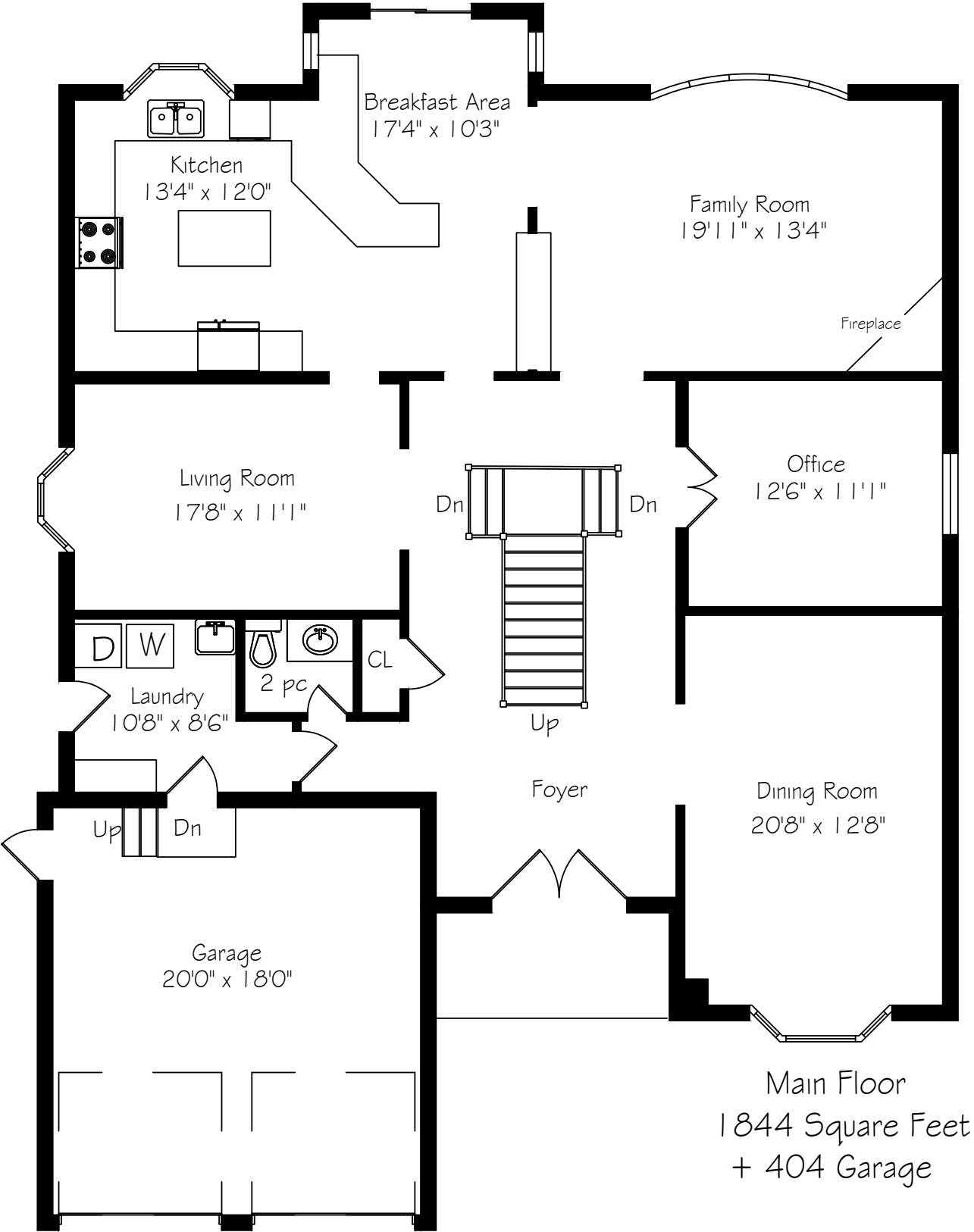




REAR YARD WITH INGROUND POOL

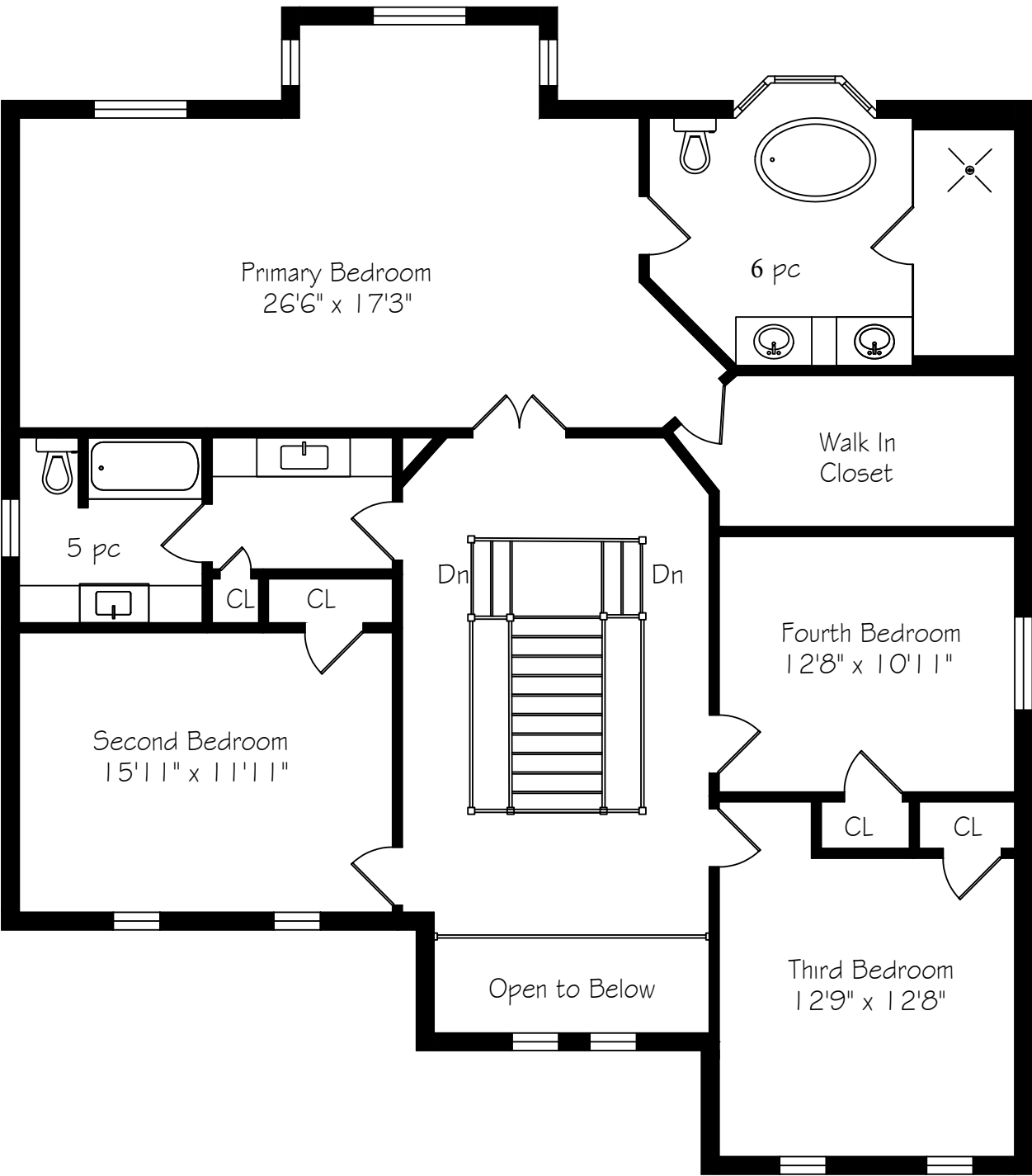
REAR YARD

MAIN LEVEL FLOOR PLAN



Main Floor
1844 Square Feet
+ 404 Garage

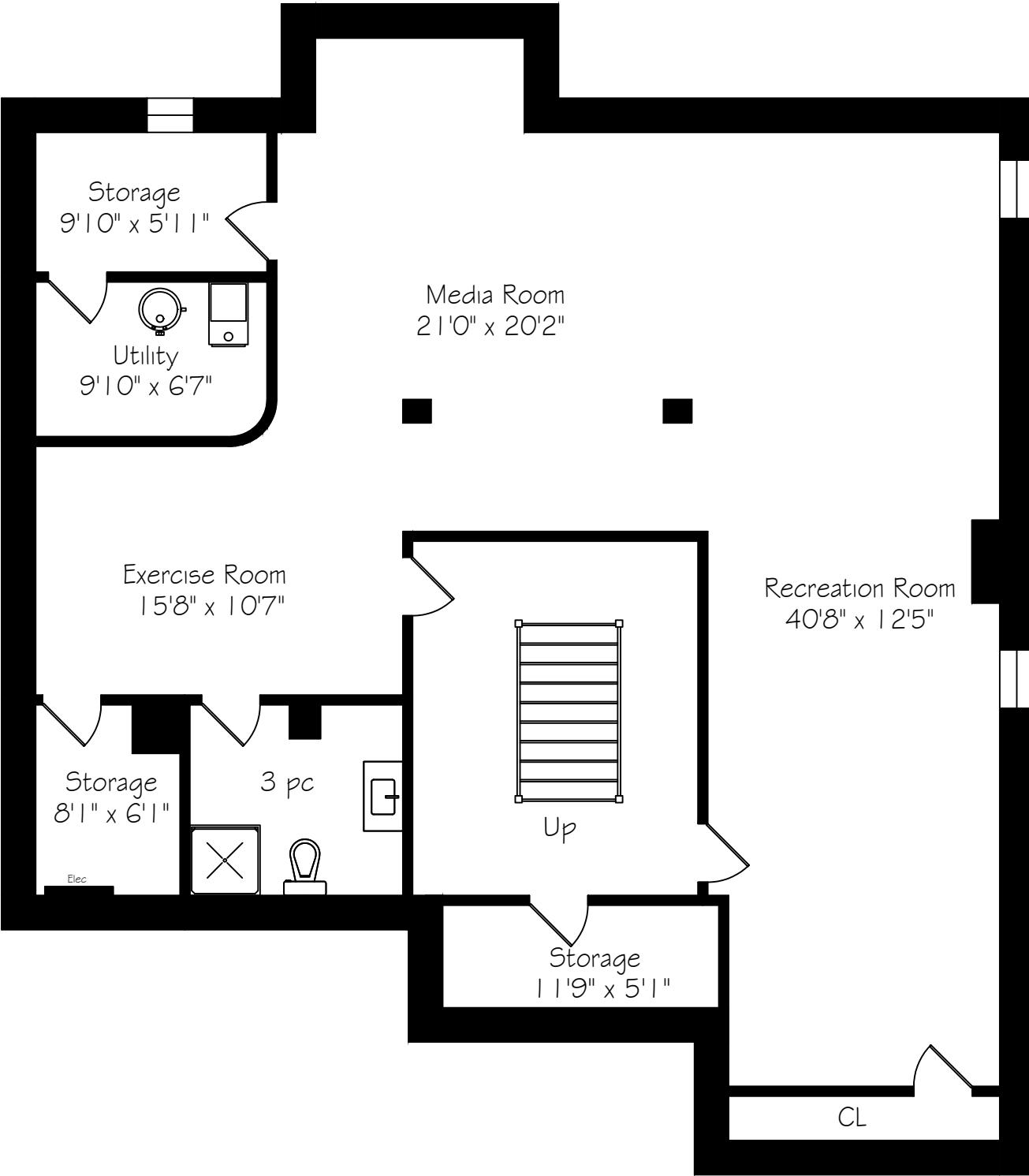
SECOND LEVEL FLOOR PLAN



Second Floor
1784 Square Feet

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

LOWER LEVEL FLOOR PLAN



Lower Level
1818 Square Feet

LUXURY FEATURES

INCLUSIONS

- Bosch Stove
- Fisher and Paykel Refrigerator
- Bosch Dishwasher
- Front Load Washer and Dryer
- Remote Blinds in Kitchen and Family Room
- California Shutters
- Gazebo and Curtains
- Projector and Screen in Gazebo
- 2 Gas Firebowls
- All Electrical Fixtures
- Surround Sound on Main Level and in En-Suite
- Garage Door Openers and Remotes
- Outdoor Speakers
- Landscape Lighting
- Pool Equipment (Liner 2024, Pump 2025)
- CCTV Security - 5 Zones
- TV in En-Suite

LUXURY FEATURES

- Custom Front Door by Miliano Designs
- Extensive Plaster Crown Moldings
- Skylight
- Honed Marble Tile in Foyer
- Solid Wood Doors
- Wainscotting
- Dimmers Throughout
- Gelderman Landscaping

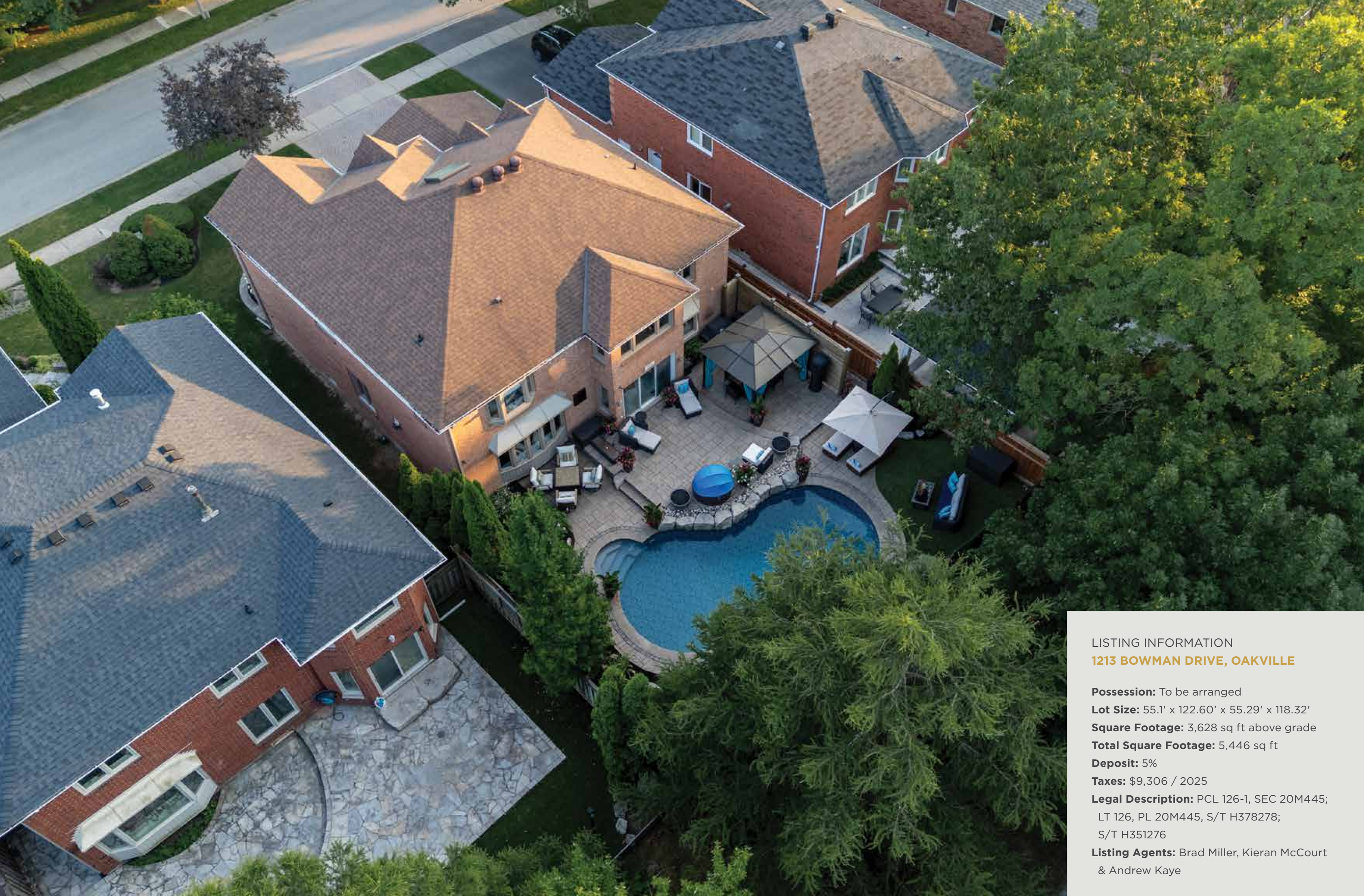
UPDATES

- Garage Doors (2024)
- Furnace and A/C (2024)
- 200 Amp Panel (2025)
- Basement Renovated (2025)
- Re-Finished Staircase with New Wrought Iron Spindles
- Roof and Skylight (2014)
- Windows (2018)
- En-Suite Bath (2021)
- Laundry Room
- Main Bath and Powder Room
- Soffits and Soffit Lighting

*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.

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The information contained in this feature brochure is based on casual observation and the knowledge of the vendors. This information is believed to be factual; however, it is not warranted and should be independently verified. Items listed in this brochure may not be included in an Agreement of Purchase and Sale unless specifically listed as an inclusion in the chattels section of an Agreement of Purchase and Sale.



LISTING INFORMATION

1213 BOWMAN DRIVE, OAKVILLE

Possession: To be arranged

Lot Size: 55.1' x 122.60' x 55.29' x 118.32'

Square Footage: 3,628 sq ft above grade

Total Square Footage: 5,446 sq ft

Deposit: 5%

Taxes: \$9,306 / 2025

Legal Description: PCL 126-1, SEC 20M445;
LT 126, PL 20M445, S/T H378278;
S/T H351276

Listing Agents: Brad Miller, Kieran McCourt
& Andrew Kaye



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905-338-2121 | **GoodaleMillerTeam.com**

9-209 Speers Rd, Oakville, ON L6K 0H5

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#1 Team in Canada for Century 21 for 21 consecutive years