

GMT

134 Abbey Court  
Oakville

## Welcome to 134 Abbey Court

Exquisitely renovated from top-to-bottom, this exceptional 4+1 bedroom family residence is set in the magnificent enclave of Morrison, one of Southeast Oakville's most prestigious enclaves on a rare 103 ft x 150 ft premium lot just steps from Lake Ontario, Gairloch Gardens, and minutes to downtown Oakville. Walking distance to top-ranked schools including E.J. James Public School, St. Vincent Elementary, and Oakville Trafalgar High School.



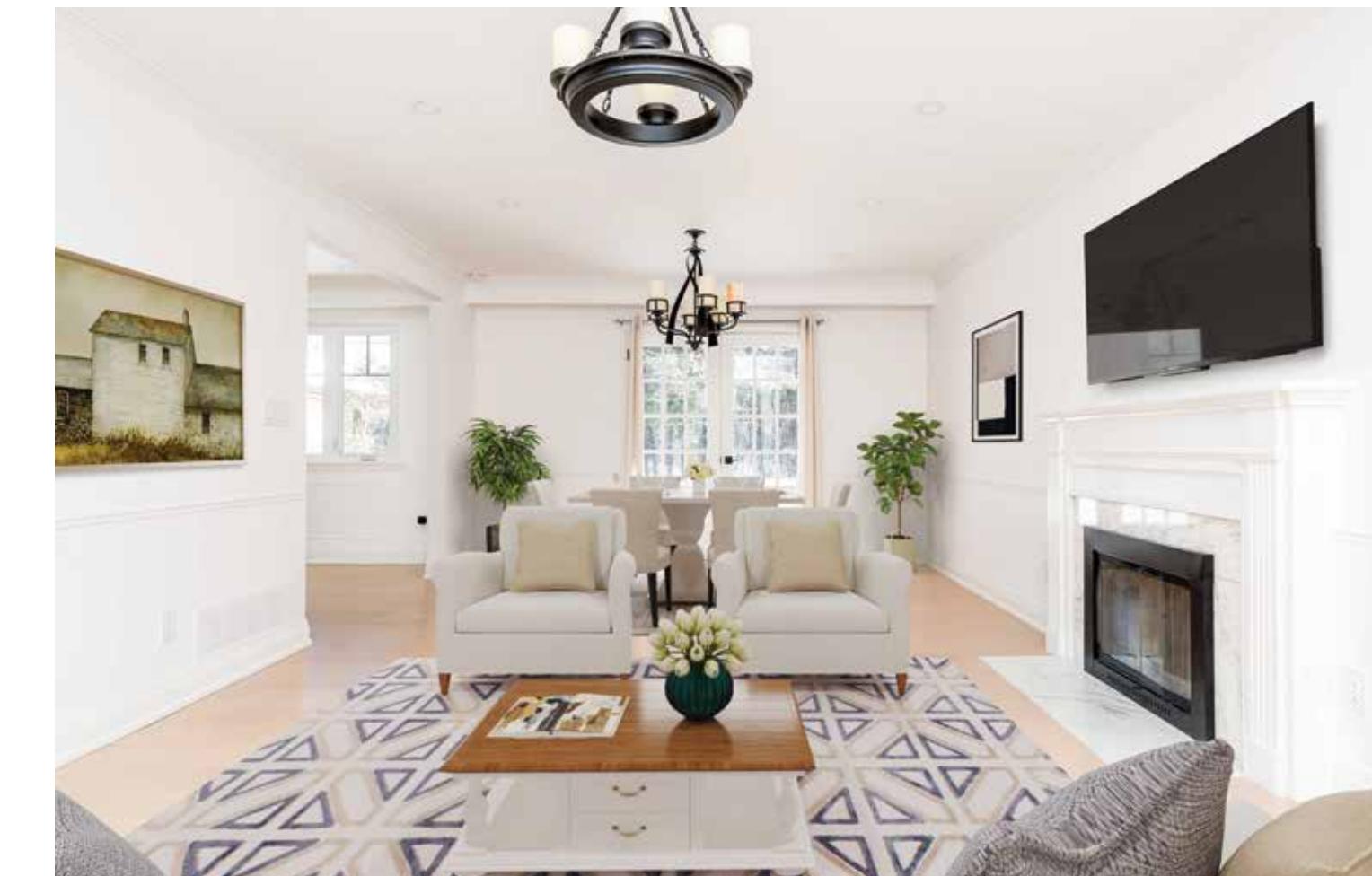
### Property Highlights

BEDS	4+1
BATHS	3.1
LOT SIZE	103.20' x 150.90' x 101.08' x 137.43'
ABOVE GRADE	2,439 sq ft
TOTAL SQ FT	3,530 sq ft
TAXES	\$11,451 / 2025

### THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt & Sarah Van Rosan





## Main Level

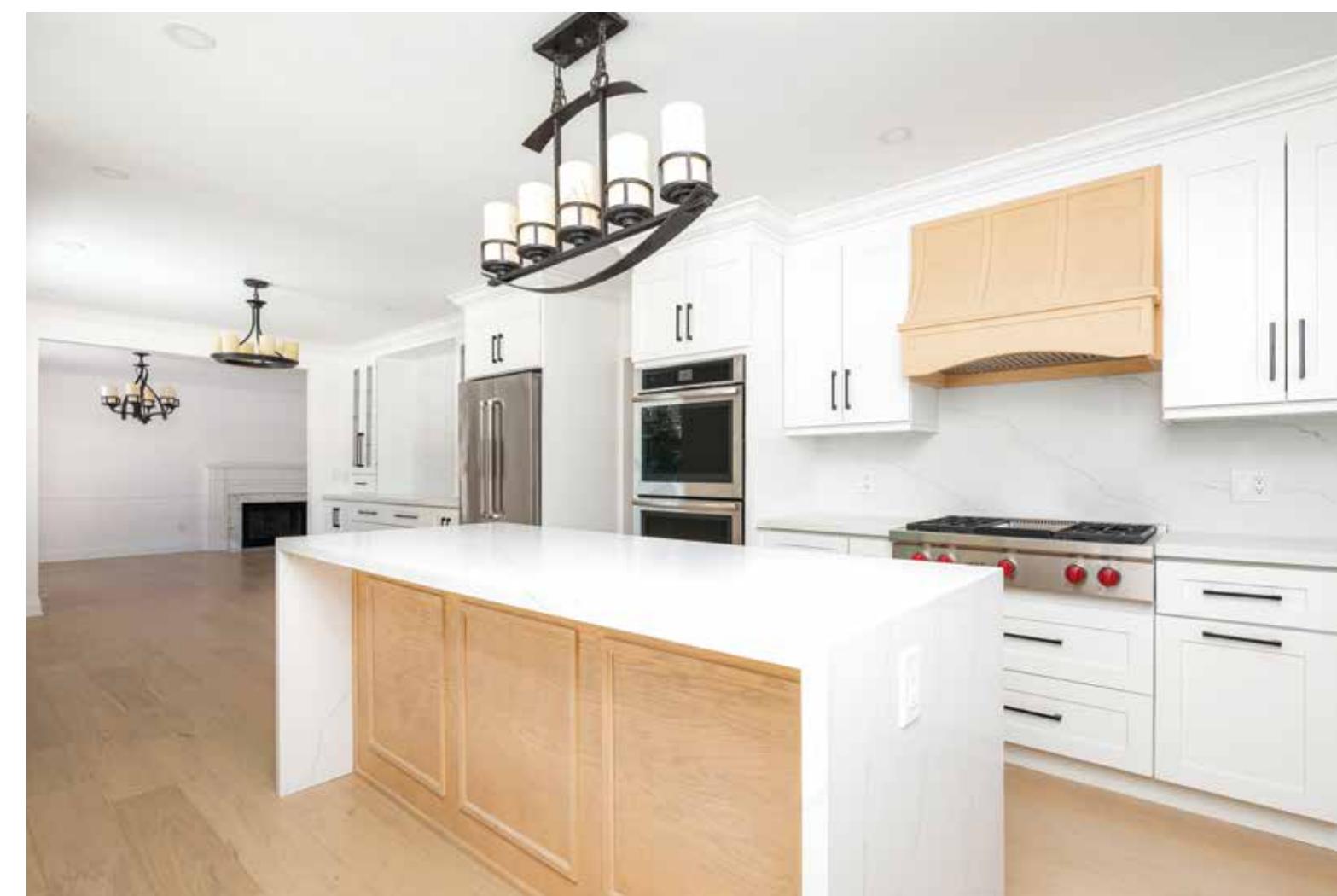
The thoughtfully redesigned main level showcases an elegant open-concept living, dining, and kitchen space, ideal for both refined entertaining and everyday family living, complemented by a private main-floor office.

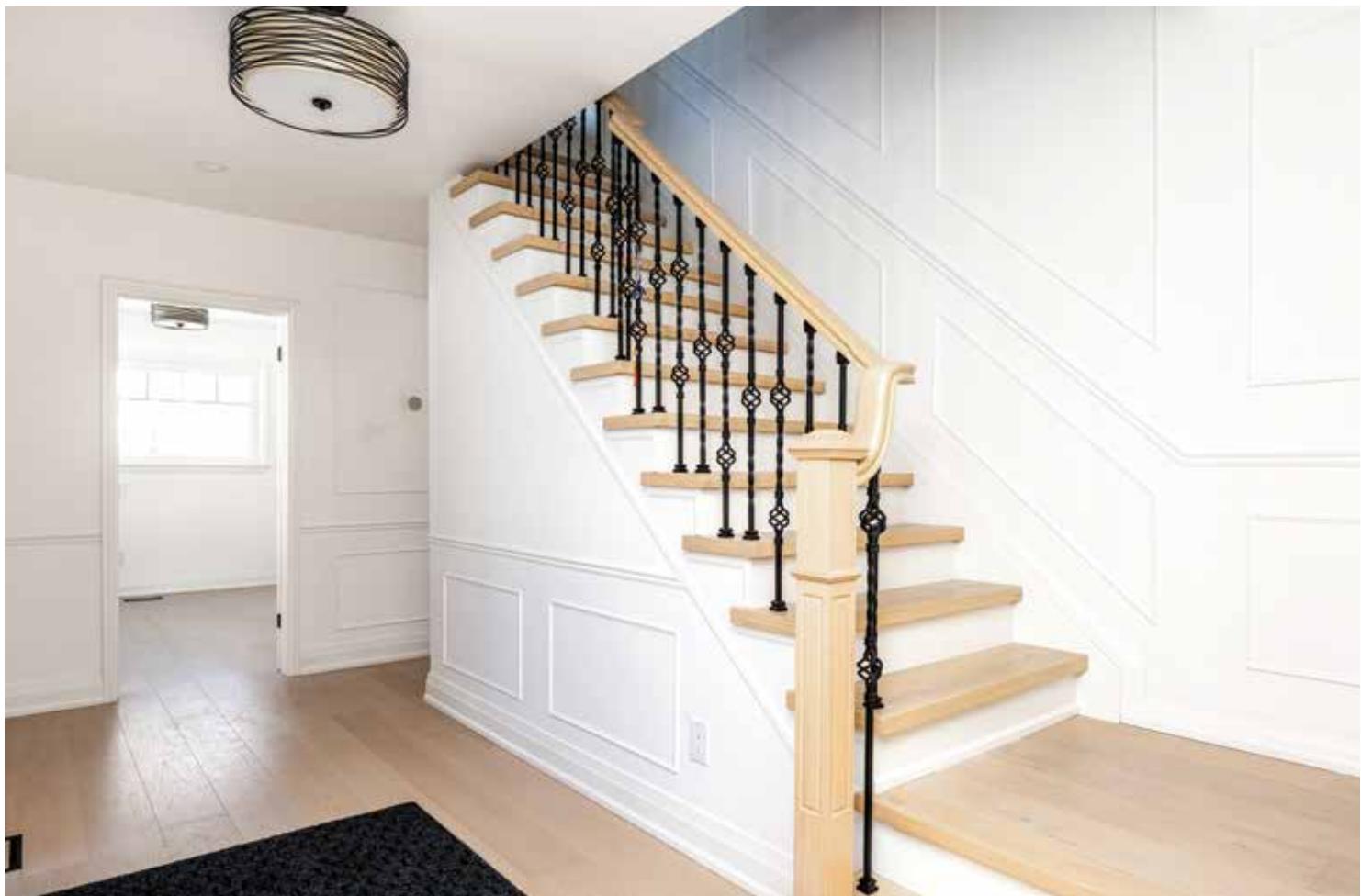
The chef's kitchen is a true showpiece, featuring custom cabinetry, a dramatic quartz waterfall centre island, and top-of-the-line built-in appliances, seamlessly blending form and function.

The dining room features magnificent floor-to-ceiling bay windows overlooking the front yard.





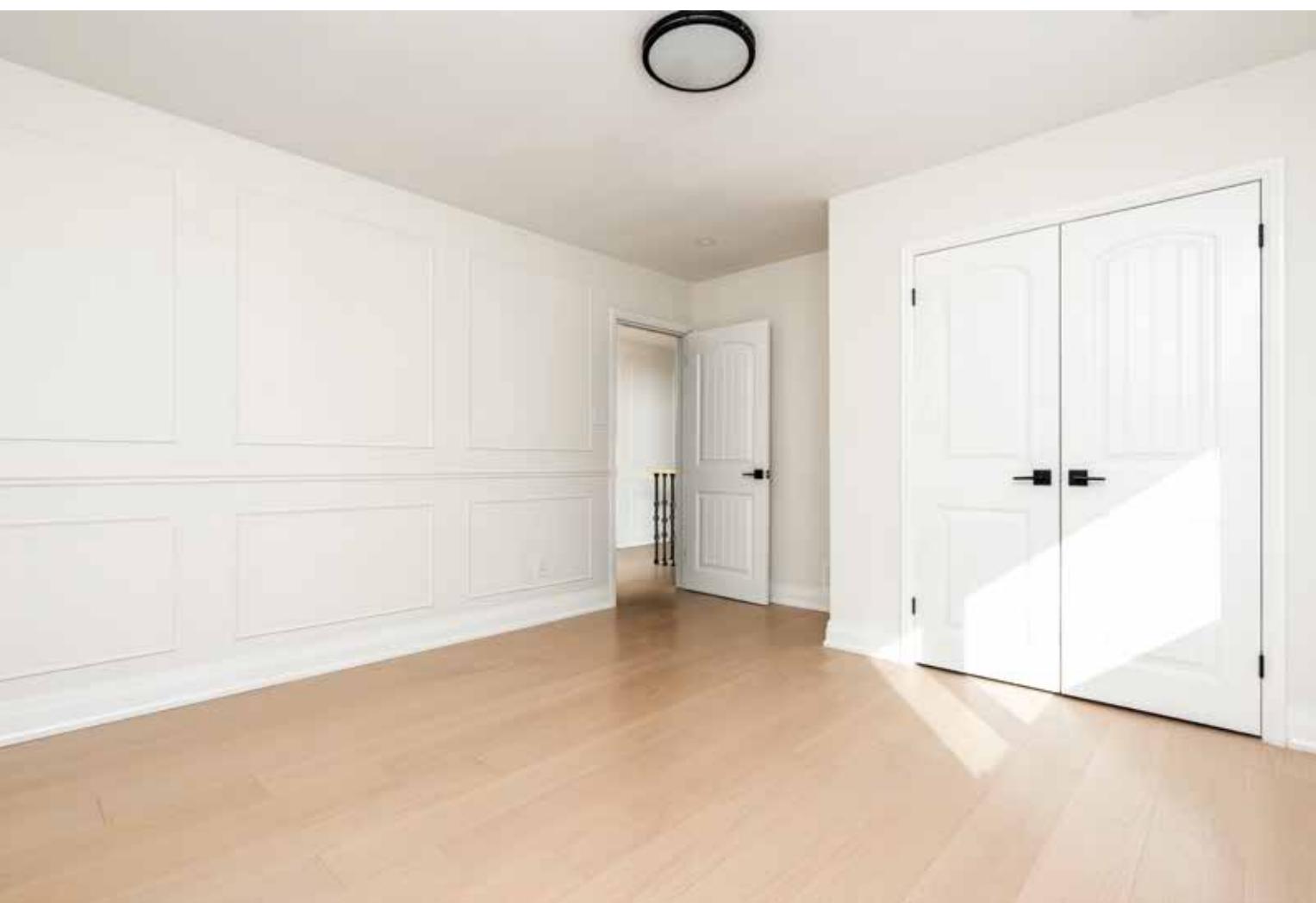


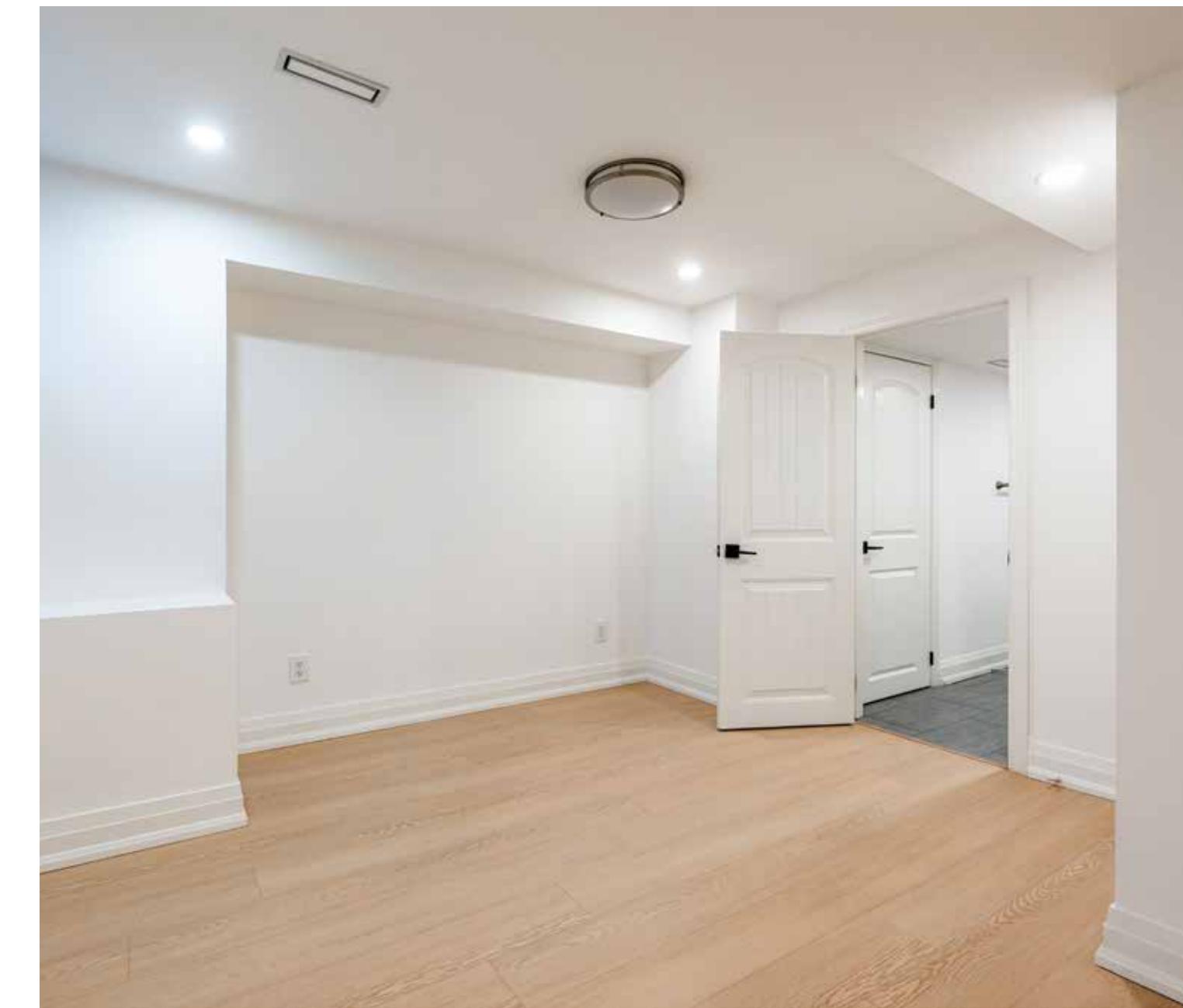




## Second Level

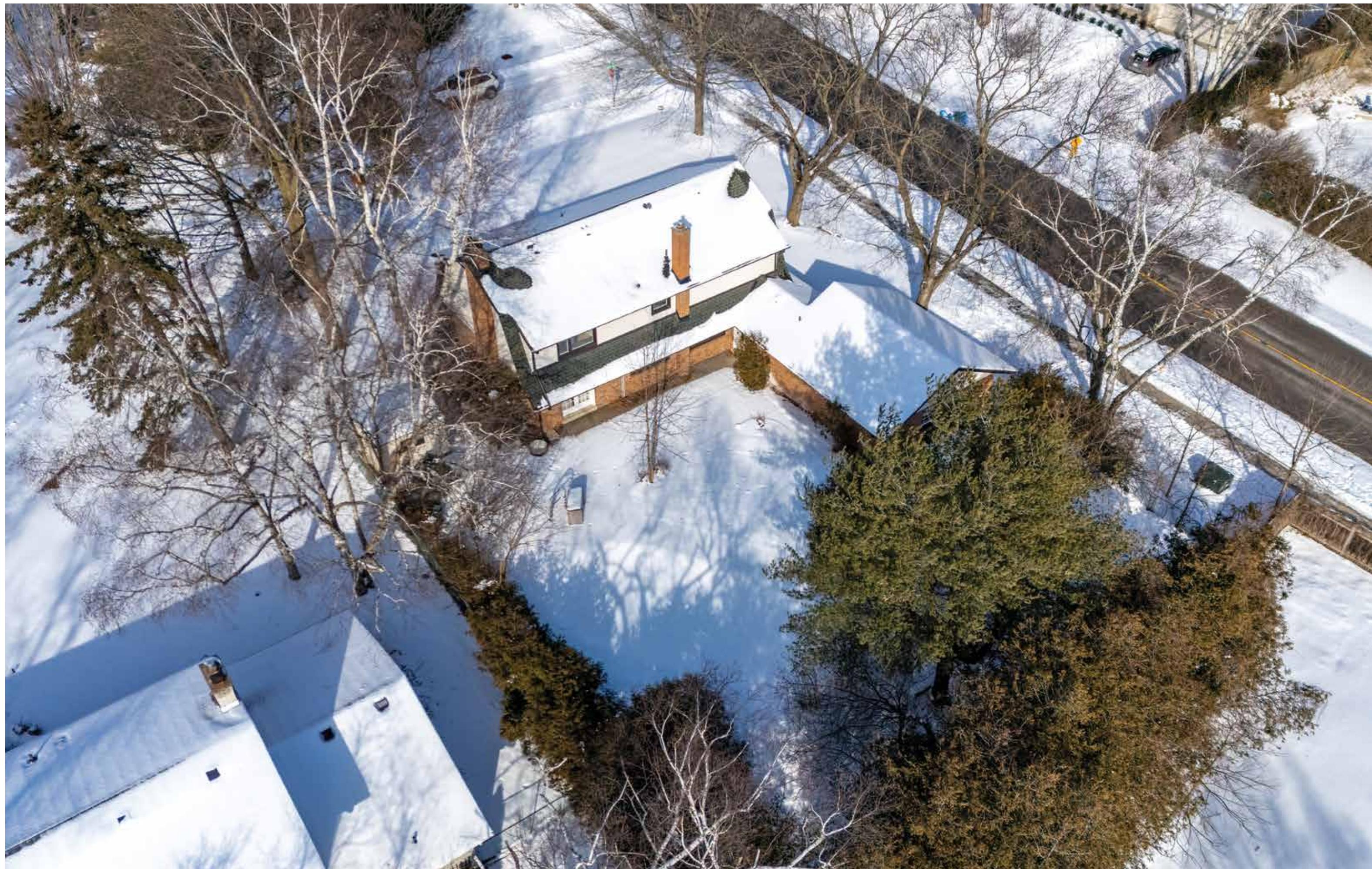
The second level offers four generously sized bedrooms, anchored by a luxurious primary room with a spa-inspired five-piece ensuite featuring porcelain tile finishes, glass-enclosed showers, stand-alone bathtub, and expansive LED mirrors, evoking a boutique-hotel aesthetic.

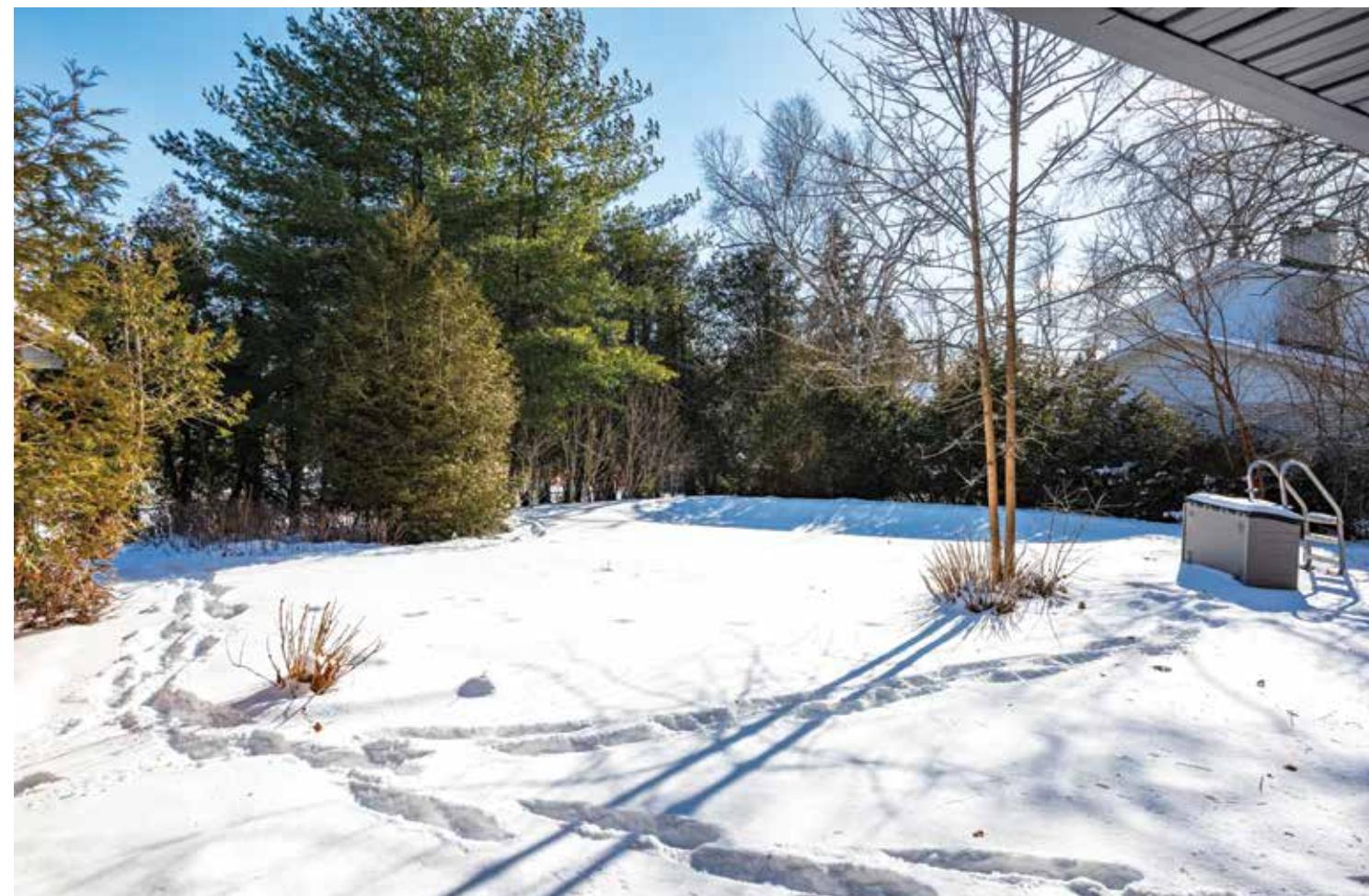
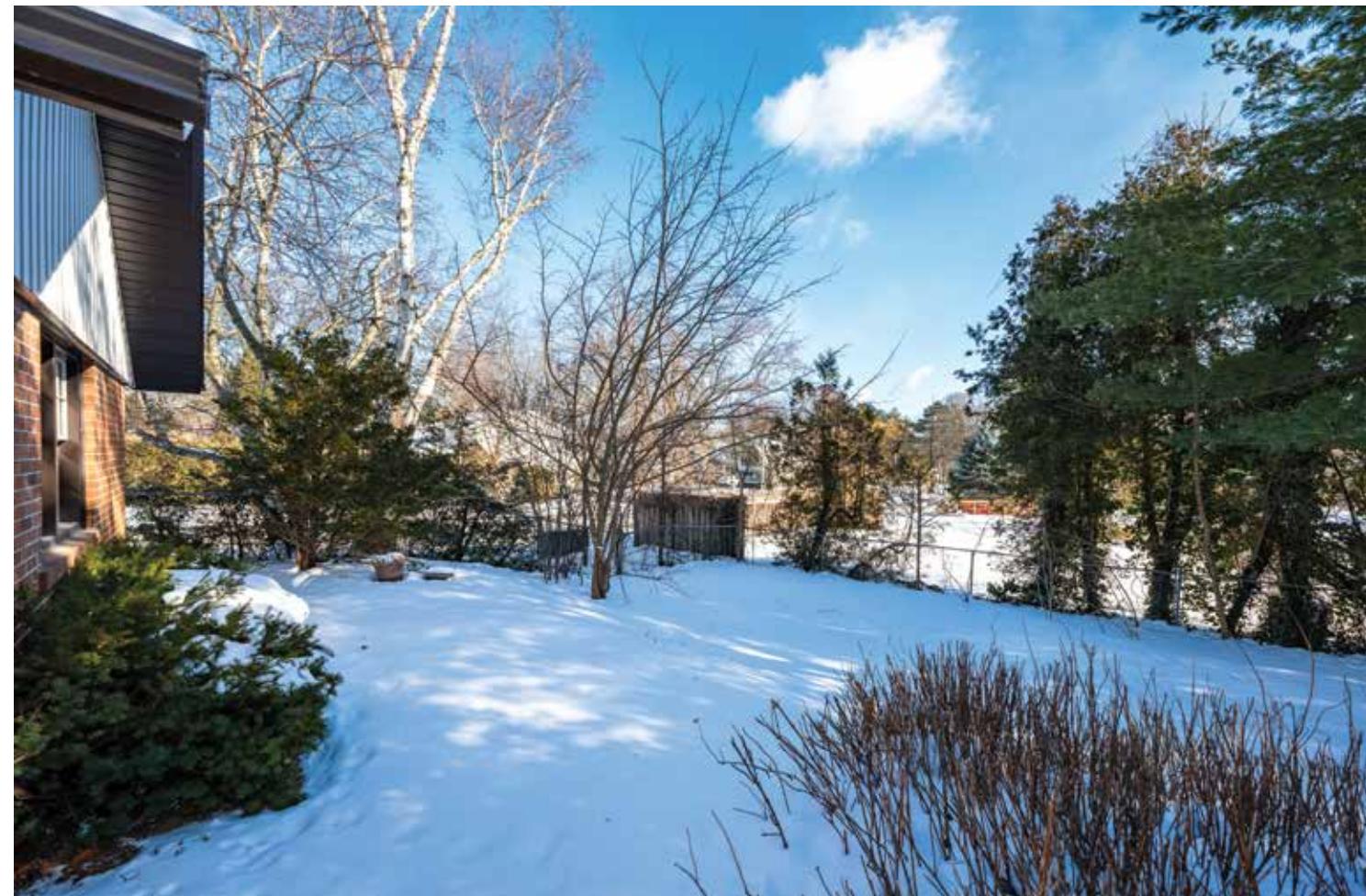




## Lower Level

The newly finished lower level expands the living space with a spacious recreation room with fireplace, dedicated exercise room, and a guest bedroom with its own ensuite, ideal for extended family or visitors.

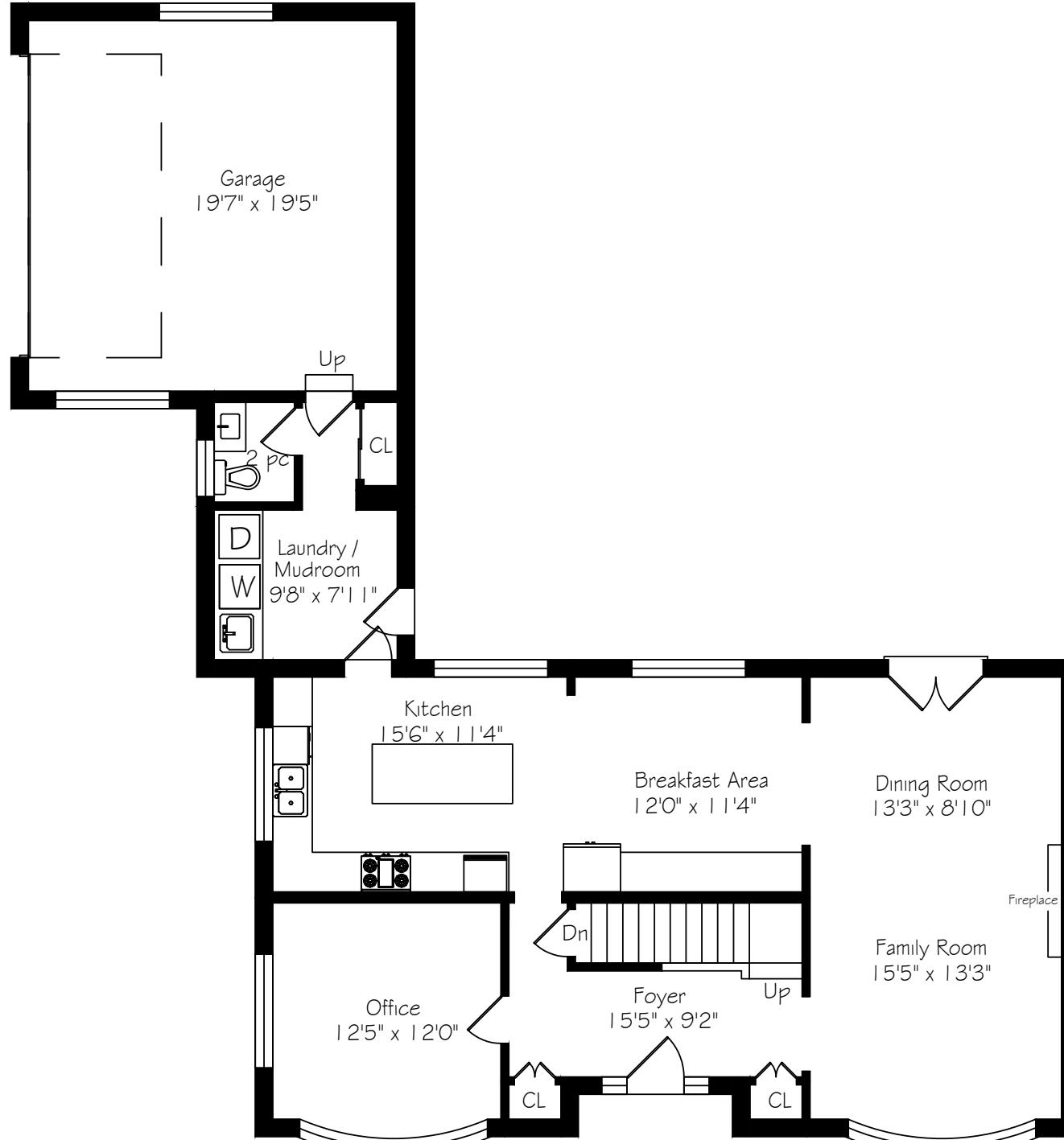




## Backyard

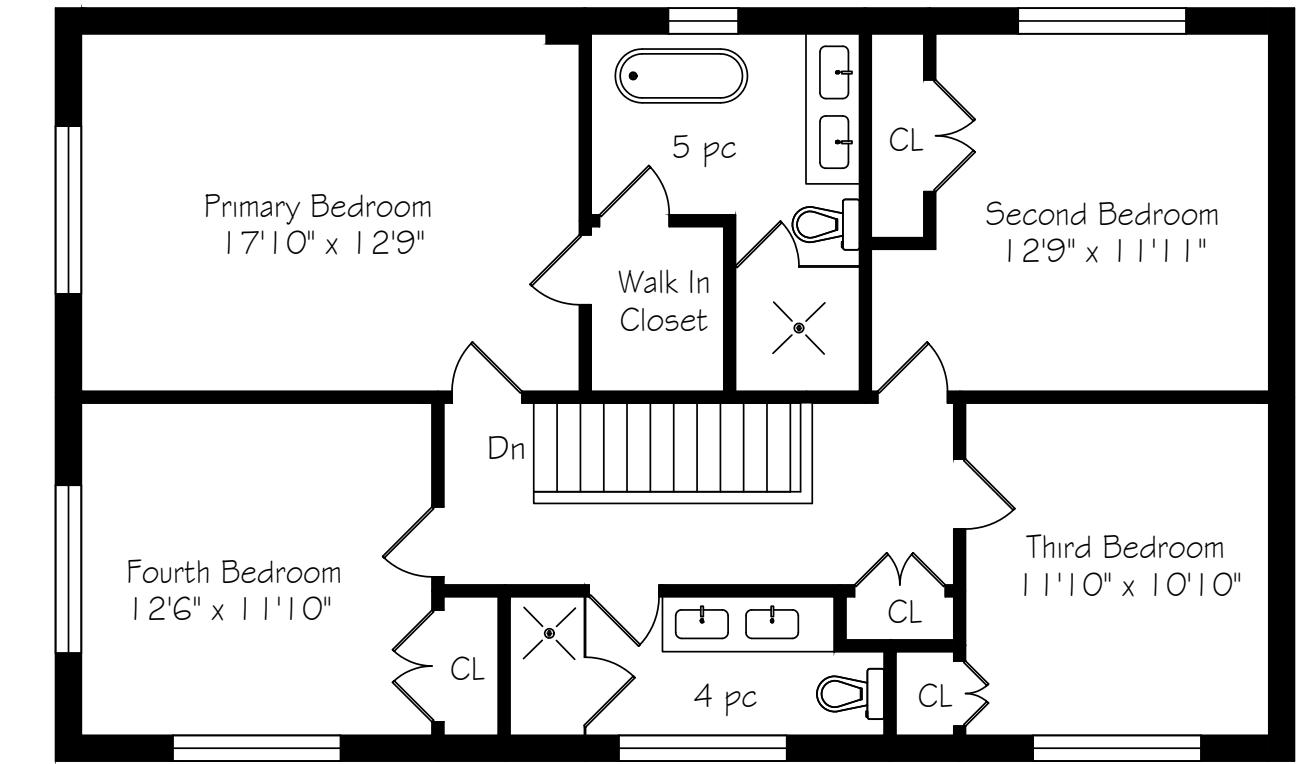
Private, mature backyard featuring an in-ground pool, expansive patio, and landscaped grounds, offering a serene setting for outdoor entertaining and family enjoyment.

## Main Level Floor Plan



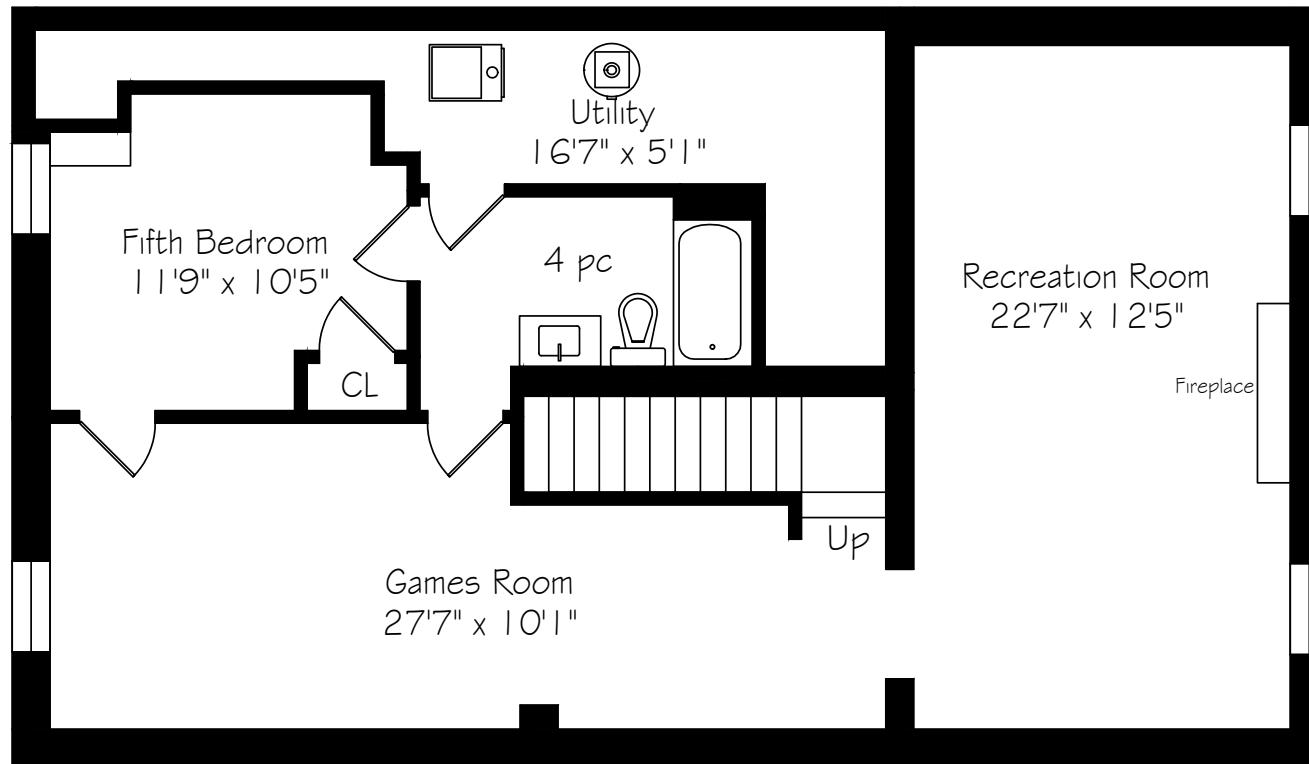
Main Floor  
1248 Square Feet  
+ 444 Garage

## Second Level Floor Plan



Second Floor  
1191 Square Feet

## Lower Level Floor Plan



Lower Level  
1091 Square Feet



## About The Neighbourhood

Morrison is one of Oakville's most prestigious neighbourhoods, known for its canopy of century-old trees, quiet streets and generous lots that create a tranquil, Muskoka-like atmosphere. Its central location offers residents the best of both worlds; a private, natural setting just moments from Oakville's vibrant downtown, the lakefront and an array of schools and amenities.

Life in Morrison feels serene yet connected. Families are drawn to its lush landscape and welcoming community spirit, where neighbours enjoy peaceful walks beneath towering trees and the convenience of nearby shops and dining. Locals often point to leisurely walks shaded by century-old oaks or afternoons at Gairloch Gardens as the simple pleasures that define Morrison's quiet prestige.

# Luxury Features

## PROPERTY OVERVIEW

- Fully renovated residence completed through a comprehensive, top-to-bottom renovation
- Approx. 2,306 sq. ft. above grade, plus a fully finished lower level
- Situated on a rare 103' x 150' mature lot in South East Oakville
- 4+1 bedrooms and 4 bathrooms
- Steps to Lake Ontario, Gairloch Gardens, and Oakville Galleries

## CONSTRUCTION & SYSTEMS

- Wide-plank 7.5" white oak hardwood flooring installed throughout main and upper level
- Furnace replaced in 2022
- All windows replaced in 2023
- Gutters, soffits, fascia, and siding updated in 2023
- Electrical panel upgraded and ESA certified (2018)
- Pool liner and safety cover replaced in 2023

## - MAIN LEVEL -

### FOYER

- Custom front entry door featuring decorative coloured glass centre panel with frosted sidelights
- Custom floor vent and refined millwork detailing along the staircase
- Symmetrical double closets flanking the entry
- Smooth ceiling with recessed lighting

### OFFICE / FORMAL LIVING ROOM

- Floor-to-ceiling bay window overlooking the front garden
- Additional large windows providing side-yard views
- Smooth ceiling with recessed lighting and designer fixture
- Custom floor vent

### KITCHEN

- Elegant floor-to-ceiling custom millwork at the kitchen entry
- Full-height custom cabinetry with crown moulding
- Oversized quartz waterfall centre island
- Quartz countertops with full-height quartz backsplash extending to the ceiling
- Custom-crafted wood range hood
- Premium stainless steel appliance package
- Double sink positioned beneath an oversized window overlooking the side yard
- Additional picture windows with rear garden views
- Smooth ceiling with recessed lighting and statement fixture
- Custom floor vent

### BREAKFAST AREA

- Open-concept flow from the kitchen
- Custom built-in cabinetry with glass display elements
- Quartz surfaces and full-height backsplash detailing
- Feature millwork wall

- Smooth ceiling with recessed lighting and designer fixture
- Picture windows overlooking the backyard
- Custom floor vent

### FORMAL DINING & LIVING ROOM

- Open-concept layout connected to the breakfast area
- Gas fireplace with custom marble surround and traditional mantel
- Elegant French doors opening to the rear garden
- Smooth ceilings with recessed lighting and chandelier
- Crown moulding throughout
- Expansive front-facing bay windows
- Custom floor vent

### POWDER ROOM (2-PIECE)

- Custom vanity with quartz countertop
- Integrated smart mirror
- Large side yard window
- Smooth ceiling with recessed lighting
- Direct access to double-car garage
- Spacious closet with sliding doors

### - UPPER LEVEL -

- White oak staircase with custom cast-iron railing
- Floor-to-ceiling millwork along the stairwell

### PRIMARY BEDROOM

- Expansive front-facing windows
- Surrounding custom floor-to-ceiling millwork
- Integrated curtain box
- Walk-in closet with custom shelving
- Smooth ceiling with designer fixture
- Custom floor vent

### PRIMARY ENSUITE (FIVE-PIECE)

- Porcelain tile flooring
- Double custom vanity with quartz countertops and full-height backsplash
- Floor-to-ceiling glass walk-in shower with large-format marble-look porcelain tile surround, frameless hinged glass panel, recessed shampoo niche, ceiling-mounted rainfall shower head, and coordinating matte-black fixtures
- Freestanding soaker bathtub
- Large rear-facing window
- Glass-panel door
- Smooth ceiling with recessed lighting

### ADDITIONAL BEDROOMS (2ND, 3RD & 4TH)

- 7.5" white oak hardwood flooring
- Generous windows providing abundant natural light
- Smooth ceilings with modern fixtures

# Luxury Features

- Spacious double-door closets
- Custom millwork detailing in select rooms
- Custom floor vents

### MAIN BATHROOM (FOUR-PIECE)

- Double custom vanity with quartz countertops
- Oversized smart mirror
- Walk-in rainfall shower with floor-to-ceiling tile surround
- Large front-facing window
- Smooth ceiling with recessed lighting
- Custom floor vent

### - LOWER LEVEL -

### RECREATION ROOM

- Fully finished with smooth ceilings and recessed lighting
- Electric fireplace

### FIFTH BEDROOM

- Smooth ceiling with recessed lighting and designer fixture
- Spacious closet

### BATHROOM (FOUR-PIECE)

- Custom vanity with quartz countertop
- Integrated smart mirror
- Smooth ceiling with recessed lighting

## BACKYARD & GROUNDS

- Expansive rear grounds situated on a rare 103' x 150' lot
- Updated pool with new linear and new set of salt water pool equipment
- Large stone patio ideal for outdoor dining and entertaining
- Seamless access from the main living areas through French doors
- Mature trees and established landscaping providing excellent privacy
- Park-like setting with generous green space
- Functional layout offering flexibility for outdoor living, recreation, or future landscape enhancements

## INCLUSIONS

- Wolf gas range
- JennAir built-in double oven
- JennAir refrigerator
- Dacor built-in microwave
- Bosch dishwasher
- LG washer and dryer
- All existing electric light fixtures
- Garage door opener

\*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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