



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



1213 Bowman Drive | Oakville



BEAUTIFULLY MAINTAINED AND UPDATED HOME IN GLEN ABBEY

Welcome to this exceptional Glen Abbey residence, ideally situated on one of the neighbourhood's most sought-after tree-lined streets, backing onto serene greenspace with no rear neighbours. Offering over 5,400 square feet of impeccably maintained and thoughtfully updated living space, this home is designed for both refined family living and unforgettable entertaining.

A grand first impression awaits as you enter through custom double doors into a soaring two-storey foyer, featuring polished marble floors, a designer chandelier, and a stunning Scarlett O'Hara staircase with updated iron pickets, all illuminated by a dramatic skylight that fills the home with natural light.

The backyard is a true private retreat—resort-inspired and meticulously curated—featuring an illuminated saltwater pool, custom fire bowls, gazebo with ceiling fan and projector, outdoor speakers, multi-tiered entertaining areas, artificial turf, mature trees, and lush gardens, all backing onto tranquil greenspace for ultimate privacy.

The expansive primary suite offers a luxurious escape with a spa-inspired 6-piece ensuite, including a freestanding tub overlooking the gardens, a dual frameless glass shower with Riobel fixtures and body jets, heated floors, Swarovski crystal hardware, and a dual vanity with Carrera marble countertop and integrated TV. A large walk-in closet with custom organizers completes the space.

The custom solid wood kitchen is both functional and elegant, featuring quartz countertops, pull-out pantry, spice drawers, appliance garage, Bosch appliances, and a Fisher & Paykel counter-depth refrigerator. A built-in banquette with adjacent homework niche opens to the inviting family room—perfect for everyday living and entertaining.

The family room is anchored by a Napoleon linear fireplace with Turkish travertine surround and leathered granite hearth, complemented by ambient lighting and extensive crown plaster mouldings throughout the main level.

Additional features include a renovated laundry/mudroom with waterfall quartz countertop and custom storage, upgraded millwork and solid wood doors, and a fully finished lower level with new 3-piece bathroom, wet bar rough-in, and versatile space for media, fitness, or guests.

Smart and thoughtful upgrades include Sonos in-ceiling speakers, Hunter Douglas window coverings, Roman Blinds, California shutters, windows, furnace, 200 amp service, pool equipment, and more.

Located in a prestigious school district and just minutes to downtown Oakville, the Glen Abbey Golf Course, parks, shopping, highways, and GO Transit—this is a rare opportunity to own a truly exceptional home in one of Oakville's most desirable communities.



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

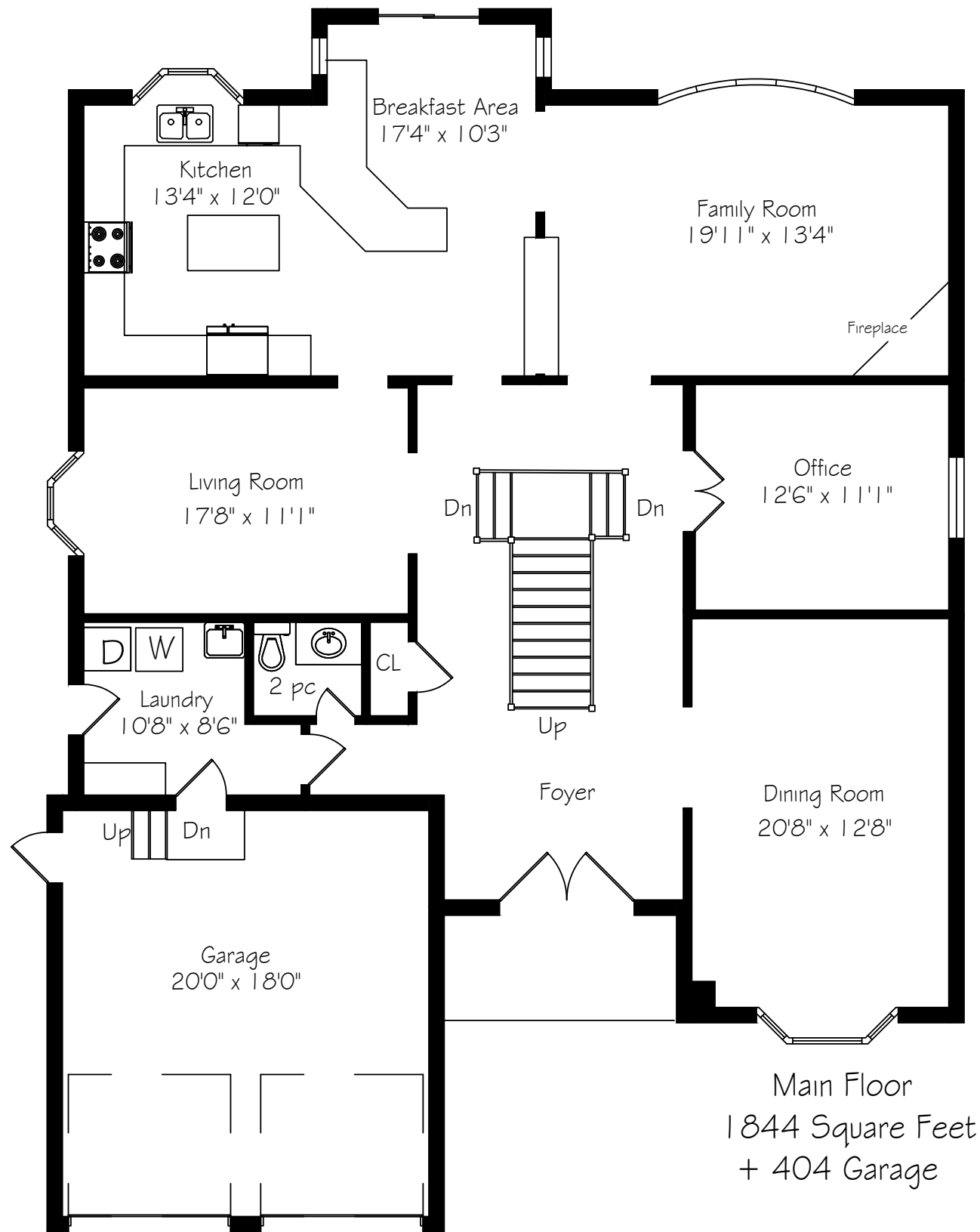




REAR YARD WITH INGROUND POOL

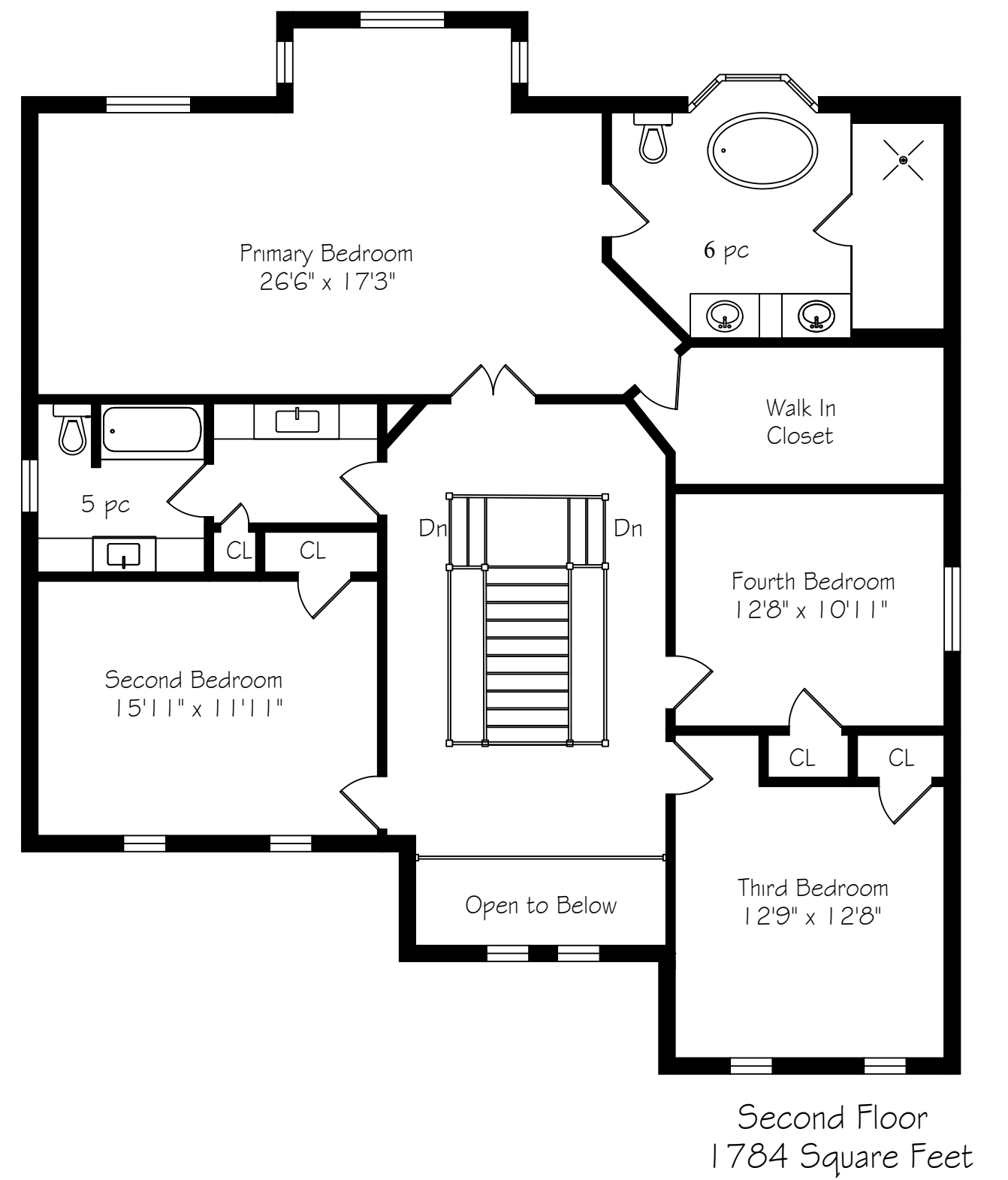
REAR YARD

MAIN LEVEL FLOOR PLAN



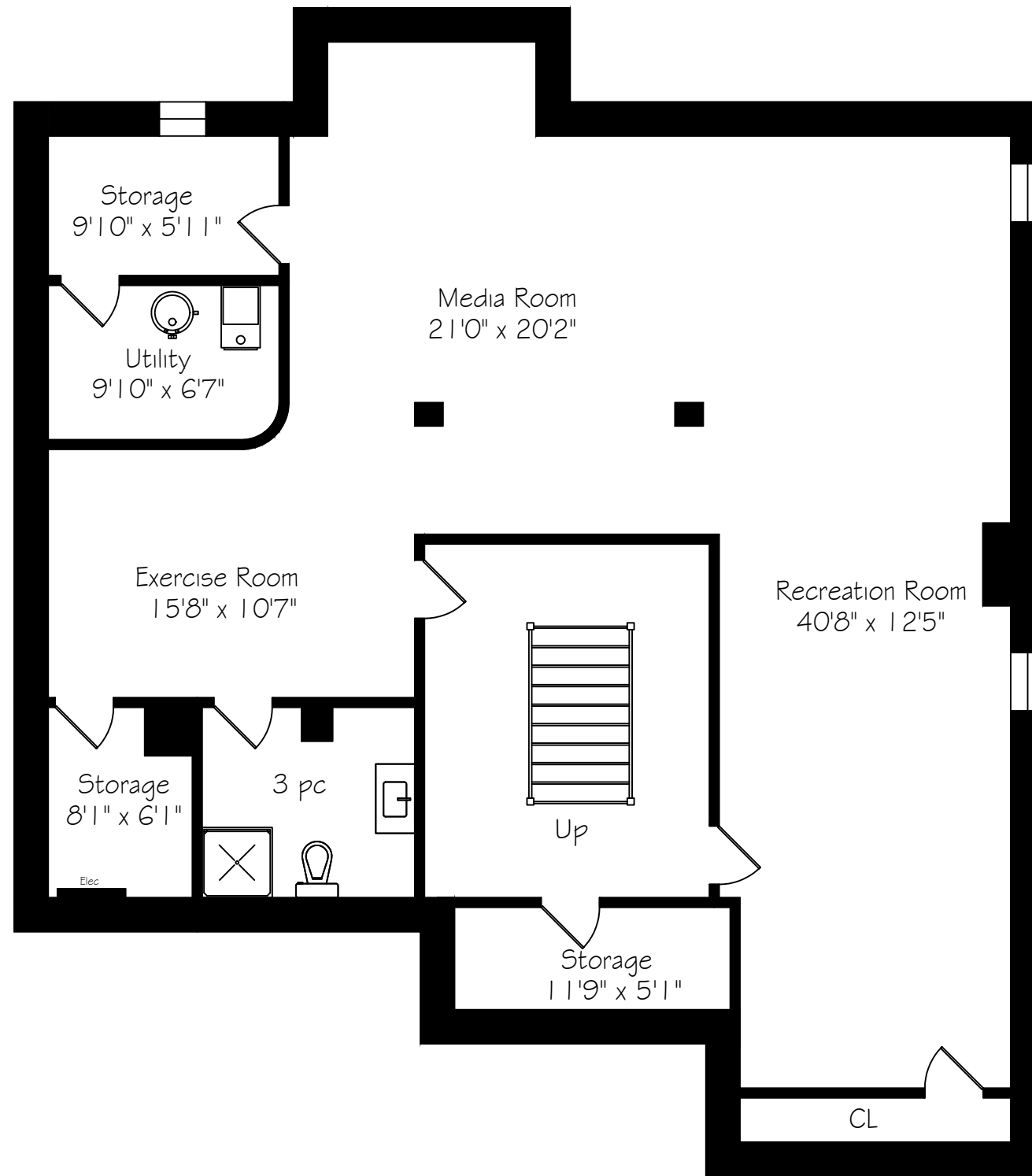
*Room sizes should be considered approximate since measurements are subject to certification.

SECOND LEVEL FLOOR PLAN



*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 (2026)
- 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

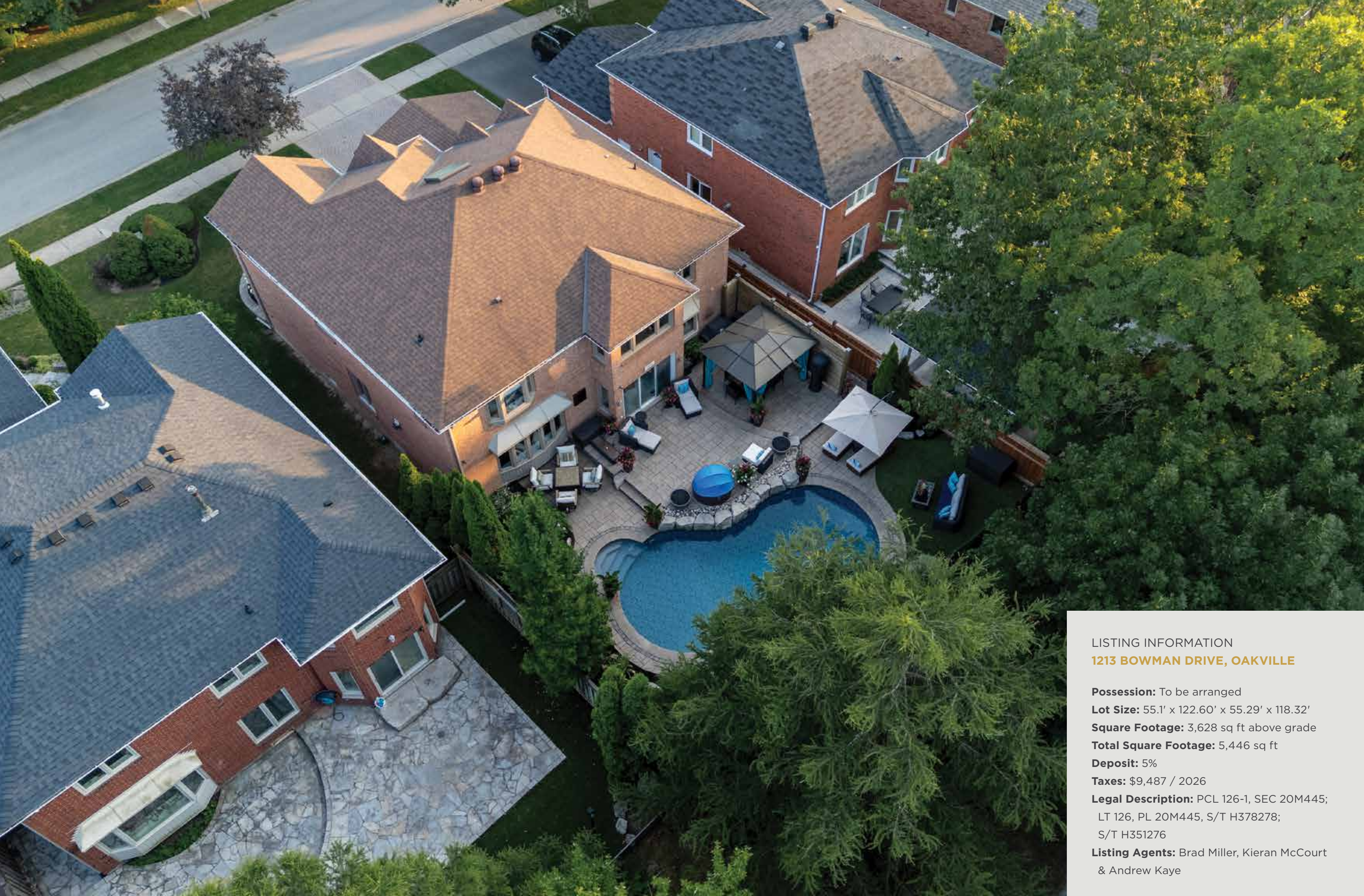
LUXURY FEATURES

- 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.



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: \$9,487 / 2026

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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