

## **PH1-1901 Pilgrims Way, Oakville Ontario**

Lovely 2 bedroom 2 bathroom PENTHOUSE "Magnolia" floor plan with 1321 sq ft of living space in the prestigious Arboretum in sought after Glen Abbey. Stunning lake & escarpment sunset views. Walk to the famous Monastery Bakery, Glen Abbey Recreation Centre, and enjoy area trails, & parks. Carefree living, with high ceilings, a gas fireplace, & gorgeous hardwood floors. An elegant well-appointed lobby of the building welcomes you to the Arboretum. Each floor boasts wide hallways with recently updated designer décor. With only six exclusive units on each level, you can enjoy quiet private living. An oversized rich solid wood door greets you upon entering your suite to an elegant foyer. The spacious living room features a gas fireplace (only offered in penthouse units) & is open to the dining room providing plenty of space to host family & friends. A sliding glass door off the living room provides access to a serene balcony with breathtaking unobstructed sunset vistas. The kitchen boasts plenty of light wood cabinetry, granite countertops, built-in appliances, plus pantry cabinets & pot drawers. A breakfast area off the kitchen is surrounded by windows flooding the area with natural light, a perfect setting for morning coffee & casual dining. The generous king size primary bedroom offers a large window for natural light plus an extensive walk-in closet with organizers. The 5-piece ensuite bathroom features a double sink vanity with a marble top, a luxurious Safestep walk-in jetted tub, plus a tiled walk-in shower. The second bedroom provides a deep double closet with organizers, a large window & convenient access to a 4-piece bathroom. This gorgeous suite includes in-suite laundry off the kitchen with additional storage, 2 underground parking spaces & a storage locker. Extensive building amenities include underground access to the indoor pool, hot tub, sauna & change rooms, a party room with full kitchen, a fitness area, billiards room, library, a hobby/games room, tennis courts, a car wash bay, an outdoor patio with BBQs, guest suites & plenty of visitor parking. Each building also features a guest suite. Never a dull moment at the Arboretum with its active social committee offering extensive organized events. Set in a prime location & within easy access to major highways, transit, charming downtown Oakville, & hospital.

### **LISTING DETAILS**

Deposit: \$40,000

Possession: Immediate/flexible

Taxes: \$ 3598.26 (2023)

Condo Fee: \$ 997.13

Parking: Upper Level 45 and 51

Locker: Exclusive # L127

#### **Foyer:**

Extra wide solid wood door opens to the foyer

Large closet with mirrored sliding doors

Gorgeous neutral tiled floor

Pot lights

#### **Living Room:**

Spacious bright living room

Cozy gas fireplace

Sliding patio door provides access to balcony

Gorgeous hardwood floors

Open to the dining room

Freshly painted

Soft neutral décor

**Dining Room:**

Large formal dining room  
Open to the living room  
Gorgeous hardwood floors  
Elegant chandelier  
Freshly painted  
Soft neutral décor

**Kitchen:**

Spacious bright kitchen with eat-in area  
Plenty of light wood cabinetry  
Granite counter tops  
Tiled backsplash splash  
Large pantry cabinet  
Pot drawers  
Under cabinet valence lighting  
Appliances including stainless refrigerator and built-in glass cook top, built-in microwave, built-in wall oven, and built in dishwasher  
Open to casual dining/breakfast area  
Pot lights  
Neutral tile floor

**Breakfast Area:**

Bright sun filled breakfast or casual dining area  
Expansive windows with courtyard views  
California shutters  
Neutral tile floor  
Soft neutral décor

**Primary Bedroom:**

Spacious and bright oversized king size bedroom  
Large picture window provides natural light  
Large walk in closet with organizers  
Convenient access to 5 piece ensuite  
Gorgeous hardwood floors  
Soft neutral décor

**Primary Ensuite Bathroom:**

Spa like 5 piece bathroom  
Vanity with plenty of cabinets and drawers for storage  
Marble vanity top with double sinks  
Large vanity mirror and vanity lighting  
SafeStep walk in jetted tub  
Walk-in tiled shower  
Neural tiled floors  
Pot lights  
Soft neutral décor

**Bedroom 2:**

Large bright bedroom  
Picture window provides natural light  
Deep large double closet  
Gorgeous hardwood floors  
Soft neutral décor

**Main Bathroom:**

4 piece bathroom  
Large vanity with vanity mirror and vanity lighting  
Tiled tub/shower combination with sliding shower doors  
Neutral tiled floors

**Laundry Room:**

Convenient in suite laundry off the kitchen  
Extra pantry storage space  
Washer and dryer

**Inclusions:**

Stainless refrigerator, built-in glass cook top, built-in wall oven, built-in microwave and built in dishwasher, washer, dryer, all electric light fixtures, all window treatments, hot water tank (owned).

The information contained within this document is intended as a guideline only, and all information should be independently verified. All room sizes are approximate. The information contained within the MLS listing will supercede this information.