

## 1901-402 Pilgrims Way, Oakville, Ontario

Gorgeous 1450 sq ft 2 bedroom 2 full bathroom corner unit boasting fabulous sun filled southwest exposure, quiet treed privacy and stunning panoramic views located in the prestigious, upscale Arboretum in sought after Glen Abbey. 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 with neutral tiled flooring. This unit provides a spacious light and airy feel with gorgeous hardwood floors throughout and expansive windows. The large living area is open to the dining room and a sliding glass door off the dining room provides access to the balcony. The dining room provides a definitive formal seating area plus an additional open Atrium sitting area. The bright kitchen boasts plenty of classic white cabinetry with granite countertops, built in stainless steel appliances, pantry cabinet and pot drawers. A convenient breakfast area off the kitchen with floor to ceiling windows floods the area with natural light becoming a perfect setting to enjoy morning coffee and watch the seasons change in treed privacy. The generous/king size primary bedroom offers large windows for natural light, a large walk in closet and lavish 5 piece ensuite bathroom featuring a double vanity with a marble vanity top, a deep soaker tub, separate shower and luxurious marble floors. The second bedroom offers a double closet, large window and convenient access to the 3 piece bathroom. This gorgeous suite comes with 1 parking spot and storage locker. Newer heat pump and convenient ensuite laundry. The beautifully maintained complex features gated access & is surrounded by lush gardens, a centre courtyard with calming water fountain and mature trees. Extensive building amenities include underground access to the indoor pool, hot tub, sauna and change rooms, a party/reception room with full kitchen, extensive fitness area, billiards room, a comprehensive library, a hobby/games room, tennis court, a car wash bay, an outdoor patio area with BBQs, and plenty of visitor parking. Each building also features a guest suite (great for overnight visitors). Never a dull moment at the Arboretum with its active social committee offering extensive organized events including bridge or euchre nights, holiday celebration dinners, summer BBQ nights and special day trips to surrounding attractions. Set in a prime location within walking distance to shopping and the famous Monastery Bakery, Glen Abbey Recreation Centre, many ravine walking trails and parks and within easy access to major highways, transit, charming downtown Oakville, the new hospital and a 30 minute drive to Pearson Airport or downtown Toronto.

### LISTING DETAILS

Deposit: 50,000

Possession: 30-60/flexible

2022 Taxes: \$3,434.30

Condo Fee: \$1001.90

Parking: 1-Underground-lower 11

Locker: L104

**Foyer:**

Extra wide solid wood door opens to the foyer

Large closet with mirrored sliding door

Neutral tile floors

Pot lights

**Living Room: 20'4 x 11'**

Spacious bright living room

Expansive windows provide ravine views

Custom light filtering roller blinds

Gorgeous hardwood floors

Open to the dining room and Atrium

Soft neutral décor

**Dining Room: 11' x 9'2**

Bright formal dining room

Sliding glass door provides access to the balcony

Convenient access to the kitchen

Open to the living room and Atrium

Gorgeous hardwood floors

Soft neutral décor

**Atrium: 12' x 12'**

Additional seating area

Expansive floor to ceiling windows with stunning views

Open to living room and dining room

Gorgeous hardwood floors

**Kitchen: 11'10 x 8'1**

Spacious and bright space

Plenty of classic white cabinetry

Granite counter tops

Tiled backsplash splash

Large pantry cabinet

Pot drawers

Appliances including stainless steel refrigerator, built in cook top, hood fan, built in stainless steel oven, and built in stainless steel dishwasher

Smooth ceilings

Pot lights  
Neutral tile floor

**Breakfast Area: 9' x 8'1**

Bright sun filled breakfast area  
Expansive windows with private treed views  
Neutral tile floor  
Soft neutral décor

**Primary Bedroom: 16' x 11'3**

Spacious and bright king size bedroom  
Large picture window with beautiful views  
Custom 2 inch wood blinds  
Walk in closet with built in shelving  
Convenient access to 5 piece ensuite  
Gorgeous hardwood floors  
Soft neutral décor

**Master Ensuite Bathroom:**

Spa like 5 piece bathroom  
Vanity with plenty of cabinets and drawers for storage  
Marble vanity top with double sinks  
Lavish soaker tub  
Gleaming marble floor tiles  
Separate tile shower  
Elegant vanity lights  
Soft neutral décor

**Bedroom: 13'8 x 10'5**

Large bright bedroom  
Oversize window with tree line views  
Custom 2 inch wood blinds  
Large double closet  
Gorgeous hardwood floors  
Soft neutral décor

**Main Bathroom:**

Updated 3 piece bathroom  
Vanity with cabinet for storage  
Light tile floors  
Tiled walk in shower with sliding glass door

**Laundry Room:**

Convenient in suite laundry  
Washer and dryer  
Open wired shelving for storage  
Newer stainless heat pump

**Inclusions:**

Stainless steel refrigerator, built in cook top, hood fan, built in stainless steel oven, and built in stainless steel in dishwasher, washer, dryer, all electric light fixtures, all window treatments.

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.