

## 506-1905 Pilgrims Way, Oakville, Ontario

Lovely and rarely offered 2 bedroom 2 bathroom "Sycamore" floor plan with 1321 sq ft of living space 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 suit. This unit provides spacious carefree living, with gorgeous hardwood floors, a large bright kitchen with granite and 2 full bathrooms. The spacious living area is open to the dining room providing plenty of space to host family and friends. The room is encased by crown molding and is enhanced by gorgeous hardwood floors. A sliding glass door off the living room provides access to a serene balcony with courtyard views. The kitchen boasts plenty of light wood cabinetry with granite countertops, a new stainless steel refrigerator, a built in cook-top, a built in oven and dishwasher plus a 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 casual dining. The generous king size primary bedroom offers a large window for natural light plus an extensive walk in closet with organizers. The ensuite bathroom features a double vanity with a marble vanity top, a deep soaker tub and walk-in shower. The second bedroom (commonly used as a den/home office) offers a double closet, a large window, gorgeous hardwood floors and convenient access to a 4 piece bathroom. This gorgeous suite comes convenient ensuite laundry, 1 exclusive parking spots and a storage locker. 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 trails, and parks and within easy access to major highways, transit, charming downtown Oakville, the new Oakville Trafalgar Memorial hospital and a 30 minute drive to Pearson Airport or downtown Toronto.

### LISTING DETAILS

Deposit: \$50,000

Possession: immediate/flexible

2023 Taxes: \$3,269.88

Condo Fee: \$ 939.37 monthly

Parking: Level A 120

Locker: Exclusive # 34

**Foyer:**

Extra wide solid wood door opens to the foyer

Large closet with mirrored sliding doors

Neutral tiled floor that transitions to hardwood

Pot light

**Living Room: 19'9 x 12'**

Spacious bright living room

Sliding patio door provides access to balcony

Custom motorized roller shades

Elegant crown moulding

Gorgeous hardwood floors

Open to the dining room

Soft neutral décor

**Dining Room: 15' x 9'3**

Large formal dining room

Open to the living room

Elegant crown moulding

Gorgeous hardwood floors

Modern black linear chandelier

Soft neutral décor

**Kitchen: 11'8 x 8'**

Spacious bright kitchen with breakfast nook

Plenty of light wood cabinetry

Granite counter tops

Tiled backsplash splash

Large pantry cabinets

Pot drawers

Under cabinet valence lighting

Appliances including stainless steel refrigerator and built-in glass cook top, stainless steel range hood , built-in wall oven unit in as is condition, microwave and built in dishwasher

Open to casual dining/breakfast area

Pot lights

Designer tile floor

**Breakfast Area: 8' x 8'**

Bright sun filled breakfast or casual dining area  
Expansive windows with courtyard views  
White blinds  
Designer tile floor  
Soft neutral décor

**Primary Bedroom: 16'10 x 11'5**

Spacious and bright oversized king size bedroom  
Large picture window provides natural light  
Walk in closet with organizers  
Convenient access to 5 piece ensuite  
NEW plush broadloom  
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  
Large vanity mirror and vanity lighting  
Deep soaker tub  
Walk-in tiled shower  
Neutral tiled floors  
Pot lights  
Soft neutral décor

**Bedroom/Den: 12'5 x 10'5**

Large bright bedroom  
Picture window provides natural light  
Large double closet  
Ceiling track lighting  
Gorgeous hardwood floors  
Soft neutral décor

**Main Bathroom:**

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

**Laundry Room:**

Convenient in suite laundry

Washer and dryer

**Inclusions:**

NEW stainless steel refrigerator, built-in glass cook top, built-in wall oven, stainless steel range hood, microwave and built in dishwasher, washer, dryer, all electric light fixtures, all window treatments. Roughed-in central vacuum. Hot water tank.

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.