

## **PH6-1901 Pilgrims Way, Oakville, Ontario**

Gorgeous updated 1450 sq ft corner PENTHOUSE unit with 2 bedroom and 2 bathrooms boasting fabulous sun filled south and west exposure, stunning panoramic views of the lake and escarpment 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. This unit provides spacious upscale living, a skylight in the foyer, gorgeous hardwood floors and custom finishes throughout. The large living area is enhanced by a sleek linear gas fireplace and is open to the dining room. The entire room is encased by custom crown molding with inset pot lighting. A sliding glass door off the living room provides access to an open balcony providing stunning unobstructed views. The newly renovated kitchen boasts plenty of gorgeous custom cabinetry with granite countertops, 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. The generous/king size primary bedroom offers a large window for natural light plus a large extended walk in closet. A tray ceiling with custom crown molding adds elegance to the room. The updated ensuite bathroom features a double vanity with a granite vanity top and a walk-in bathtub. The second bedroom offers a double closet, a large window, custom crown molding with pot lights and convenient access to another updated bathroom with a tiled walk-in shower. This gorgeous suite comes with 2 premium side-by-side parking spots close to entrance, and storage locker. Newer heat pump, central vacuum 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 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 days/flexible

2023 Taxes: \$3,908.60

Condo Fee: \$1,042.50

Parking: 2-Underground parking. Level 1... #1 and #2

Locker: L114

### **Foyer:**

Extra wide solid wood door opens to the foyer

Large closet

Skylight

Gorgeous hardwood floors

Pot lights

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

Spacious bright living room

Expansive windows provide panoramic views

Custom light filtering roller blinds

Sleek linear gas fireplace with TV niche above

Custom crown molding with pot lights

Gorgeous hardwood floors

Sliding glass door provides access to the balcony

Open to the dining room

Soft neutral décor

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

Bright formal dining room surrounded by windows

Convenient access to the kitchen

Open to the living room

Custom crown molding with pot lights

Gorgeous hardwood floors

Elegant chandelier

Soft neutral décor

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

Spacious and bright newly updated eat in kitchen

Plenty of beautiful custom cabinetry

Granite counter tops

Granite slab backsplash splash

Large pantry cabinet

Pot drawers

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

Pot lights

Neutral tile floor

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

Bright sun filled breakfast or casual dining area

Expansive windows with gorgeous views

Custom light filtering blinds

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 blinds

Custom crown molding

Tray ceiling

Pot lights

Ceiling fan with light

Extended walk in closet with custom organizers

Convenient access to 4 piece ensuite

Gorgeous hardwood floors

Soft neutral décor

**Master Ensuite Bathroom:**

Spa like 4 piece bathroom

Vanity with plenty of cabinets and drawers for storage

Granite vanity top with double sinks

Framed vanity mirrors and vanity lighting

Walk-in soaker tub with spray wand

Neutral tiled floors

Elegant vanity lights

Custom crown molding

Pot lights

Soft neutral décor

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

Large bright bedroom

Picture window with gorgeous views

Custom blinds

Large double closet with organizers

Custom crown molding with pot lights  
Ceiling fan with light  
Gorgeous hardwood floors  
Soft neutral décor

**Main Bathroom:**

Updated 3 piece bathroom  
Vanity with cabinet for storage  
Framed mirror and vanity lighting  
Pot lights  
Custom crown molding  
Neutral tiled floors  
Tiled walk in shower with glass door

**Laundry Room:**

Convenient in suite laundry  
Washer and dryer  
Granite folding surface over washer and dryer  
Upper cabinets for storage  
Central vacuum  
Newer heat pump

**Inclusions:**

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