

Welcome to


1321 Monks Passage, Oakville








**Gail &
Kate**
REAL ESTATE

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Oakville, Ontario L6M 2S2

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Sales Representative

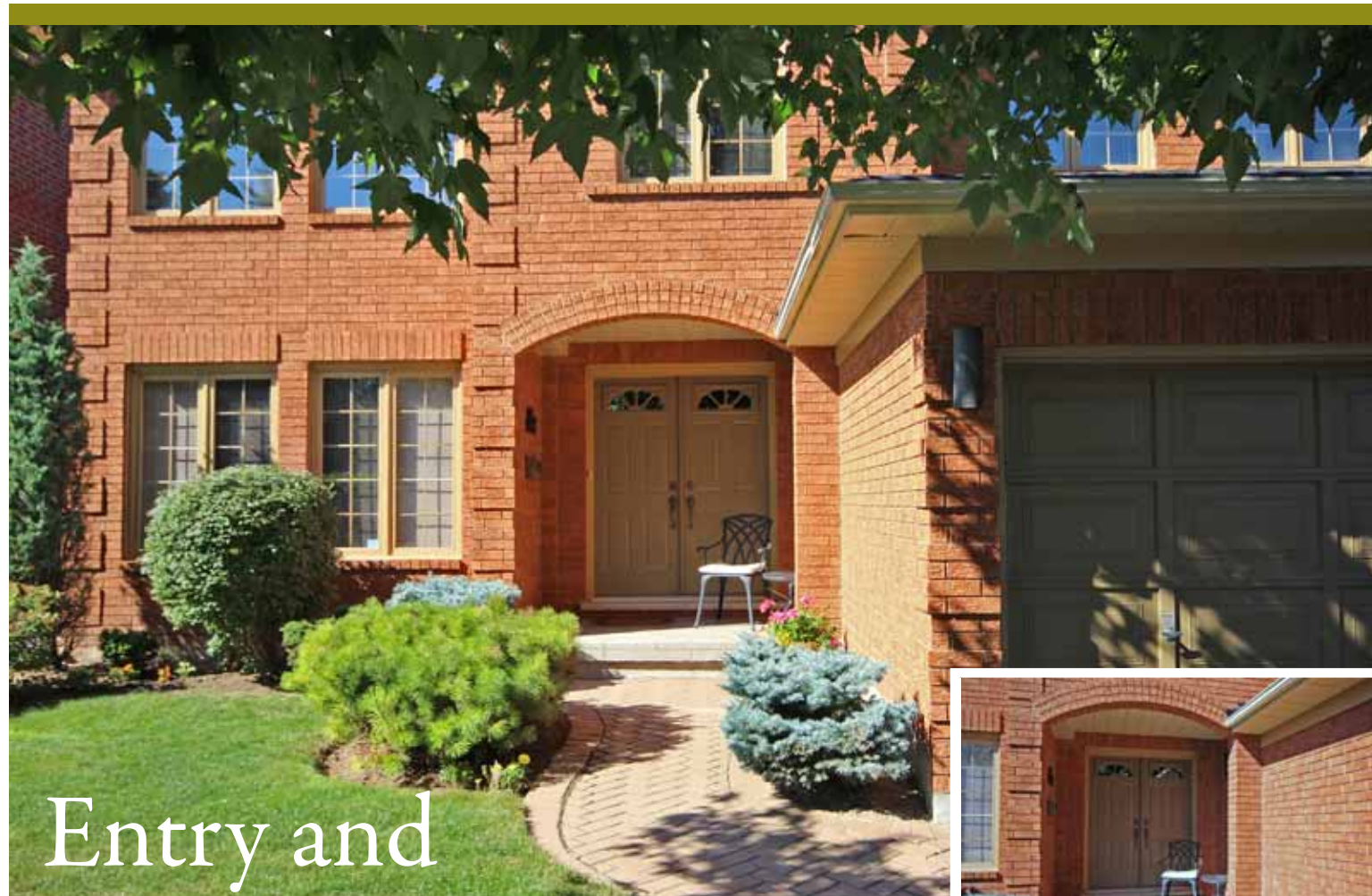
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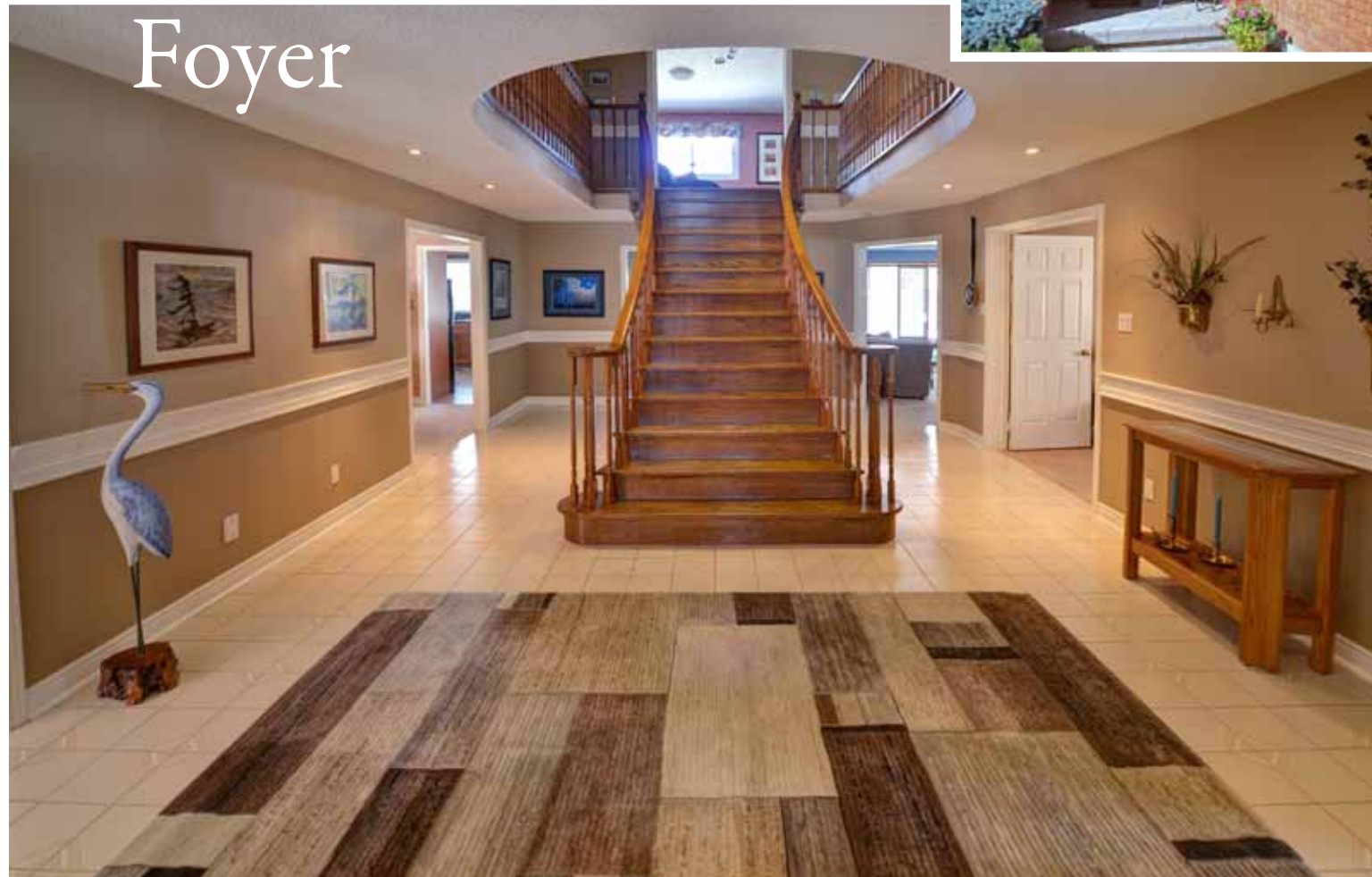
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Entry and Foyer



Living and Dining



The “Yorkshire”, largest Glen Abbey Mattamy model, 3707 SF plus 1215 SF in basement provides over 4900 SF on three levels. Classic warm brick facade and timeless curb appeal. Well designed floor plan for serious entertaining and casual family lifestyle. Meticulously maintained, continually improved, pristine home!

Sheltered entry into a dramatic two storey Foyer, with Scarlett O’Hara solid oak staircase and crystal drop chandelier. Spacious Living Room with tall windows overlooking front garden flows into generous Dining Room, both linked to Foyer with broad entranceways. Renovated Kitchen with maple cabinetry, designer backsplash, under cabinet lighting, breakfast bar, chef’s desk with illuminated display cabinets; walk-in pantry; smooth ceilings with zoned pot lights. Ample Breakfast Room has a sliding door to the poolside interlock patio. Generous Family Room features bow window, warm wood wainscoting, and limestone fronted wood burning Fireplace. Large Office with double door entry. Attractively renewed Powder Room; Laundry with brand new Fisher Paykel washer/dryer; south side and interior garage access.

Broad Upper Level hallway is airy and bright. Massive Master Bedroom retreat, ample space for king suite and seating/TV area, plus walk in closet and make up table nook. Renewed Five Piece Ensuite with granite counter to extra height vanity, heat lamp, glass shower door and boxed pot lights. Four other bright and ample Bedrooms, one opening to the master, and freshly updated Main Bathroom.

Attractively finished 1215 SF in Lower Level, huge Games Room, welcoming Media Room with Gas Fireplace plus a large Home Gym. Over 530 SF unfinished Storage for all your stuff.

Anticipate enjoying the 18’ x 36’ Salt Water Pool, completely renewed in 2013, with additional recent mechanical updates. With walkout to a large interlock patio, another poolside patio on the far side, decorative muskoka rocks and lovely landscaping beds, this is the garden you’ve been waiting for. Newer south and north side fencing, low maintenance walkways, south side entry landing, foundation parging and improved landscaping.

Enjoyed by the sellers for 25 years, 1321 Monks Passage has a prime location in peaceful East Glen Abbey – walkable to top schools, trails, the Monastery Bakery & Delicatessen and with quick access to community facilities, shopping and the major commute routes. This fabulous family home has so much to offer!



Kitchen and
Breakfast Room

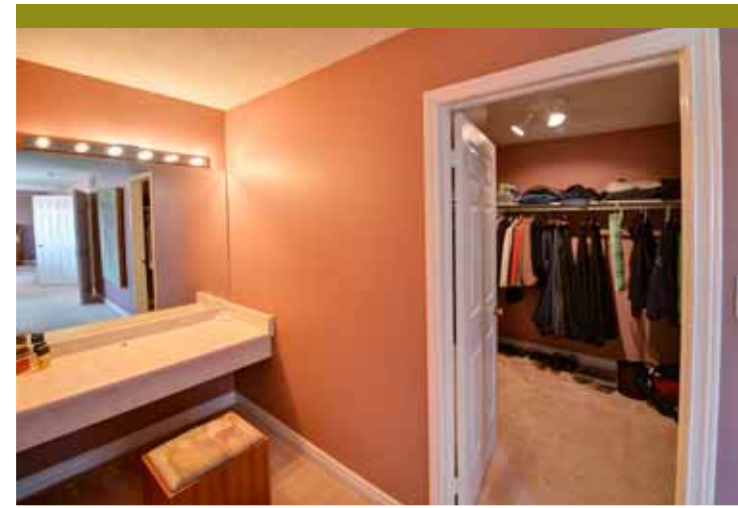


Family Room
and Office



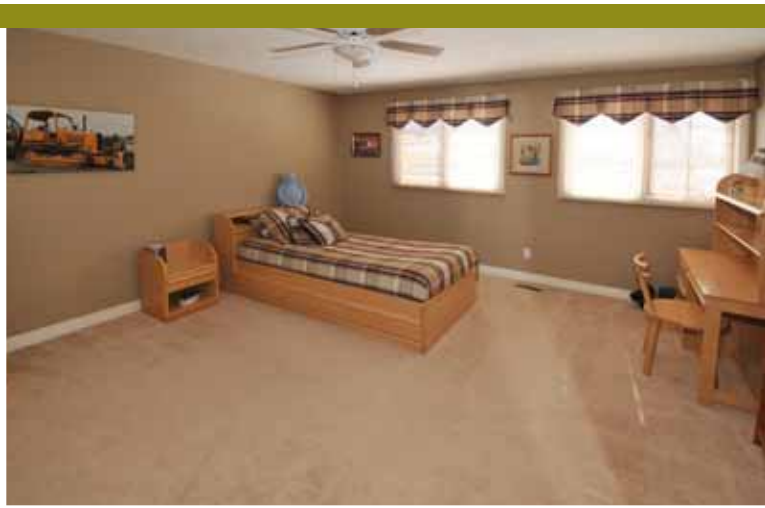


Master
Bedroom

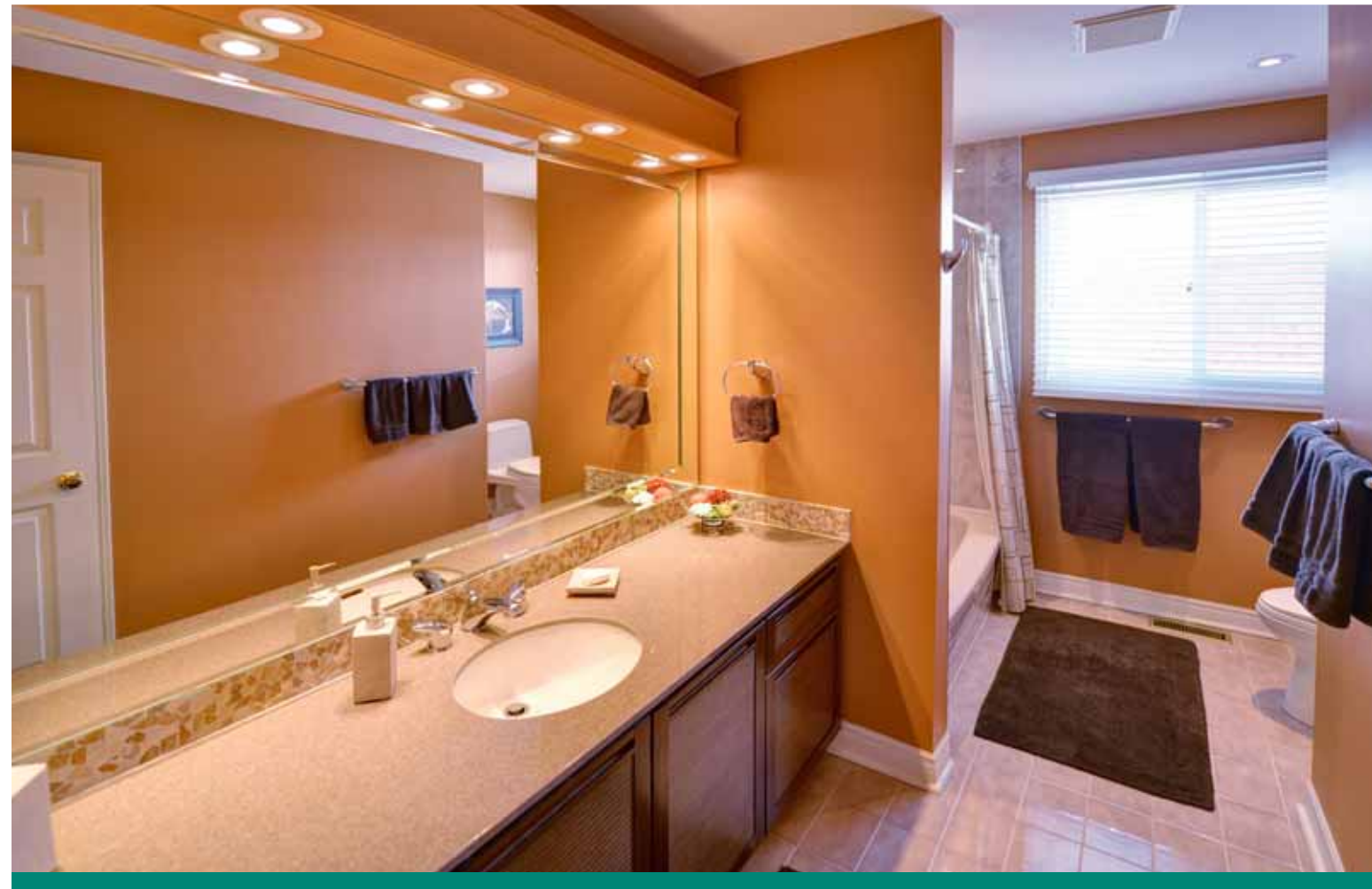


Master Ensuite





Five Bedrooms and Bath





Lower Level





Pool and Gardens



Low Maintenance, Environmentally Friendly, 18 ft x 36 ft Salt Water Pool!

Completely Re-Built – Over \$26,000.00 in Upgrades

Smooth water flow, efficient electrical and chemical use, full depth water heating, easy maintenance

2013 Comprehensive Pool Renewal: \$21,790.00

Concrete Surround and Coping

- New Concrete Surround installed around pool perimeter
- New Double Track aluminum Coping installed

Plumbing

- Trenches dug and underground Plumbing replaced
- New Skimmer installed
- New Piping hooked up to skimmer and main drain
- New Face Plates and Gaskets installed

Liner

- Full Patterned 30 Mill Liner installed

Filter

- New Hayward 4025 Swim Clear Filter installed and system replumbed

Pump

- New 1 HP Hayward Pump installed

Landscaping

- Interlock lifted for new level, base relevelled, stone cut and aid to new decking, grey interlock for soldier course and back patio, edging river rock installed, 200 sq ft of new sod installed.

Pool Cover

- Free-Form Loop- Loc Safety Blanket installed

Ladder

- New deep end ladder

Additional Mechanical Upgrades – \$ 4,300.00

- 2011 – Aqua Rite Electronic salt water system
- 2010 – Hayward Pool Heater

Always Professionally Opened and Closed

- ProH₂O Inc. Pools of Burlington

Features and Details

Main Level 1,812 Square Feet

Foyer 30'5" x 14'11"

From the covered front porch, enter the elegant and spacious foyer, with pot lighting, an attractive double profile centre wall moulding and two tone decor. Note the renewed solid oak staircase enhanced by a dramatic swirl of light from the crystal drop chandelier.

Living Room 17'11" x 11'11"

The generous space is framed by tall windows overlooking the front garden. Wide entrances integrate the foyer and dining room.

Dining Room 13' 8" x 11'11"

Space for an oversized table and buffet. Great flow with broad entrances to the living room and foyer plus the kitchen door for privacy.

Kitchen 13' 3" x 12' 10"

Note the timeless renewal with custom solid Maple shaker style cabinetry, metallic ceramic backsplash, under cabinet lighting, breakfast bar, chef's desk with illuminated glass fronted display cabinets above. Smooth ceiling with 3 zones of pot lights. Quality stainless appliances, double sink with pull out spray faucet. The walk-in pantry you've been dreaming of!

Breakfast Room 13' 3" x 11' 5"

Supersized for casual living! Smooth ceiling with pot lights. Sliding door walkout to interlock patio and pool.

Family Room 18' 9" x 14' 9"

Broad, angled entry to foyer, separate but close to the kitchen action. Warm wood wainscoting. Limestone fronted wood burning fire place. Expansive bow window overlooking pool and garden.

Den/Office 12' 4" x 11' 9"

Retreat behind double doors to a large private space with generous nook for bookcases or desk.

Powder Room

Attractively renewed with granite vanity top, undermount sink, new plumbing, low flow toilet, taps, mirror, light fixture.

Laundry 7' 5" x 7' 1"

Provides Brand New Fisher and Paykel laundry pair! Laundry sink with cupboard and five overhead cabinets. Side yard and garage door entry.

Garage 20' x 17'11"

Full two cars, interior side entry, two overhead garage door openers with remotes, entry keypad.

Upper Level 1,895 Square Feet

Master Bedroom 27'3" x 13'9"

Easily accommodates the furniture for full king size suite and a sitting/TV area. Generous 12' x 7'9" Walk-in Closet. Wonderful nook with built-in make up counter.

Master Ensuite

Pristine renewal with glass shower door, heat light on timer, pot lights, granite topped extra height vanity with backsplash, undermount sinks, taps, plumbing, low flow toilet, custom bevelled mirror, towel racks, boxed pot lights.

Bedroom 2 14'11" x 13'10"

Bedroom 3 14'11" x 11'11"

Bedroom 4 13' 9" x 11'11"

Bedroom 5 12' 3" x 10' 9"

Four generous, beautifully proportioned bedrooms, all with ample closet space and large, bright windows. Bedroom 4 has double door entry to the Master, for versatility as a home office.

Main Bathroom

Fresh update with cultured marble vanity counter, undermount sinks, plumbing and taps, low flow profile toilet, custom bevelled mirror, light fixture. Contains Linen Closet.

Lower Level 1,215 Square Feet Finished

Lower Level Hallway 28'9" x 11' 6"

Recreation/Games Room 24'11" x 13'11"

Wide open lower hallway with pot lighting and a large computer desk corner opens to a fabulous space large enough for all your games equipment, and a crowd of spectators!

Media Room 16'11" x 13'2"

Note the pocket doors from the hallway and double doors to the games room. This cozy space is enhanced with pot lights and a gas Napoleon fireplace with attractive wood mantle and ceramic surround.

Exercise/Bedroom 6 13'1" x 13'1"

The perfect spot for your home gym. Add double doors and convert it to a guest or nanny's room. Bathroom rough-in location is adjacent in the unfinished storage area.

Furnace and Storage 38'11' x 13'9"

An absolutely marvelous 597 Sq Ft unfinished space for everything you're not using now! Loads of room for a workshop.

Features and Details

Pool and Equipment

Low maintenance, environmentally friendly, 'almost new' 18 ft x 36 ft Salt Water Pool! In 2013, a Comprehensive Pool Renewal was undertaken by ProH₂O Inc. Pools including: a 30 ML Full patterned Liner, a Hayward Swim Clear Filter plus a 1 HP Hayward Pump, and involving all new plumbing, coping, concrete surround with adjacent interlock pavers and landscaping renewal. In addition, a FreeForm Safety Cover was added in 2013, the Aqua Rite Electronic Salt Water System installed in 2011 and the Hayward Pool Heater in 2010.

Gardens

Continuously enhanced and meticulously maintained. Interlock walkway to front entrance. Driveway recently resealed, with earlier total new asphalt. Newer parging of exterior foundation walls. Both side yards recently improved with decorative stone walkways to minimize maintenance. Newer landing steps at south side door. The rear garden is fully fenced, with two gates and newer north and south side fence sections. Interlock patio recently levelled with newer edging course added. All landscaped areas in the rear garden refreshed with additional plantings. Note the additional poolside patio area with muskoka rock features and low maintenance landscape beds.

Continuous Improvements

Comprehensive Pool Renewal, 2013
 North Side Yard, Patio and Garden Renewal, 2013
 New Oak treads/risers, Scarlett O'Hara stairs, 2012
 Master Ensuite Renewal, 2011
 South Side Yard and Fencing Renewal, 2011
 Foundation parging, Driveway sealing, 2011
 Garage interior painting and lighting, 2011
 Powder Room Renewal, 2010
 Main/Upper Level Hallways lighting, decor, 2006
 Main Bathroom Renewal, 2004
 Kitchen and Breakfast Room Renovation, 2002
 Driveway asphalt replaced, 2002
 Lower Level renewal, 2000

Structural/Mechanical

Roof – Landmark 'CertainTeed' 20 yr Shingles, 2012
 Furnace – Armstrong Air with Humidifier, 80% efficiency, 86K BTU, 2000 with HEPA Filter – 2010
 Air Con – Luxaire 3 Ton 12 SEER, 2005
 Central Vac – Cana-Vac canister, 2007
 GDO – Chamberlain Lift Master (RHS) 2009

Appliances

Fischer and Paykel Laundry Pair, 2014: "Aerocare" Dryer – 7 cu.ft. Capacity, 2 Steam Cycles, Wrinkle-Free Tumbling, 4 Temp. Settings, Drying Rack "Aquasmart" Washer – Water Saver, Tier III Eco, Active Wash, 4 Spin speeds, 12 Pre-Programmed Cycles, Soak Option

GE Stainless Steel Side by Side Fridge/Freezer, smooth top self cleaning Stove, 2002; Panasonic Genius Microwave/Range Hood (external exhaust), 2005; Bosch BI Dishwasher, 2008.

Chattels/Fixtures

Inclusions – Fridge/Freezer, Stove, Microwave Range Hood, Built-in Dishwasher, Washer, Dryer, All Blinds and Window Coverings, All Electric Light Fixtures, Central Vacuum and Attachments, 2 Garage Door Openers with Remotes, All Pool Equipment
 Exclusions – Dining Room Light Fixture, wall mounted CD case and lamp in Bedroom 4, Basement Fridge, Furnace Room Shelving Units and Workbench
 Rental Equipment – Hot Water Heater

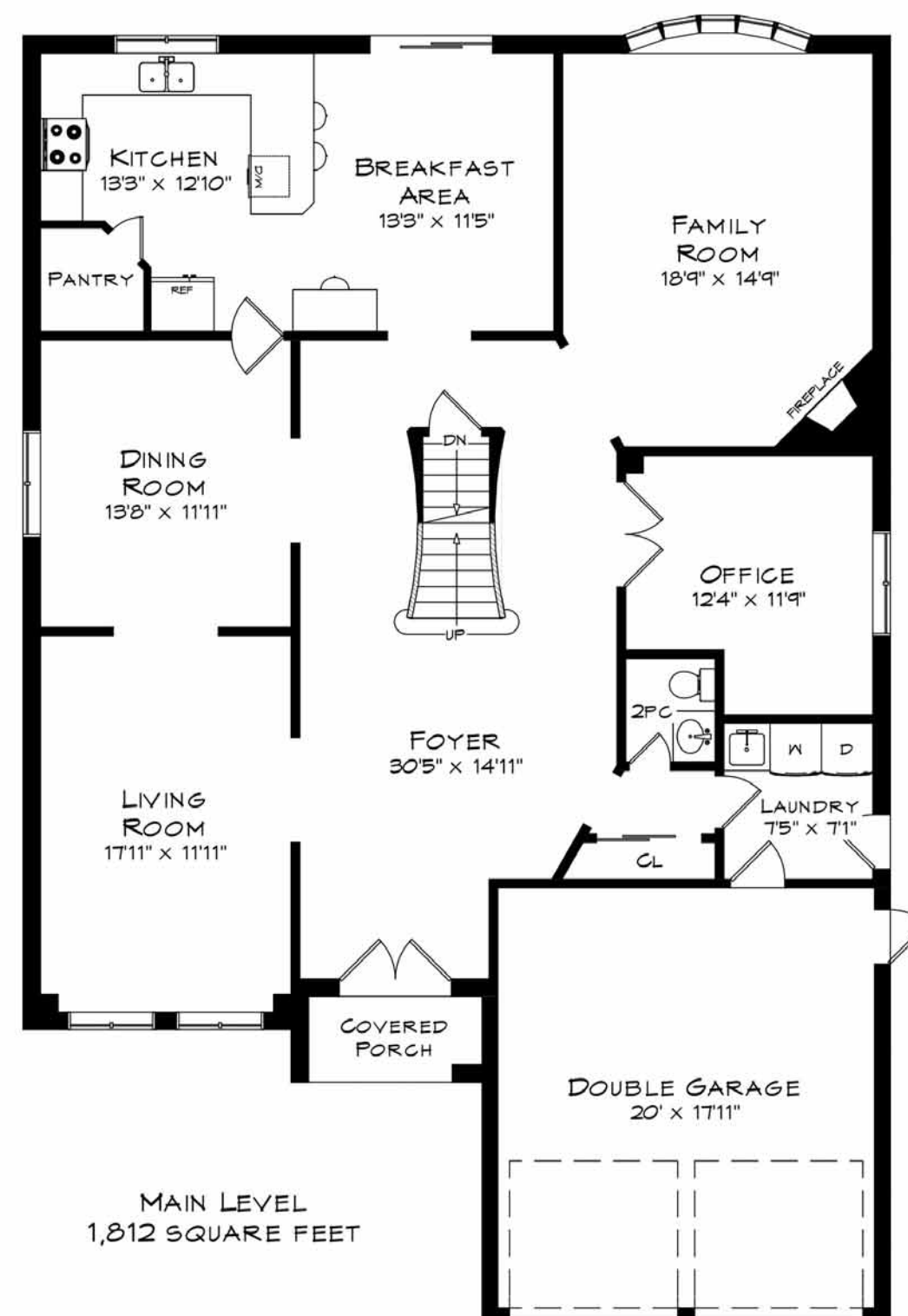
Property Details

Main and Upper Levels = 3,707 Square Feet
 Finished Lower Level = 1,215 Square Feet
 Taxes – \$5,731.00 / 2013
 Building Location Survey Plan – 1985
 Lot Dimensions – 50.21 FT x 123.69 FT
 Legal Description – LT 52, PL 20M321

Location, Location, Location

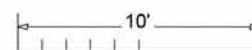
9 Minutes Walk – St. Mathew Catholic Elementary
 13 Minutes Walk – St. Ignatius of Loyola C. S. S.
 16 Minutes Walk – Abbey Lane Public Elementary
 7 Minutes Bike – Abbey Park Public Secondary
 5 Minutes by Car to the QEW at Dorval Drive
 10 Minutes by Car to ETR 407 at Neyagawa Blvd
 7 Minutes by Car to Oakville GO Station
 9 Minutes by Bike, 5 Minutes by Car to Glen Abbey Community Centre and Library
 Access from Monks Passage to the Glen Oak Creek Trails is just a few minutes' walk away in either direction.
 And, of course, the famous Monastery Bakery & Delicatessen – you can walk there in 8 Minutes!

Floor Plan – Main Level



MAIN LEVEL
1,812 SQUARE FEET

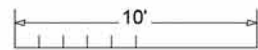
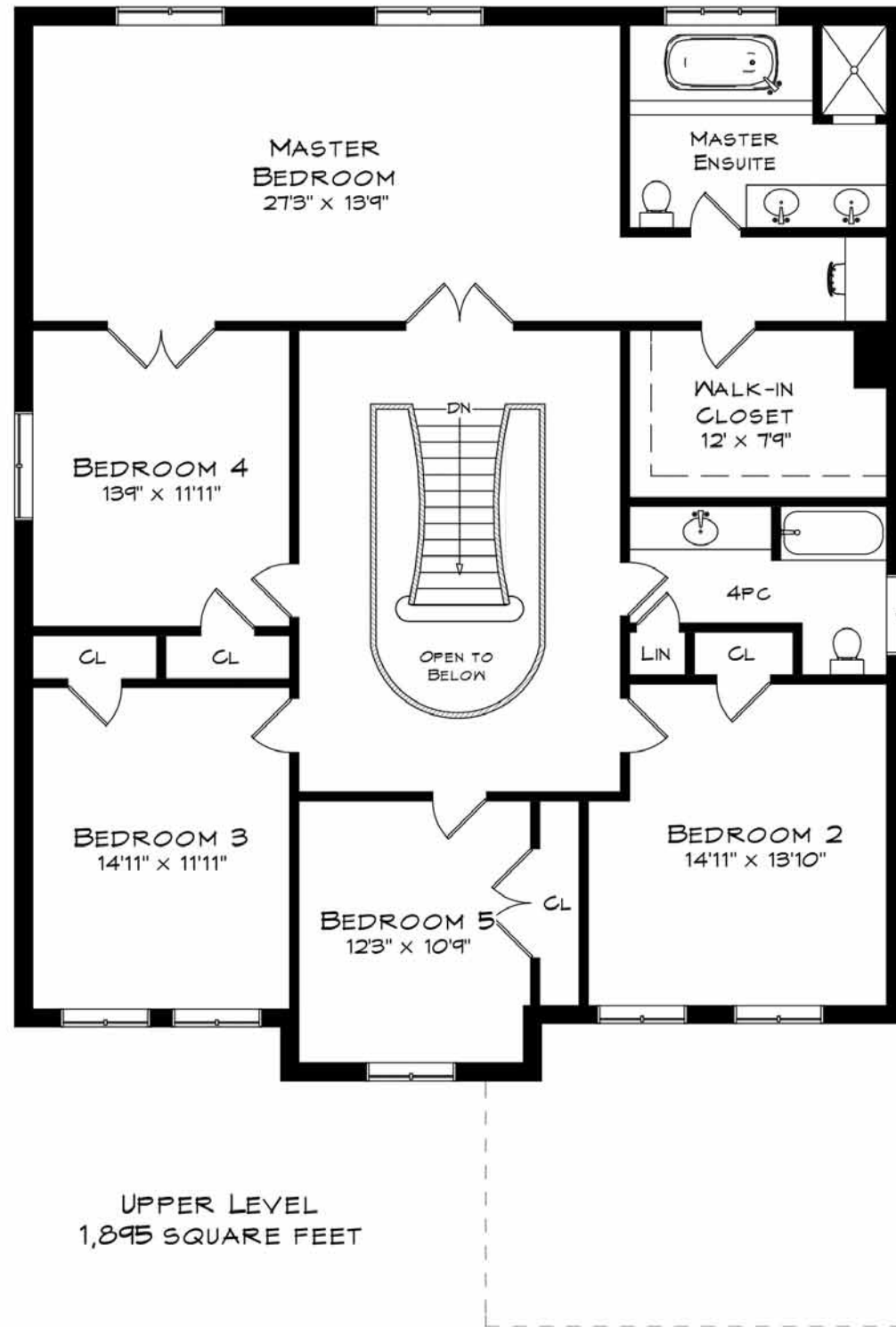
DOUBLE GARAGE
20' x 17'11"
GARAGE
394 SQUARE FEET



Note: Measurements may not be 100% accurate and should be used as a guideline only. E&OE
 March - 2014

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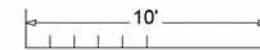
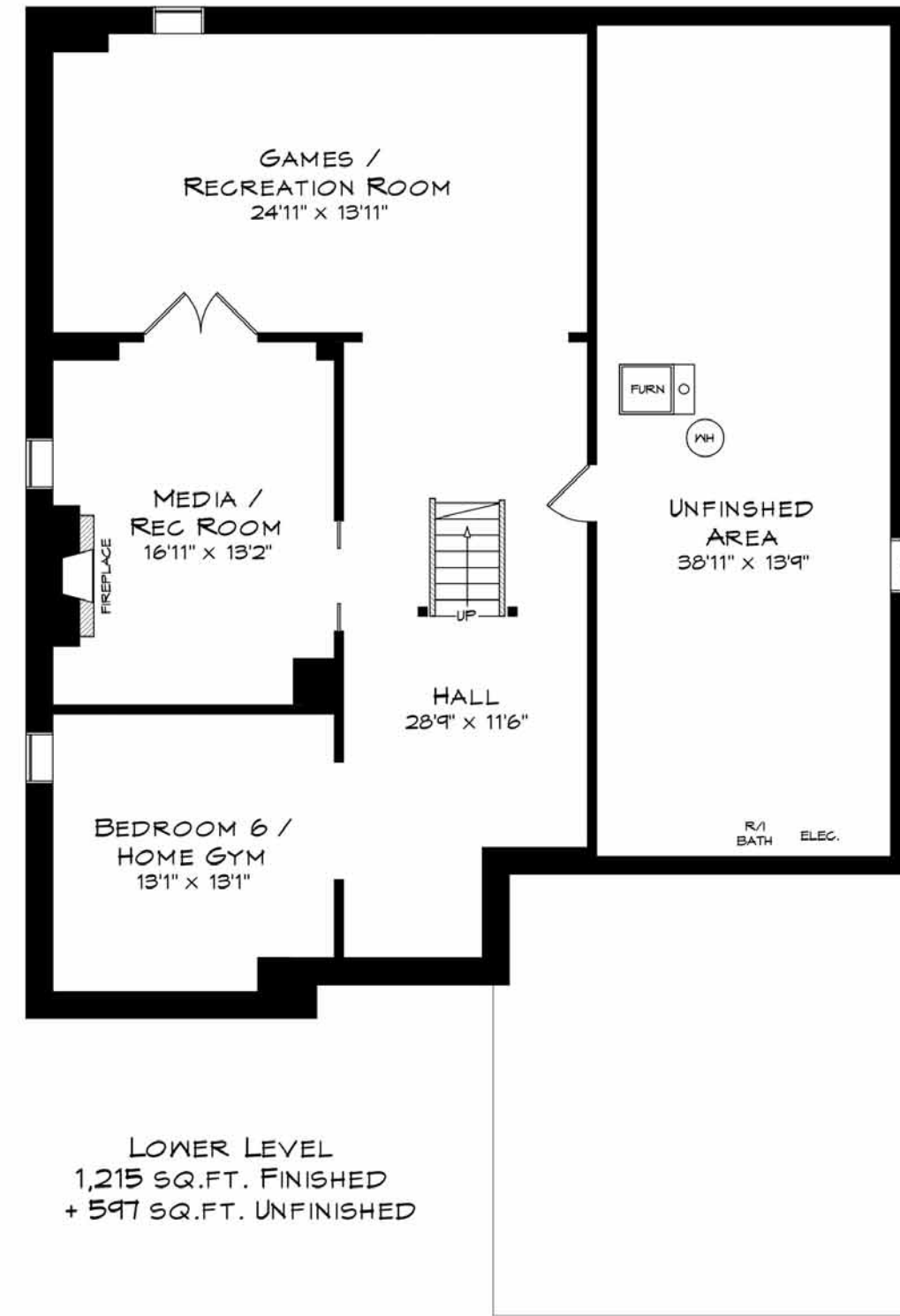
Floor Plan – Upper Level



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Floor Plan – Lower Level



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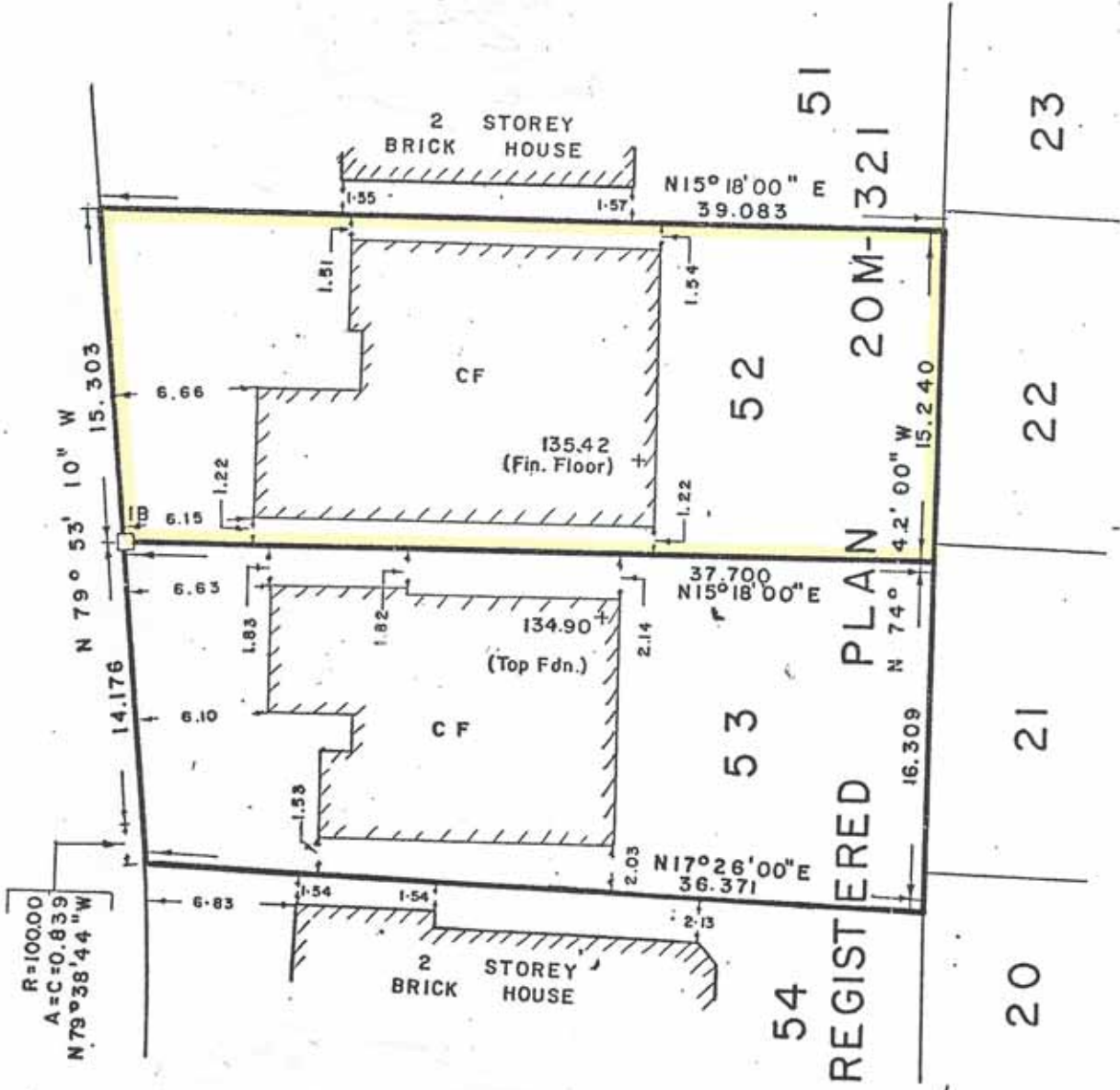
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PLAN SHOWING BUILDING LOCATION SURVEY ON
 LOTS 52 AND 53
 REGISTERED PLAN 20M-321
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON
 SCALE 1:300

14 May 1985
 RL



MONKS PASSAGE



Survey

RL
 MAY 15 1985
 RL

□ IB DENOTES IRON BAR SET

ELEVATIONS ARE REFERRED TO GEODETIC DATUM.