

\$759,900 - 31 Abbotsford Trail, Glanbrook

MLS® #40758684

\$759,900

2 Bedroom, 2.00 Bathroom, 1,645 sqft

Single Family on 0.00 Acres

530 - Rural Glanbrook, Glanbrook, Ontario

WELCOME TO GARTH TRAILS, WHERE THE LIVING IS EASY! Enjoy low maintenance living in this well designed, well maintained bungalow, just steps from the spectacular residents' clubhouse. This friendly, active, adult-lifestyle community offers turn-key living at its best! Enjoy the indoor pool, sauna, whirlpool, games and craft rooms, fully-equipped gym, tennis/pickle ball court, bocce and shuffleboard courts, putting green, and the grand ballroom, host to many social community activities. Take a stroll through the private parkland and enjoy the wildlife around the pond. A large front porch welcomes you into this nicely decorated and updated bungalow. Gorgeous engineered hardwood is featured throughout most of the main floor, along with California shutters on the windows. You'll love the updated kitchen, with cabinets painted in today's modern colours, lovely backsplash tiles, upgraded countertops with breakfast bar and stainless steel appliances included. A gas fireplace is featured in the living/dining room where you'll find patio door leading to the very private, fully fenced backyard, with large deck, retractable awning, and mature trees behind. The primary bedroom is a good size and has his and hers mirrored closets and upgraded ensuite privilege bathroom. The good sized second bedroom has a closet and California shutters. The laundry closet is on the main floor and has washer (newer) and dryer included, as well as storage cabinets. There is inside entry from



the garage into the main floor. The basement is fully finished with cozy rec room with surround sound speakers included, a 2 pc bathroom, another multi-purpose room which makes a great home office or hobby room, and tons of storage space. Experience the best in adult living in this much sought after, popular community, affordably priced and move-in ready! (id:6289)

Essential Information

Listing #	40758684
Price	\$759,900
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Square Footage	1,645
Acres	0.00
Type	Single Family
Sub-Type	Condominium
Style	Bungalow

Community Information

Address	31 Abbotsford Trail
Subdivision	530 - Rural Glanbrook
City	Glanbrook
Province	Ontario
Postal Code	L9B2X8

Amenities

Amenities	Airport, Golf Nearby, Hospital, Park, Place of Worship, Shopping, Exercise Centre, Party Room
Features	Southern exposure, Balcony, Paved driveway, Sump Pump, Automatic Garage Door Opener
Parking Spaces	2
Parking	Attached Garage
# of Garages	1
Has Pool	Yes

Pool Indoor pool

Interior

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Hood Fan, Window Coverings, Garage door opener

Heating Natural gas Forced air

Cooling Central air conditioning

Fireplace Yes

of Fireplaces 1

of Stories 1

Has Basement Yes

Exterior

Exterior Brick, Stone

Exterior Features Landscaped

Foundation Poured Concrete

Listing Details

Listing Office RE/MAX Escarpment Realty Inc.



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