

\$1,349,900 - 1251 Merton Road, Oakville (ga Glen Abbey)

MLS® #W12329944

\$1,349,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

1007 - GA Glen Abbey, Oakville (ga Glen Abbey), Ontario

An exclusive chance to purchase a pre-construction townhome in the highly sought-after Glen Abbey Encore community in Oakville. This 2-storey townhome with a walk-out basement to your backyard offers a thoughtfully designed floor plan with 2,024 sq. ft. of living space, set on a 25' wide lot with a 1-car garage; ideal for growing families or those seeking a modern, functional layout. The townhome will offer 3 bedrooms and 2.5 bathrooms. Step inside to a formal room leading to an open-concept breakfast room and great room with a gas fireplace. The kitchen will have either quartz or granite countertops, a central island, and a Bosch Appliance package. Upstairs, the primary suite is a true retreat, complete with a large walk-in closet and an ensuite showcasing a soaker tub and a glass shower. The upper level also offers a convenient laundry room. The basement will have a rough-in for a future bathroom, with potential for a separate suite. Premium finishes are included, such as oak hardwood floors, porcelain tile, coffered ceilings, and 9' smooth ceilings on the main level. Purchasers may have the opportunity to customize interior selections. Occupancy is projected for Summer 2027, and the home will be covered by a 7-Year Tarion Warranty for added peace of mind. Act now to reserve this lot, a limited release in one of Oakville's most



desirable master-planned communities! (Block
8, Lot 3, Woodcroft Model - Elevation B).
(id:6289)

Essential Information

Listing #	W12329944
Price	\$1,349,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1251 Merton Road
Subdivision	1007 - GA Glen Abbey
City	Oakville (ga Glen Abbey)
Province	Ontario
Postal Code	L6M5M1

Amenities

Amenities	Public Transit, Place of Worship, Fireplace(s), Separate Electricity Meters
Features	Conservation/green belt
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Water meter, Dishwasher, Hood Fan, Microwave, Stove, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Ventilation system
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Walk out

Exterior

Exterior	Brick, Stone
Lot Description	25 x 90.2 FT
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Miller Real Estate Ltd., Brokerage



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