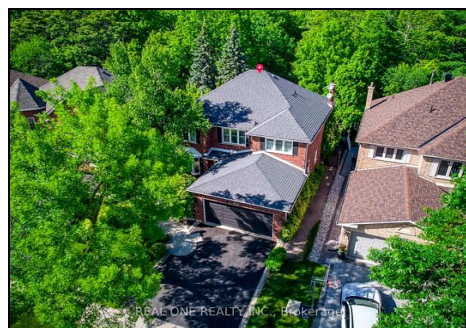




MLS Listing ~ 1311 Blackburn Dr., Oakville



1311 Blackburn Dr
Oakville Ontario L6M 2N5
Oakville 1007 - GA Glen Abbey Halton
SPIS: No **Taxes:** \$9,497.07/2026

List: \$1,925,000 For: Sale

Detached **Front On:** E **Rms:** 10 + 3
Link: N **Acre:** **Bedrooms:** 4
2-Storey **Washrooms:** 4
1x2xMain, 1x4x2nd, 1x3x2nd,
1x3xBsmt

Lot: 46.65 x 111.61 Feet Irreg:
Dir/Cross St: Upper Middle Rd. W. & Third Line
Directions:
Upper Middle Rd. W. & Third Line to Abbeywood Dr. to Pilgrims Way to Blackburn Dr.

MLS#: W13432104 **PIN#:** 248670128

Possession Remarks: TBD

Legal: Pcl 56-1, Sec 20M469; Lot 56, Plan 20M469; S/T H398004. Town of Oakville

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 2	Cable TV:
Basement: Full / Finished	Drive: Private	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 2	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 4	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac: Yes	Pool: Inground	Water Supply Type:
Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft: 3000-3500	Cert Level:	Spec Desig: Unknown
Roof: Shingles	GreenPIS:	Farm/Agri:
Foundation: Unknown	Prop Feat: Central Vacuum, Family Room, Fireplace/Stove	Waterfront:
Assessment:	Interior Feat: Auto Garage Door Remote, Central Vacuum, Water Purifier	Retirement:
POTL:		HST Applicable to: Included In
POTL Mo Fee:		Sale Price:
Elevator/Lift:		Oth Struct:
Laundry Lev: Lower		Survey Type: None
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	13.58	x 12.07	Ceramic Floor	Granite Counter	B/I Appliances
2	Breakfast	Main	13.58	x 10.43	Ceramic Floor	W/O To Patio	O/Looks Backyard
3	Family	Main	23.59	x 11.32	Hardwood Floor	Fireplace	Skylight
4	Office	Main	11.32	x 7.91	Hardwood Floor	Separate Rm	
5	Living	Main	20.34	x 11.42	Hardwood Floor	Crown Moulding	Bay Window
6	Dining	Main	14.99	x 11.42	Hardwood Floor	Crown Moulding	O/Looks Backyard
7	Prim Bdrm	2nd	12.01	x 11.42	Broadloom	4 Pc Ensuite	W/I Closet
8	Sitting	2nd	19	x 13.58	Broadloom	Combined w/Primary	O/Looks Ravine
9	2nd Br	2nd	14.93	x 11.58	Broadloom	Closet	
10	3rd Br	2nd	11.58	x 10.5	Broadloom	Closet	California Shutters
11	4th Br	2nd	12.6	x 11.58	Broadloom	Closet	California Shutters
12	Rec	Bsmt	19.85	x 13.85	Laminate	Gas Fireplace	Pot Lights
13	Games	Bsmt	22.01	x 10.83	Broadloom	Open Concept	Pot Lights
14	Office	Bsmt	10.07	x 8.01	Broadloom	Pot Lights	
15	Exercise	Bsmt	18.08	x 10.83	Broadloom	French Doors	Pot Lights
16	Laundry	Bsmt	11.84	x 7.68	Ceramic Floor	Closet	Pot Lights

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Begin Your Summer in the Stunning, Beautifully Landscaped Backyard Oasis with Saltwater Pool & Whirlpool, Mature Trees & Beautiful Gardens Backing onto Well-Treed, Tranquil Ravine with McCraney Creek & Trails! 2. Spectacular Gourmet Kitchen Boasting Premium Cabinetry, Large Centre Island with Breakfast Bar, Granite Countertops, Built-in Appliances & Bright Breakfast Area with Ample Windows & Garden Door W/O to Patio & Private Backyard! 3. Spacious Principal Rooms... Beautiful Family Room Featuring Fireplace, Large Windows & Double Skylight Flooding the Room with Natural Light, Plus Generous Formal Dining Room with Large Window Overlooking the Backyard, Living Room with Bay Window, and Private Office. 4. 4 Good-Sized Bedrooms & 2 Full Baths on 2nd Level, with Oversized Primary Bedroom Suite Boasting Generous Sitting Area, W/I Closet & 4pc Ensuite with Soaker Tub & Separate Shower. 5. Beautiful Finished Basement Featuring Large Games/Rec Room with Gas Fireplace, Private Office, French Door Entry to Oversized Gym (or Play Room, Media Room, etc.), Full 3pc Bath & Large Laundry Room with Great Storage Options! All This & More!! Beautiful Curb Appeal with Lovely Front Walkway & Stunning Gardens. 2pc Powder Room & Convenient Mud Room (with Access to Garage) Complete the Main Level. 3pc Main Bath with Large Shower with B/I Seat. Over 4,700 Sq.Ft. of Living Space with 3,125 Sq.Ft. of A/G Living Space PLUS Over 1,600 Sq.Ft. of Space in the Finished Basement. Rare Ravine Lot Conveniently Located on Quiet Street in Beautiful Glen Abbey Neighbourhood Just Minutes from Many Parks & Trails, Community Centre, Top Schools, Hwy Access & Many More Amenities!

Inclusions: All Light Fixtures, All Window Coverings, Refrigerator, B/I Gas Stove Top, B/I Oven, B/I Microwave, B/I Dishwasher, Washer & Dryer, Garage Door Opener & Remote(s), Pool Equipment (Pool Heater Not Used/AS IS/Possibly Non-Functioning)

Listing Contracted With: REAL ONE REALTY INC. **Ph:** 905-281-2888

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