



## MLS Listing ~ 1384 Bramblewood Green, Oakville



**1384 Bramblewood Green**  
**Oakville Ontario L6M 2R5**  
Oakville 1007 - GA Glen Abbey Halton  
**SPIS:** No **Taxes:** \$5,259.28/2026  
**List: \$1,399,000 For: Sale**  
**Last Status: NEW**

Detached **Front On:** S **Rms:** 11 + 3  
**Link:** N **Acre:** < .50 **Bedrooms:** 3 + 1  
2-Storey **Washrooms:** 3  
1x2xMain, 1x3x2nd, 1x4x2nd

**Lot:** 41.38 x 118.31 Feet **Irreg:**  
**Dir/Cross St:** Third Line & Upper Middle Rd. W.  
**Directions:** Third Line & Upper Middle Rd. W. to Bishops Gate to Bramblewood Green

**MLS#:** W13789874 **PIN#:** 248640209

**Possession Remarks:** TBD

**Legal:** Parcel 143-1, Sec 20M437; Lot 143, Plan 20M437, S/T H358595; Oakville

|                               |                                                |                                       |
|-------------------------------|------------------------------------------------|---------------------------------------|
| <b>Kitchens:</b> 1            | <b>Exterior:</b> Brick                         | <b>Zoning:</b>                        |
| <b>Fam Rm:</b> Y              | <b>Garage:</b> Yes                             | <b>Cable TV:</b>                      |
| <b>Basement:</b> Finished     | <b>Gar/Gar Spcs:</b> Attached / 1.5            | <b>Hydro:</b>                         |
| <b>Fireplace/Stv:</b> Y       | <b>Drive:</b> Private                          | <b>Gas:</b>                           |
| <b>Heat:</b> Forced Air / Gas | <b>Drive Park Spcs:</b> 4                      | <b>Phone:</b>                         |
| <b>A/C:</b> Central Air       | <b>Tot Prk Spcs:</b> 5                         | <b>Water:</b> Municipal               |
| <b>Central Vac:</b> No        | <b>UFFI:</b>                                   | <b>Water Supply Type:</b>             |
| <b>Apx Age:</b>               | <b>Pool:</b> None                              | <b>Sewer:</b> Sewers                  |
| <b>Apx Sqft:</b> 1500-2000    | <b>Energy Cert:</b>                            | <b>Spec Desig:</b> Unknown            |
| <b>Roof:</b> Shingles         | <b>Cert Level:</b>                             | <b>Farm/Agr:</b>                      |
| <b>Foundation:</b> Unknown    | <b>GreenPIS:</b>                               | <b>Waterfront:</b>                    |
| <b>Assessment:</b>            | <b>Prop Feat:</b> Family Room, Fireplace/Stove | <b>Retirement:</b>                    |
| <b>POTL:</b>                  | <b>Interior Feat:</b> Auto Garage Door Remote  | <b>HST Applicable to:</b> Included In |
| <b>POTL Mo Fee:</b>           |                                                | <b>Sale Price:</b>                    |
| <b>Elevator/Lift:</b>         |                                                | <b>Oth Struct:</b>                    |
| <b>Laundry Lev:</b> Lower     |                                                | <b>Survey Type:</b> None              |
| <b>Phys Hdcap-Eqp:</b>        |                                                |                                       |

| # | Room      | Level | Length (ft) | Width (ft) | Description    |                |                      |
|---|-----------|-------|-------------|------------|----------------|----------------|----------------------|
| 1 | Kitchen   | Main  | 18.67       | x 7.84     | Slate Flooring | Marble Counter | Stainless Steel Appl |
| 2 | Dining    | Main  | 10.24       | x 10.24    | Slate Flooring | Bay Window     | Pot Lights           |
| 3 | Living    | Main  | 16.93       | x 10.93    | Slate Flooring | W/O To Porch   | Pot Lights           |
| 4 | Family    | 2nd   | 19.65       | x 14.99    | Hardwood Floor | Fireplace      | Pot Lights           |
| 5 | Prim Bdrm | 2nd   | 13.91       | x 10.93    | Hardwood Floor | 4 Pc Ensuite   | W/I Closet           |
| 6 | 2nd Br    | 2nd   | 10.6        | x 9.68     | Hardwood Floor | Closet         |                      |
| 7 | 3rd Br    | 2nd   | 9.91        | x 8.92     | Hardwood Floor | Closet         |                      |
| 8 | Rec       | Bsmt  | 19.65       | x 9.91     | Broadloom      | Pot Lights     |                      |
| 9 | Office    | Bsmt  | 20.24       | x 8.6      | Ceramic Floor  | Pot Lights     |                      |

**Client Remks:** 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Spectacular Custom Kitchen Boasting Ample Custom Cabinetry, Calacatta D'Oro Italian Marble Countertops, Sleek Tile Backsplash & Premium Appliances! 2. Beautiful Principal Rooms, Including Lovely Living Room with Patio Door W/O to Back Porch & Yard, Bright Dining Room with Bay Window, Plus Spacious 2nd Level Family Room with Fireplace & Large Windows. 3. 3 Bedrooms & 2 Updated Baths ('26) on 2nd Level, with Primary Bedroom Boasting W/I Closet & 4pc Ensuite. 4. Side Door Entrance Leads Down to Beautifully Finished Basement Featuring Rec Room, 4th Bedroom/Office, Large Laundry/Utility Room & Ample Storage! 5. Lovely Corner Lot on Quiet Cul de Sac Boasting Beautiful Private Backyard Oasis with Pergola-Covered Flagstone Patio Area, Mature Trees & Lovely Perennial Gardens! All This & More!! Beautiful Curb Appeal with Meticulous Front Gardens. 2pc Powder Room Completes the Main Level. Modern 4pc Main Bath with Glass Shower. Amazing Location on Quiet Tree-Lined Cul de Sac in Beautiful Glen Abbey Neighbourhood Just Minutes from Many Parks & Trails, Community Centre, Top Schools, Hwy Access & Many More Amenities! Updated Shingles '26, Smoothed Ceilings '26, Upgraded Attic Insulation '26, New Washer '26, Updated Eaves '23, New Lennox A/C '21, Pot Lights Thru Main Level & Family Room '18.

**Inclusions:** All Light Fixtures, LG Refrigerator, Viking Gas Stove, B/I Microwave, Miele B/I Dishwasher, Wall-Mounted TVs & Hardware, Samsung Washer & Dryer, Garage Door Opener & Remote(s)

**Exclusions:** All Curtains/Drapes, Appliances in the Garage

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