

110-150 SABINA DRIVE

kt

KORMENDYTROTT.COM



A modern kitchen with a granite countertop, stainless steel appliances, and a white armchair in the background.

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3+1 BEDROOMS



2.5 BATHS



1,250 SQ.FT



1 PARKING







welcome home

Welcome to Trafalgar Landing Condos at 150 Sabina Drive! Nestled in Oakville's vibrant Glenorchy neighbourhood, this spacious 1,250-square-foot condo offers the perfect blend of comfort and convenience. Featuring 3 bedrooms and a den, this sun-filled unit is designed to meet your needs.

Step outside and discover everything at your fingertips. Cross the street for a quick Walmart run or grab a bite at nearby eateries. For nature lovers, the serene Morrison Creek Trail is just minutes away, while Memorial Park offers an array of amenities to enjoy within walking distance.

Start your mornings with coffee on the patio, which also serves as a convenient walk-out to Sabina Drive. Stay active with the well-maintained gym and have productive work sessions in the sleek meeting room.

Situated in a peaceful area with effortless access to Burlington, Milton, and Mississauga, this rare condo perfectly blends tranquility, practicality, and unmatched convenience

**CONTACT THE KORMENDY TROTT TEAM
TODAY FOR MORE INFORMATION:**

1 (800) 617-0090
info@kormendytrott.com

“THE
KITCHEN
IS THE
HEART
OF THE
HOME”















what

FEATURES

- One underground parking space
- Easy access through building or through patio door
- Powder room with sleek finishes
- 9' ceilings
- 7" wide laminate flooring in living room, kitchen, and hallway
- Flooded with natural light through the floor-to-ceiling windows
- Dimmable pot-lights in the living and kitchen areas
- Reading nook or office/den space by large windows
- Painted in 2024

KITCHEN

- Granite countertops with track lighting above
- Sizable kitchen island with granite countertop and ample storage space
- Stainless steel appliance package
 - Whirlpool® full Size refrigerator with Accu-Chill temperature management system and FreshFlow™ produce preserver
 - Whirlpool® fully Integrated dishwasher with Tap Touch controls and adjustable upper rack
 - Brand new LG® electric range
 - Whirlpool® over-the-range microwave and hood combo

PRIMARY BEDROOM

- Floor to ceiling window
- Recessed lighting
- 5-piece ensuite bathroom:
 - Glass-door shower
 - Bath tub with subway tile
 - Double-sink with quartz counter
- Tray ceiling
- Dual closets

SECOND/THIRD BEDROOMS

- Floor-to-ceiling windows
- Double-door entry to second bedroom

CONDO AMENITIES

- Gym (building 168)
- Party room (building 210)
- Meeting room (building 150)
- Crafts room (building 150)
- Visitors' parking (building 168 - above and underground)

MISCELLANEOUS

- Whirlpool® stacked washer and dryer with 9 wash cycles and AutoDry™
- 4-piece bathroom in hallway

As included

specifications

TYPE	Condo Apartment
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LEVELS	1
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YEAR BUILT	2018
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SQUARE FEET	1,250
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BEDROOMS	3+den
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BATHROOMS

5 Piece Baths	1
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4 Piece Baths	1
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2 Piece Baths	1
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LAUNDRY	In-suite
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UNDERGROUND PARKING	1
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FRONT EXPOSURE	West
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HEAT SOURCE	Natural Gas
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EST. RENTAL INCOME	\$3,500
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2024 PROPERTY TAXES	Est.\$3,541
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*Room sizes, year built, lot dimensions, taxes and all other specifications are approximate. Square footage source: Floorplan. Buyers and/or their agent are responsible for determining exact figures

110-150 SABINA DRIVE

Measurements and calculations are approximate
To be used as guidelines only

0 3 6 ft



neighbourhood

WELCOME TO NORTH OAKVILLE!

Nestled in the heart of North Oakville, Glenorchy is a vibrant, family-friendly neighbourhood that perfectly blends modern living with natural beauty. Glenorchy is home to some of Oakville's best amenities. Enjoy easy access to top-rated schools, shopping centers, and dining options, including the bustling Uptown Core. Commuters will appreciate the seamless connectivity via major highways and public transit, making travel a breeze. Nature lovers will be drawn to the scenic walking trails, parks, and green spaces that weave throughout the neighbourhood. Whether you're enjoying a leisurely stroll by Memorial Park or exploring the network of pathways, Glenorchy offers a serene escape from the busy pace of everyday life.



WELCOME TO OAKVILLE, ONTARIO!

SCHOOLS.



DR. DAVID R. WILLIAMS (JK-8)

3199 Post Road
(905) 257-4549

3MIN 14MIN

WHITE OAKS (9-12)

1330 Montclair Drive
(905) 845-5200

9MIN 45MIN

ST. CECILLIA (JK-8)

420 Threshing Mill Boulevard
(289) 837-1777

4MIN 24MIN

HOLY TRINITY (9-12)

2420 Sixth Line
(905) 257-3534

5MIN 25MIN

AMENITIES.



SHOPPING

- Walmart Super Centre
- Real Canadian Superstore
- Longo's
- Canadian Tire
- Winners & HomeSense

3MIN 10MIN

FOWLEY PARK

- Playground
- Splash Pad
- Tennis Court

2MIN 9MIN

MEMORIAL PARK

- Dog park
- Basketball courts
- Playground

3MIN 15MIN

DOWNTOWN OAKVILLE

13MIN

OAKVILLE GO

13MIN

HWY 407

6MIN

HWY 403

7MIN

QEW

9MIN

CALL/TEXT

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