

# Glenn Abbey Encore Oakville

## 3 models available

Homes from 2,887 to 3,176 sq ft

4 beds | 3.5 baths | 2 garages

Limited time offer: starting at \$2,099,990

Closing early 2026



**SAM McDADI**  
REAL ESTATE BROKERAGE

**HALLETT  
HOMES**

GLEN ABBEY  
*Encore*  
OAKVILLE



# Final lot release at award-winning community Glen Abbey Encore in Oakville

Final opportunity to own a luxury residence by award-winning Hallett Homes in Glen Abbey Encore, a master-planned community in Oakville. With a limited sale of just a few incredibly-priced single-family detached homes, this is your last chance to be part of this sought-after neighbourhood.

These residences offer spacious designs from 2,887 to 3,176 sq ft , four spacious bedrooms, 3.5 baths, and a two-car garage, blending modern elegance with functional family living. Customization options allow homeowners to enhance their space with a main-floor office, a walk-up basement featuring a large rec room, or an additional fifth bedroom plus a great room and a den.

This amazing community is surrounded by expansive parks, scenic trails, and prestigious golf courses. Oakville consistently ranks among Canada’s best places to live, offering proximity to top-rated schools, premier shopping, and fine dining options. Commuters will love the easy access to Bronte GO Station, Highways 407, QEW, and 403. With the beautiful Lake Ontario shoreline, Bronte Harbour, and vibrant marina life just minutes away, this is one Encore that truly deserves a standing ovation.





SITE PLAN







The Bennett A

\*Renderings are artistic concept only





The Bennett B

\*Renderings are artistic concept only





The Bennett C

\*Renderings are artistic concept only



# FLOOR PLAN

3801 - Bennett

GROUND FLOOR ELEV. A

SECOND FLOOR ELEV. A

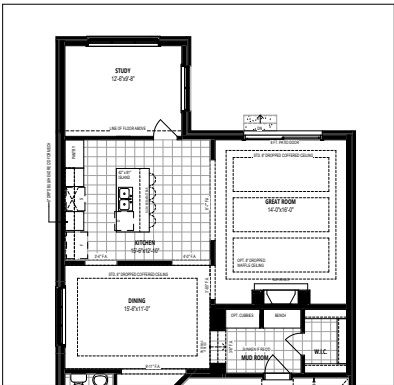
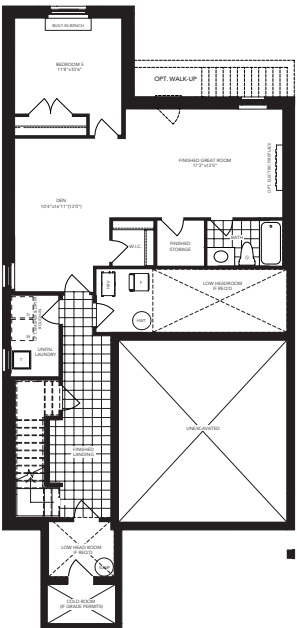
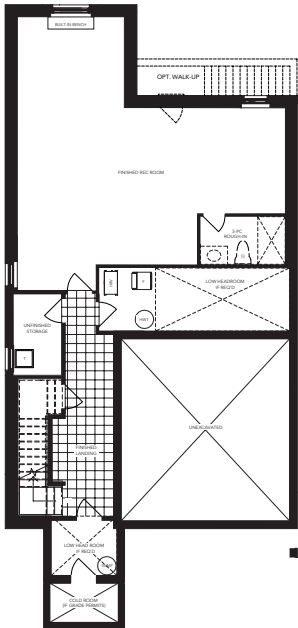
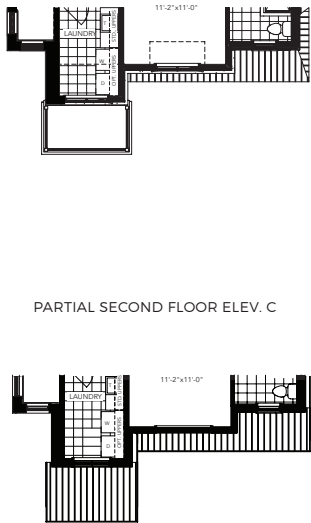
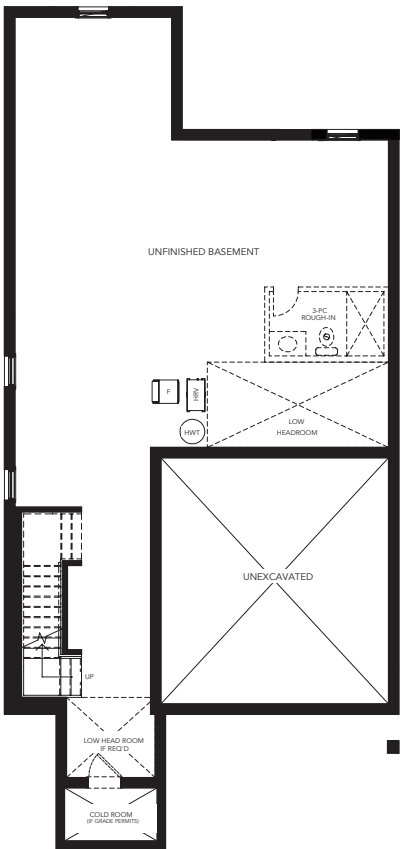
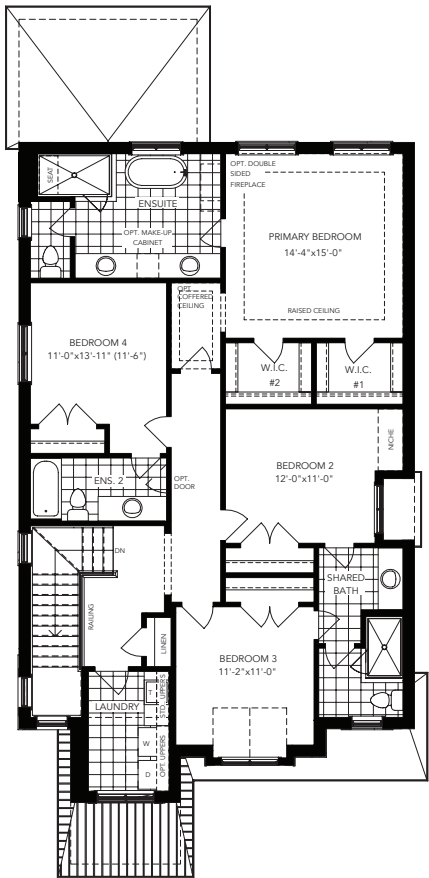
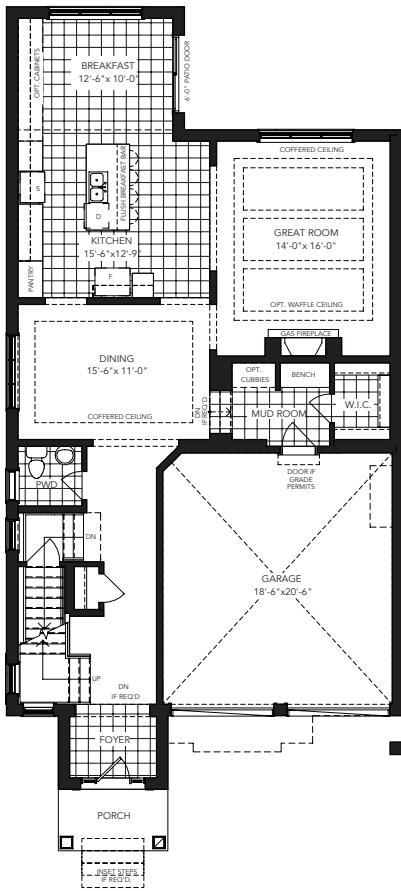
BASEMENT LEVEL ELEV. A

PARTIAL SECOND FLOOR ELEV. B

OPT. FINISHED BASEMENT - REC ROOM

OPT. FINISHED BASEMENT - BED & BATH

OPT. MAIN FLOOR - STUDY ROOM







The Buffery A

\*Renderings are artistic concept only





The Buffery B

\*Renderings are artistic concept only





The Buffery C

\*Renderings are artistic concept only



## 3802 - Buffery

Architectural floor plan for the first floor of a house. The layout includes the following rooms and features:

- GREAT ROOM:** 16'-3" x 13'-0". Features a GAS FIRE PLACE, OPT. WAFFLE CEILING, and COFFERED CEILING.
- DINING:** 16'-4" x 12'-3". Features a COFFERED CEILING.
- KITCHEN:** 13'-2" x 15'-8". Includes a WALK-IN PANTRY, BENCH, and W.I.C. (Walk-In Closet).
- BREAKFAST:** 11'-1" x 12'-0".
- MUD ROOM:** Includes a DOOR IF GRADE PERMITS.
- Garage:** 18'-6" x 20'-0".
- PORCH:** Located at the front entrance.
- FOYER:** Includes an OPT. COFFERED CEILING.
- BATHROOMS:** One labeled P.W.D. (Powder Room) and another labeled W.C. (Water Closet).
- Stairs:** Multiple sets of stairs labeled "UP" and "DN" (Down).
- Other Features:** HIGH LEVEL WINDOW, 6'-0" PATIO DOOR, and various closets.

The floor plan for the second floor includes the following rooms and features:

- Primary Bedroom:** 15'-2" x 15'-0" with a raised ceiling.
- Bedroom 4:** 14'-6" x 10'-0" with an ensuite (ENS. 2) and an optional make-up cabinet.
- Bedroom 3:** 10'-9" x 10'-3" with a flat roof below.
- Bedroom 2:** 12'-0" x 14'-0" with a walk-in closet (W.I.C.).
- Shared Bath:** Located between Bedroom 3 and Bedroom 2.
- Laundry:** Includes optional uppers and a washer/dryer (WD) area.
- Other Features:** Linen closet, optional door, and stairs leading down to the first floor.

**BEDROOM 3**  
10'-9" x 11'-7" (10'-3")

1ST FLOOR PLAN

OPT. WALK-UP

FINISHED REC ROOM

3-PC. BOSS

LOW-RISE SECTION 10' ROOM

STORAGE

LOW-RISE SECTION 10' ROOM

STORAGE

LOW-RISE SECTION 10' ROOM

COLD ROOM

COLD ROOM

[illegible]

Disclaimer: Materials, specifications & floor plans are subject to change without notice. All renderings are artist's concept. All floor plans have approximate dimensions. \*Additional cost, please see sales representative for more details. Actual usable floor space may vary from the stated floor area. E.&O.E.





The Gahan A

\*Renderings are artistic concept only





The Gahan B





The Gahan C

\*Renderings are artistic concept only



3803 - Gahan

This detailed floor plan shows a house with a large two-car garage (18'-6" x 20'-0") at the rear. The main living area includes a study (11'-6" x 11'-0") with a fireplace, a great room (15'-8" x 11'-7") with a double fireplace and optional waffle ceiling, and a dining area (12'-0" x 13'-0"). The kitchen (13'-10" x 10'-0") features a walk-in pantry, bar, and optional island. The breakfast room (13'-10" x 11'-1") has an optional chef's desk. A mud room with a bench and optional closet is adjacent to the kitchen. The plan also includes a porch, a full bathroom, a laundry room with optional closet, and a central foyer with optional closet. A large patio door (8'-0") leads to an outdoor area. Various optional features like coffered ceilings, waffle ceilings, and closets are indicated throughout the plan.

**STUDY**  
11'-6" x 11'-0" (9'-6")

**GREAT ROOM**  
15'-8" x 11'-7"  
OPT. WAFFLE CEILING  
COFFERED CEILING

**DINING**  
12'-0" x 13'-0"

**KITCHEN**  
13'-10" x 10'-0"  
WALK-IN PANTRY  
BAR  
OPT. ISLAND  
SINK (IF REQ'D)  
STOVE (IF REQ'D)  
REF. (IF REQ'D)  
DISHWASHER (IF REQ'D)

**BREAKFAST**  
13'-10" x 11'-1"  
OPT. CHEF'S DESK

**MUD ROOM**  
BENCH  
DOOR # GRADE PERMIT

**Garage**  
18'-6" x 20'-0"

**Bathroom**  
TOILET  
SINK (IF REQ'D)  
TUB

**Laundry Room**  
W.C. (IF REQ'D)  
OPT. CLOSET  
OPT. COFFERED CEILING

**Foyer**  
OPT. CLOSET

**Porch**  
OPT. STAIR (IF REQ'D)

**Other Features:**  
8'-0" PATIO DOOR  
OPT. FRENCH DOOR  
KNEEWALL  
UP TO ABOVE TO ABOVE

The floor plan for the second floor includes the following details:

- Primary Bedroom:** 18'-8" x 16'-0" with a raised ceiling and access to a balcony.
- Bedroom 2:** 11'-0" x 13'-0" with a closet (CLO).
- Bedroom 3:** 11'-2" x 13'-0" (15'-5") with a closet (CLO).
- Bedroom 4:** 11'-2" x 11'-6" with a window seat and access to a balcony.
- Bathrooms:** Includes an ensuite for the primary bedroom, a second ensuite (ENS. 2), and a shared bath.
- Closets:** Includes wardrobes (W.I.C.), a linen closet (LINEN), and a closet for laundry (CLO).
- Other Features:** A staircase labeled "OPEN TO BELOW" and "DOWN", and a laundry area with "STD. UPPERS", "D", "W", and "CLO. UPPERS".

UNFINISHED BASEMENT

MECH ROOM

LOW HEAD ROOM

UNEXCAVATED

LOW HEAD ROOM (IF REQ'D)

COLD ROOM (IF GRADE PERMITS)

WWT

IP

The second floor plan includes the following rooms and features:

- Primary Bedroom:** 18'-8" x 15'-0". Includes a dashed-line area for a "WALK-IN CLOSET".
- Bedroom 5:** 11'-0" x 12'-0". Includes an "ENSUITE" bathroom.
- Bedroom 2:** 11'-0" x 13'-0". Includes a "BATH" and a "W.I.C." (walk-in closet).
- Bedroom 4:** 11'-2" x 11'-6". Includes a "BATH" and a "WALK-IN CLOSET".
- Bedroom 3:** 11'-2" x 13'-0" (15'-5"). Includes a "WALK-IN CLOSET".
- Common Areas:** A central "HALLWAY" with a "DOWN" staircase and a "TOY" storage area. A "SCREENED PORCH" is located at the front entrance.

[illegible]

Second Floor Plan:

- Bedroom 5: 10'0" x 13'2" with a closet.
- Finished Great Room: Features a fireplace and a large open space.
- Kitchen: Includes a sink, stove, and refrigerator.
- Bathroom: Located near the kitchen.
- Laundry Room: Adjacent to the bathroom.
- Unfinished Area: A large rectangular area labeled "UNFINISHED" with diagonal lines.
- Staircase: Located near the laundry room.
- Closet: Located near the staircase.
- Utility Area: A small area labeled "UTILITY AREA" with a sink and stove.
- Other Features: A fireplace in the great room, a sink in the kitchen, and a stove in the kitchen.

Floor plan of the second floor. It features three rooms: Bedroom 4 (11'-2"x12'-9" (11'-6")), a SHARED BATH, and Bedroom 3 (11'-2"x14'-3" (16'-7")). The plan includes a central staircase, a closet, and a balcony with a railing. The layout is symmetrical around a central hallway.



# FEATURES

## EXTERIOR FINISHES

- Superior architecturally designed and controlled homes with elegant stucco, premium tumbled clay brick and masonry detailing, coordinated coloured mortar low maintenance exterior trim and cladding in selected locations (as per elevation).
- Premium architectural styled Fiberglass shingles with a Manufacturer's Lifetime Limited Warranty and metal roof as per model type.
- All exterior walls are built with structurally sound 2" x 6" construction.
- 8'-0" tall insulated front entry door(s). Complete with sidelight and or transom (as per elevation).
- Elegant quality grip set for front door. Complementing exterior coach lights at entry and garage as per model type.
- Upgraded and colour coordinated, maintenance-free low-e, argon gas filled vinyl casement windows throughout main and second floors complete with folding handles. All opening windows and sliding doors are complete with screens.
- Low-e, argon filled structural vinyl slider basement windows.
- Premium quality Insulated garage roll-up door with window-lites, garage door opener and one (1) Digital Entry Keypad.
- Insulated entry door from garage with smart lock and self-closing hinges, if grade permits.
- Pre-finished maintenance free soffits with eaves-troughs and downspouts.
- Approx. 9' high poured concrete basement walls with heavy damp-proofing and weeping tile drainage system.
- Standard cold room with light and insulated door, where grade permits.
- Rough-in 3pc basement bathroom.
- Walkways, precast slabs and steps at the front and rear patio area where applicable. The number of steps at the front and rear patio may vary from that shown according to grading condition and municipal requirements and cannot be guaranteed.
- Professionally graded and sodded lot, includes asphalt driveway.
- Two exterior non-freeze hose bibs (one (1) in garage and one (1) in rear).
- Entire garage to be drywalled, taped and primed including the ceiling (excluding exposed concrete walls).

## INTERIOR FINISHES

- 10'-0" high ceilings on main floor, 9'-0" high ceilings on second floor (except at coffered, sloped or cathedral ceilings, bulkheads and dropped ceilings where required for mechanical).
- Smooth ceilings in the kitchen, bathroom(s), powder room, finished laundry room, and underside of drywall finished stairwells.
- Approximately 10'0" high ceiling in primary bedroom in raised ceiling location.
- Coffered ceilings where shown as per model type.
- Premium stained or natural oak staircase from main floor to second floor with solid oak treads, oak veneer stringers and risers. Finished platform(s) and landing(s) to be completed with stained pre-finished engineered oak flooring chosen from Vendor's standard samples.

- Upgraded oak posts including handrail and pickets in stained or natural finish with solid oak nosings.
- All knee walls, ledges and window seats to be capped with MDF.
- 2-panel smooth interior passage doors and closet doors throughout.
- All interior doors and trimmed archways on main floor to be approximately 8' high and 7' high on the second floor.
- 5-1/2" colonial baseboard and 3" colonial casing with backband throughout. Profiled door stop trim in all tile and hardwood areas.
- Trim casing on all swing doors, flat archways, and windows throughout all finished areas.
- Premium satin nickel finish hinges and lever-style handles on all interior doors in finished areas.
- All drywall to be installed with screws, using minimal nails.
- Engineered floor system throughout with ¾" tongue and groove sub-flooring to be glued, nailed, screwed and sanded.
- Natural gas direct vent fireplace with decorative mantle painted white as per model type.
- Interior walls to be painted with premium quality paint from Vendor's standard samples.
- Interior trim and doors to be painted semi-gloss white. Ceiling(s) to be painted flat white (as per plan).

## KITCHEN

- Exclusive customized kitchen with premium cabinetry from a selection of Vendor's standard samples, complete with an exquisite choice of granite tops from Vendor's standard samples.
- Enhanced height uppers in all kitchens and serveries (as per plan).
- Deep upper and gables to enclose fridge area.
- Lower kitchen cabinets include 1 set of pot and pan drawer(s)
- Contemporary and transitional choice of pulls and knobs, in polished chrome, brushed nickel, and matte black options as standard.
- Whisper-touch "soft-close" hinges and drawer glides included on all doors and drawers, in kitchen.
- Professional-style stainless steel range hood.
- Stainless steel double compartment undermount sink with single lever faucet with dual spray.
- Ceramic tile backsplash over base cabinets in the main kitchen from Vendor's standard samples.
- Heavy-duty receptacle for stove.
- Dedicated electrical outlet for refrigerator.
- Dishwasher space provided in kitchen cabinets with rough-in wiring, water shut off valve and drain.
- Electrical outlets at counter level for small appliances.
- USB plug at counter level.

## BATHS

- Purchaser's selection of premium vanity cabinets in all ensuite from the Vendor's standard samples.
- Purchaser's selection of exquisite Granite in primary ensuite and laminate countertops in all additional ensuite/baths from the Vendor's standard samples.
- All vanities include Whisper-touch "soft-close" hinges and drawer glides included on all doors and drawers.
- Dens-shield (or equivalent) cement board used for all tub and shower enclosures.
- Decorative lighting in all bathrooms and powder rooms.
- Mirrors in all bathrooms and powder room.

- Primary ensuite shower stall complete with frameless glass shower enclosure and rain head shower faucet as per model type.
- Primary ensuite complete with free-standing tub with tub faucet.
- Recessed ceiling light in all stand-up showers.
- Choice of premium wall tiles from Vendor's standard samples, for primary bath and secondary ensuite, tub enclosures and shower stall walls. Mosaic tile for ensuite shower bases.
- Frosted glass door at toilet room in primary ensuite.
- Chrome bathroom accessories to include towel bar and toilet tissue holder.
- Privacy locks on all bathroom and powder room doors.
- Chrome faucets with pop up drains in all bathrooms and powder room sinks from Vendor's standard samples.
- Pedestal sink in all powder rooms
- Pressure balance & temperature control valves to all showers.
- Hot and cold shut off valves at all sinks

## LAUNDRY

- Purchaser's choice of full base cabinets and double upper cabinets above sink section from Vendor's standard samples with colour coordinated kick plates to compliment cabinets.
- Laminate countertops from Vendor's standard samples with drop-in stainless-steel sink with premium single lever laundry faucet.
- Electrical outlet for washer and dryer, includes dryer vent.

## ELECTRICAL

- 200 amp electrical service with circuit breaker type panel and copper wiring throughout.
- White decora switches and plugs throughout the house.
- Tamper-resistant receptacles installed where required.
- One electrical outlet under electrical panel.
- Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
- One electrical outlet on both wall and ceiling per parking space in the garage.
- An exterior weatherproof electrical receptacle in the rear yard and front porch (where applicable).
- Light fixtures located in every room throughout predetermined as per plan.
- Recessed shower pot light in all separate shower stalls.
- Smoke/Carbon Monoxide Detector(s) as per OBC requirements.
- Seasonal duplex receptacle located in front porch soffit with interior switch.
- Electric door chime

## HEATING/INSULATION FEATURES

- Forced air high-efficiency gas furnace.
- Ducting prepared for future air conditioning.
- All seams of heating ducts located in the lower level will be taped.
- Insulation to be as per Ontario Building Code at time of issuance of building permits.
- Spray foam insulation in garage ceilings with living spaces above.
- HRV (Heat Recovery Ventilator) accompanying furnace to provide fresh air and improve climate control.
- Ducts professionally cleaned prior to closing.
- Water tank power vented or direct vented lease or rental.
- All windows and doors are fully caulked with premium caulking.
- Draft resistant spray foam around all windows

## FLOORING

- Stained pre-finished Engineered Oak hardwood flooring (approximately 3 ½" wide) in stained finish from vendors select samples on main floor, landing and in non-tiled or carpeted areas.
- Purchaser's choice of 13" x 13" ceramic tile flooring from Vendor's standard samples in all wet areas; bathrooms, mudroom, powder room, laundry room, kitchen (as per plan)
- Purchaser's choice of 12" x 24" ceramic tile flooring from Vendor's standard samples in front foyer.
- Purchaser's choice of broadloom with upgraded foam underpad from Vendor's standard samples in the remaining finished areas.
- Concrete basement floor in all unfinished areas.

## SMART HOME FEATURES

- One (1) smart door lock
- Two (2) smart light switches
- One (1) smart thermostat
- One (1) smart flood sensor
- One (1) year free of smart home remote access provided by builder
- One (1) Pre-construction design consultation from Built-In Technology Inc.
- On-site system configuration, test, enrolment, and demo with purchaser
- Rough-in telephone wiring in the kitchen and primary bedroom
- Rough-in RG6 cable T.V. outlet in family room/great room and primary bedroom
- Rough-in central vacuum outlets in finished areas of home.
- Alarm rough-in including rough-in for one (1) keypad controller on the main floor, one (1) motion detector on the main floor, all exterior doors and windows on the main floor.

## BUILDER'S WARRANTY/COVERAGE

- Hallet Homes is a licensed builder under the Home Construction Regulatory Authority (HCRA) and every new home is enrolled in TARION warranty program.
- This warranty includes:
  - a) The home is free from defects in material and workmanship from one (1) year.
  - b) The home remains free from defects in material and workmanship on electrical, plumbing, heating delivery and distribution systems, exterior cladding, caulking, windows and doors and the building envelope and basemet remains free from water penetration for two (2) years.
  - c) The home is warranted against all major structural defects for seven (7) years.



# AMENITIES

UPPER MIDDLE ROAD



BRONTE CREEK PARK



DEERFIELD GOLF COURSE

GLEN ABBEY  
*Encore*  
OAKVILLE

BRONTE ROAD

HIGHWAY QEW/403





Sheridan College



Bronte Harbour



Oakville Trafalgar Memorial Hospital



Bronte GO Station

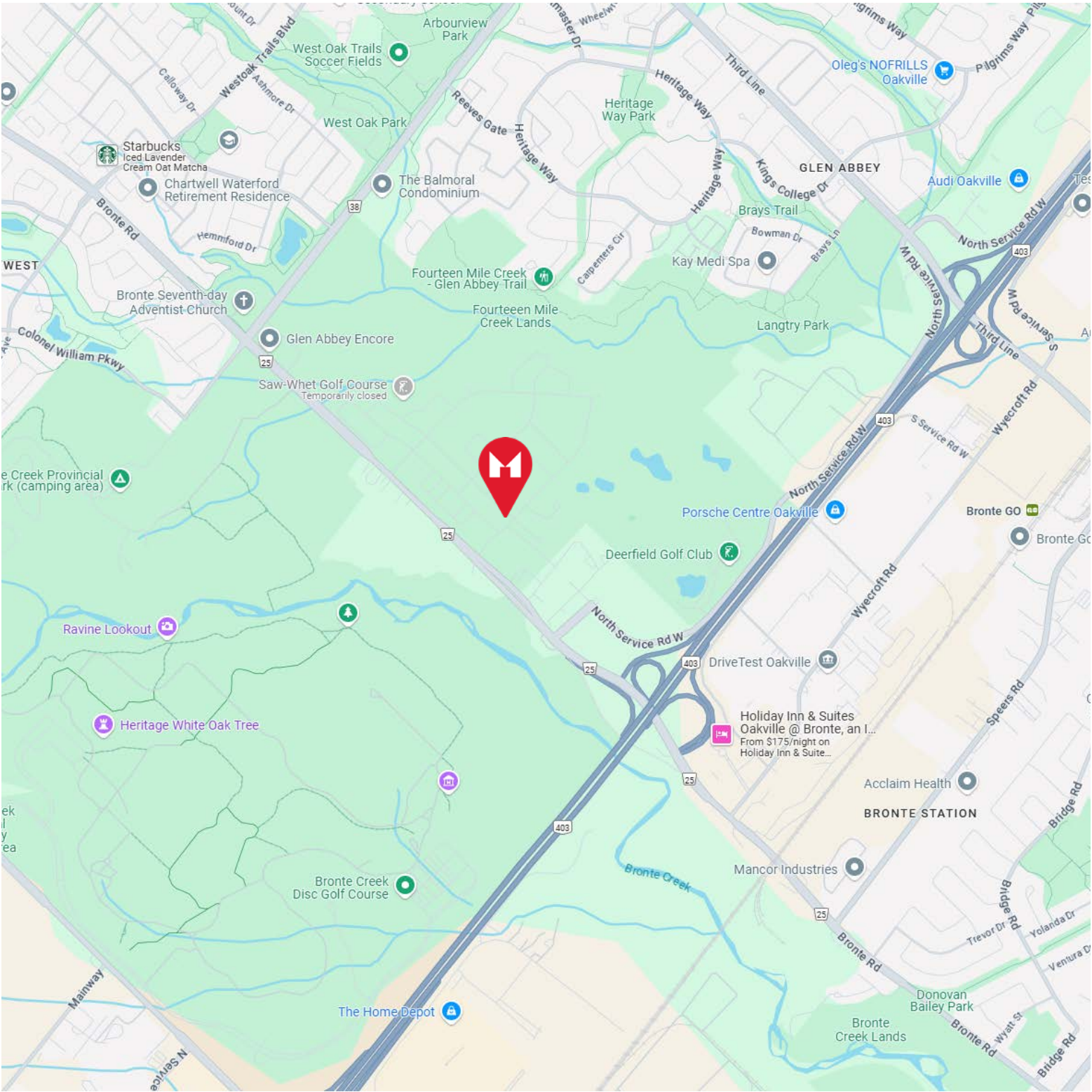


Deerfield Golf Club



Glen Abbey Community Centre





# Schools

**Heritage Glen Public School**  
1641 Heritage Way, Oakville

**St. Bernadette Catholic School**  
1201 Heritage Way, Oakville

**Abbey Park High School**  
1455 Glen Abbey Gate, Oakville

**Learning Blocks Montessori School**  
1500 Heritage Way, Oakville

**Sheridan College**  
1430 Trafalgar Rd, Oakville

**Appleby College**  
540 Lakeshore Rd W, Oakville

# Amenities

**TD Canada Trust**  
2993 Westoak Trails Blvd, Oakville

**Scotiabank**  
1500 Upper Middle Rd W, Oakville

**Metro**  
1521 Rebecca St, Oakville

**Sobeys**  
1500 Upper Middle Rd W, Oakville

**The Home Depot**  
3300 S Service Rd W, Oakville

**Deerfield Golf Club**  
2363 North Service Rd W, Oakville

**9Round Kickboxing Fitness**  
2544 Speers Rd Unit 2, Oakville

**Glen Abbey Community Centre**  
1415 Third Line, Oakville

**Shoppers Drug Mart**  
2297 Lakeshore Rd W, Oakville

**Oakville Trafalgar Memorial Hospital**  
3001 Hospital Gate, Oakville

**Oakville Place**  
240 Leighland Ave, Oakville

**The Abbey Plaza**  
1500 Upper Middle Rd W, Oakville

**Bronte GO**  
2104 Wyecroft Rd, Oakville

**Bronte Harbour**  
2508 Lakeshore Rd W, Oakville

**Fourteen Mile Creek - Glen Abbey Trail**  
2276 Barrister Pl, Oakville



**See this listing online**  
Scan the QR code with your phone's camera

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# When you choose Team McDadi, **you help**

Team McDadi is a proud supporter of numerous charitable organizations, sports programs and community events

- ▶ Clarkson Christmas in the Village
- ▶ Clarkson Halloween in the Village
- ▶ Erindale Little League Tennis Canada
- ▶ Family Jingle and Mingle
- ▶ Heartland Dragons Minor Hockey Association
- ▶ Hoops for Her
- ▶ Mississauga Girls Hockey League
- ▶ Mississauga Santa Claus Parade
- ▶ Port Credit Buskerfest
- ▶ Princess Margaret Hospital Association
- ▶ Port Credit Skating Club
- ▶ Sick Kids
- ▶ Rouge Valley Health System Foundation and Club
- ▶ The Art of Giving
- ▶ Schizophrenia Society of Ontario
- ▶ Tennis Canada
- ▶ The Compass Food Bank
- ▶ The Mississauga Food Bank
- ▶ The Mississauga Tigers



## Sam McDadi Real Estate Brokerage **is proud to donate a portion of each sale to the**

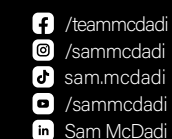


In 2018, Team McDadi donated \$250,000 to Trillium Health Partners Foundation.  
**In 2020, we increased our pledge to donate \$1,000,000.**



**Official Real Estate Brokerage  
of the Toronto Raptors**

Sam McDadi BSc., M.B.A. Sales Representative.



<b>Mississauga</b>   5805 Whittle Rd #110	<b>905 502 1500</b>
<b>N. Mississauga</b>   1034 Clarkson Rd	<b>905 823 1500</b>
<b>Milton</b>   1264 Main St E.	<b>905 876 1300</b>
<b>Oakville</b>   78 Lakeshore Rd W.	<b>905 845 1500</b>
<b>Toronto</b>   3311 Yonge St	<b>416 544 1500</b>
<b>Burlington</b>   3-4130 Fairview Street	<b>905 333 1100</b>
<b>Hamilton</b>   110-442 Millen Rd	<b>905 664 5100</b>