



#1002 - 2180 Marine Drive, Oakville

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Welcome to waterfront lakeside condo living in one of Oakville's most prestigious buildings "Ennisclare II on the Lake". The highly sought after 'Cedarbrae' model boasts approximately 1681 square feet presenting two bedrooms, two bathrooms and private den (all on one level). Hosting two sliding glass door walkouts to the extra-large balcony where you can enjoy the spectacular open views of the lake, treetops, lush gardens, and city skyline.

The inviting open concept floor plan feels grand and spacious, and the large principal rooms allow for idyllic furniture layouts. Expansive living space characterized by floor to ceiling windows with endless walls of glass allowing so much natural daylight and gorgeous views. This bright corner suite features a substantial sized living room, elegant formal dining room and functional kitchen with breakfast area. The primary bedroom retreat offers privacy, a 4-piece ensuite and plenty of closet space. The generous 2nd bedroom has convenient access to the 4-piece bathroom. A multi-purpose den, linen closet and convenient in-suite laundry/storage room complete this well-maintained suite. Two owned underground parking spaces and one exclusive use locker.

Outstanding building amenities including 24-hour security guard, indoor pool and hot tub, exercise rooms and saunas, clubhouse with library overlooking the lake, party rooms, workshop, billiards, golf range, squash court, table tennis and yoga, art room, movie room, tennis court, sun decks, outdoor seating areas with gazebos and stunning gardens, social activities, car wash, bike storage, visitor parking and more. No dogs permitted. Smoke free complex.

Nestled on five acres of exquisite, landscaped grounds on the banks of Lake Ontario. Ideal living in beautiful, vibrant Bronte Village just steps to Bronte Harbour & the lake, trails & parks, shopping, restaurants and close to downtown Oakville and the GO station.

Carefree lakeside living at it's finest!





























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## 2170 & 2180 Extensive

- 24hr security & gate house
- Club house with kitchen
- Party rooms with kitchen
- Indoor pool and hot tub
- Men's & ladies exercise room
- Men's & ladies saunas
- Indoor golf range & squash
- Organized social activities



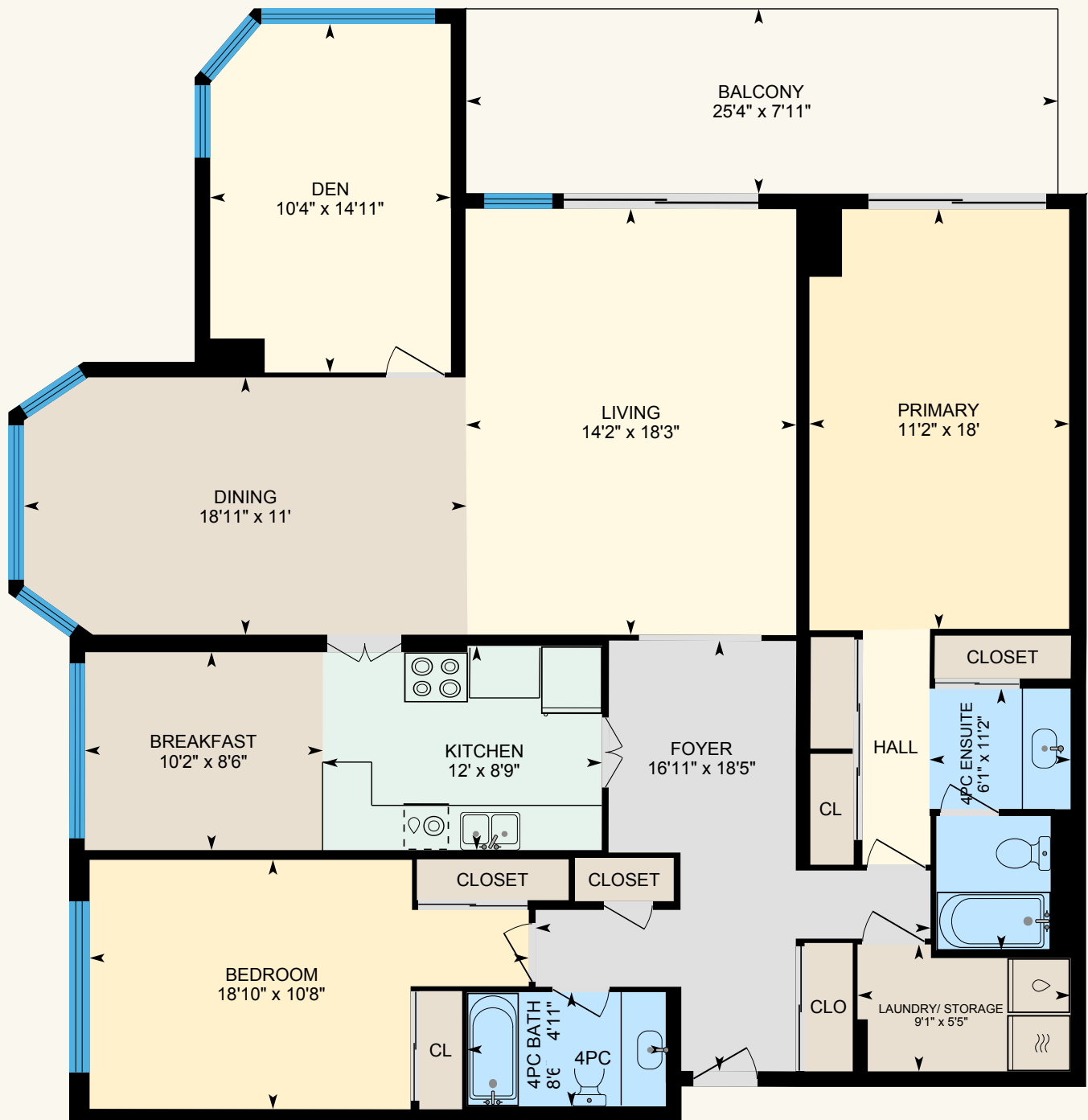
## Marine Drive Amenities

- Woodworking shop
- Art room
- Billiards room
- Table tennis room
- Library
- Tennis court
- Car wash
- Bike storage



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Approx. 1,681 Sq Ft Plus Extra-Large Balcony





## Property Details

**Inclusions:** Fridge, stove, built-in dishwasher, washer and dryer, all electric light fixtures and all window coverings (all being sold in as is condition)

**Legal Description:** UNIT 2, LEVEL 10, HALTON CONDOMINIUM PLAN NO. 114

**Taxes:** \$5,541 for 2023

**Possession:** Flexible

**Square Footage:** Approximately 1681 plus extra-large balcony

**Deposit:** 5%

**Condo Fee:** \$1,672.73 includes building insurance, common elements, exterior maintenance, heat, hydro, water, central air conditioning, basic cable TV, high speed internet & visitor parking

**Pets:** Restricted - No Dogs

**NO SMOKING COMPLEX**

**Owned Parking:** #100A and #101A

**Locker:** Exclusive Use - Room #3 - Locker #129

The information in this brochure is deemed to be accurate, but has not been independently verified, and is NOT guaranteed. All measurements are approximate. Items listed in this brochure are not automatically included unless listed as inclusions in the Agreement of Purchase and Sale. All information should be independently verified.

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