



#407 - 2170 Marine Drive, Oakville

SULLIVAN

— REAL ESTATE —





Live by the lake and enjoy gorgeous unobstructed lake views every day!! This coveted “Ennisclare” south-east corner suite offers 1969 sq ft all on one level showcasing beautiful views of Lake Ontario & magnificent gardens.

Featuring 2 bedrooms, 2 bathrooms, spacious den, floor/ceiling windows & 2 walk-outs to the large balcony. The grand foyer hosts a sizeable walk-in closet & impressive tray ceiling. Elegant dining room & entertainment-sized living room highlighting stunning lake views from every window. Bright multi-purpose den offering plenty of windows with tranquil views of the lake & gardens. The updated stylish kitchen is equipped with ample white cabinetry, granite counters, back splash, stainless steel appliances, pot lights & breakfast area gracing an expansive glass sliding door walkout to the large balcony. The primary bedroom sanctuary provides plenty of closets & a 5-piece ensuite featuring a double sink vanity, soaker bathtub & walk-in shower. Complete with spacious second bedroom with a walk-out to the balcony, 4-piece bathroom, laundry room & storage room. 1 underground parking space & locker. Windows recently replaced with efficient LowE glass.

Welcome to the prestigious ‘Ennisclare II on the Lake’ complex on the shores of Lake Ontario, boasting 5 acres of waterfront property with exquisite gardens. Located in desirable Bronte Village within walking distance to the lake, harbour, trails & parks, restaurants, shopping, & easy access to Oakville GO train & downtown Oakville. Extensive building amenities including 24-hour security guard, indoor pool & hot tub, exercise rooms & saunas, club house with library overlooking the lake, party rooms, billiards, golf range, table tennis & yoga, workshop, art room, squash court, tennis court, outdoor seating areas, social activities, car wash, bike storage, visitor parking & more. No dogs permitted. Smoke free complex.

Exclusive waterfront resort style living!!









SULLIVAN

REAL ESTATE



SULLIVAN
REAL ESTATE











SULLIVAN
REAL ESTATE











SULLIVAN
REAL ESTATE











SULLIVAN

REAL ESTATE

















SULLIVAN

REAL ESTATE





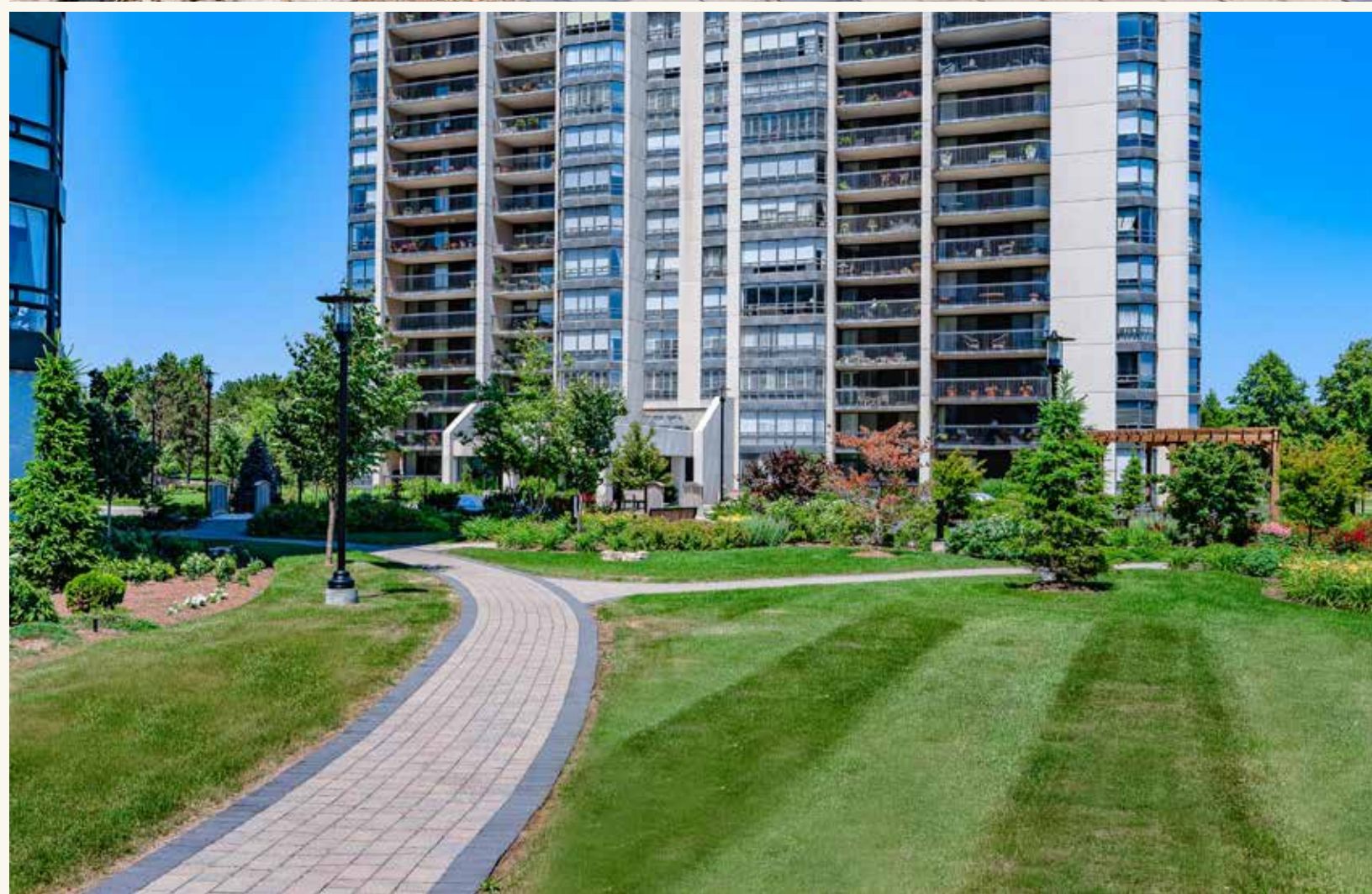














2170 & 2180 Extensive

- 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



#407 - 2170 Marine Drive, Oakville

Approx. 1,969 Square Feet
Plus Large Balcony





Property Details

Inclusions: Fridge, stove, built-in dishwasher, built-in microwave, washer & dryer, electric light fixtures & window coverings & shelving units in storage room

Legal Description: UNIT 7, LEVEL 4, HALTON CONDOMINIUM PLAN NO. 129

Taxes: \$6,742 for 2023

Possession: Flexible

Square Footage: Approximately 1969 square feet plus large balcony

Deposit: 5%

Condo Fee: \$1,761.59 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: Underground #140A

Locker: Exclusive use - Room #4 Locker #139

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.

SULLIVAN

REAL ESTATE

SullivanRealEstate.ca

TOP 1% in CANADA
For Royal LePage



Royal LePage Real Estate Services Ltd., Brokerage



Anita Sullivan

Broker/Realtor

cell 905-466-4900
office 905-338-3737
anita@sullivanrealestate.ca
sullivanrealestate.ca



Matt Sullivan

Realtor

cell 905-580-9196
office 905-338-3737
matt@sullivanrealestate.ca
sullivanrealestate.ca

