



#1202 - 2185 Marine Drive, Oakville

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Beautiful, unobstructed views of Bronte Village, the Niagara Escarpment and treetops, showcasing magnificent sunsets and wide-open sky views. This sun-filled corner suite offers approximately 1555 square feet with two bedrooms, two full bathrooms and private den in the sought after 'Ennisclare on the Lake' complex in charming Bronte Village. Enjoy beautifully landscaped grounds and walks to the lake, Bronte Harbour and marina, trails and parks, restaurants and shopping with easy access to the GO train, major highways and downtown Oakville.

The desirable 'Cardinal' model, boasts a well-designed floorplan, presenting generous sized rooms and an abundance of storage. The welcoming generous foyer with large closet leads to the updated eat-in kitchen outfitted with ample cabinetry and counter space, pull out drawers and glass door cabinet. The formal dining room overlooks the entertainment sized living room featuring floor to ceiling windows and a walk out to the extra-large balcony with gorgeous scenic views. The tranquil primary bedroom offers plenty of closet space and glass sliding door walkout to the balcony, floor to ceiling window, 3-piece ensuite with walk-in shower and additional large closet. Bright 2nd bedroom equipped with large windows and closet, convenient spacious den and main 4-piece bathroom with tub/shower combination. A spacious in-suite laundry/storage room completes this well-maintained unit. New broadloom and two new heating/cooling systems installed in 2022. One owned underground parking space and exclusive use locker.

Superb building amenities including indoor pool, exercise room, saunas, lounge and library, party room, billiards, golf range, squash court, workshop, social activities, tennis court, outdoor seating areas, parkette, visitor parking and much more.

Exceptional adult lifestyle living community!!







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1555 sq ft plus 158 sq ft balcony



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2175 & 2185 Amer

- Indoor pool with skylight
- Pool lounge & library
- Fully equipped exercise room
- Men's & ladies' saunas
- Billiard room
- Tennis court
- Indoor golf range



Marine Drive Amenities

- Squash court
- Woodworking shop
- Paint room
- Plant room & ping pong room
- Darts & crafts room
- Party room
(can be rented for private functions)







Property Details

Inclusions: Fridge, stove, built-in dishwasher, washer & dryer, all electric light fixtures, all window coverings & shelving in laundry room

Legal Description: UNIT 2, LEVEL 12, HALTON CONDOMINIUM PLAN NO. 83

Taxes: \$3,984 for 2022

Possession: Immediate

Square Footage: Approximately 1555 sq. ft. plus 158 sq. ft. balcony

Deposit: 5%

Condo Fee: \$1,112.59 includes building insurance, common elements, exterior maintenance, heat, central air conditioning, hydro, water, basic cable tv & visitor parking

Pets: Restricted - No Dogs

Parking: Owned Underground #248

Locker: Exclusive Use Room #3 Locker #29

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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