



3500 Lakeshore Road West Suite #205, Oakville

SULLIVAN

— REAL ESTATE —





Carefree lifestyle living, lakefront location. Welcome to 'Bluwater' ultra-luxurious condominiums gracing the shores of Lake Ontario accentuating classic contemporary architecture and extraordinary living on the waterfront. Absolutely stunning recently updated 2 bedroom, 2 ½ bathroom and den suite offering an extra-large balcony showcasing magnificent south views of Lake Ontario from every window. Boasting 1325 square feet this exceptional sun-filled home offers expansive windows and two sliding glass door walk-outs inviting the outdoors in. Featuring up to 9' tray ceilings, ample pot lights, upgraded light fixtures, gleaming hardwood floors, custom Louvolite motorized blinds, fresh paint and so much more.

The custom well-crafted dream kitchen with breakfast area is equipped with high-end appliances including a Wolf 4 burner gas cooktop, built-in KitchenAid oven and microwave with steamer, LG Thin Q full depth fridge with water dispenser and LG QuadWash built-in dishwasher. Stylishly outfitted with pull-out drawers, pantry, imported cabinet hardware, quartz counters & backsplash and large peninsula with quartz waterfall feature. Adjacent to the kitchen is a convenient walk-in pantry and laundry room with stackable washer and dryer. The generous sized living/dining room is designed perfectly for entertaining and everyday life, hosting a walk-out to the large balcony (with gas barbecue hook-up) offering ample space for dining and lounging, overlooking the spectacular grounds and gorgeous views of the lake. The spacious open concept den can be multi-purposed as a dining room or office space. The primary bedroom presents a lavish spa inspired 5-piece ensuite with a soaker tub and separate glass shower and walk-in closet. Complete with exquisite powder room and large 2nd bedroom with 4-piece ensuite and walk-in closet. Included are two owned parking spaces and locker.

Impressive building amenities including 24-hour concierge, grand lobby with waterfall feature, party room, residents lounge, exercise room, whirlpool and steam room, guest suite, outdoor plunge pool, dining and lounging areas with fireplace and barbecue and visitor parking.



























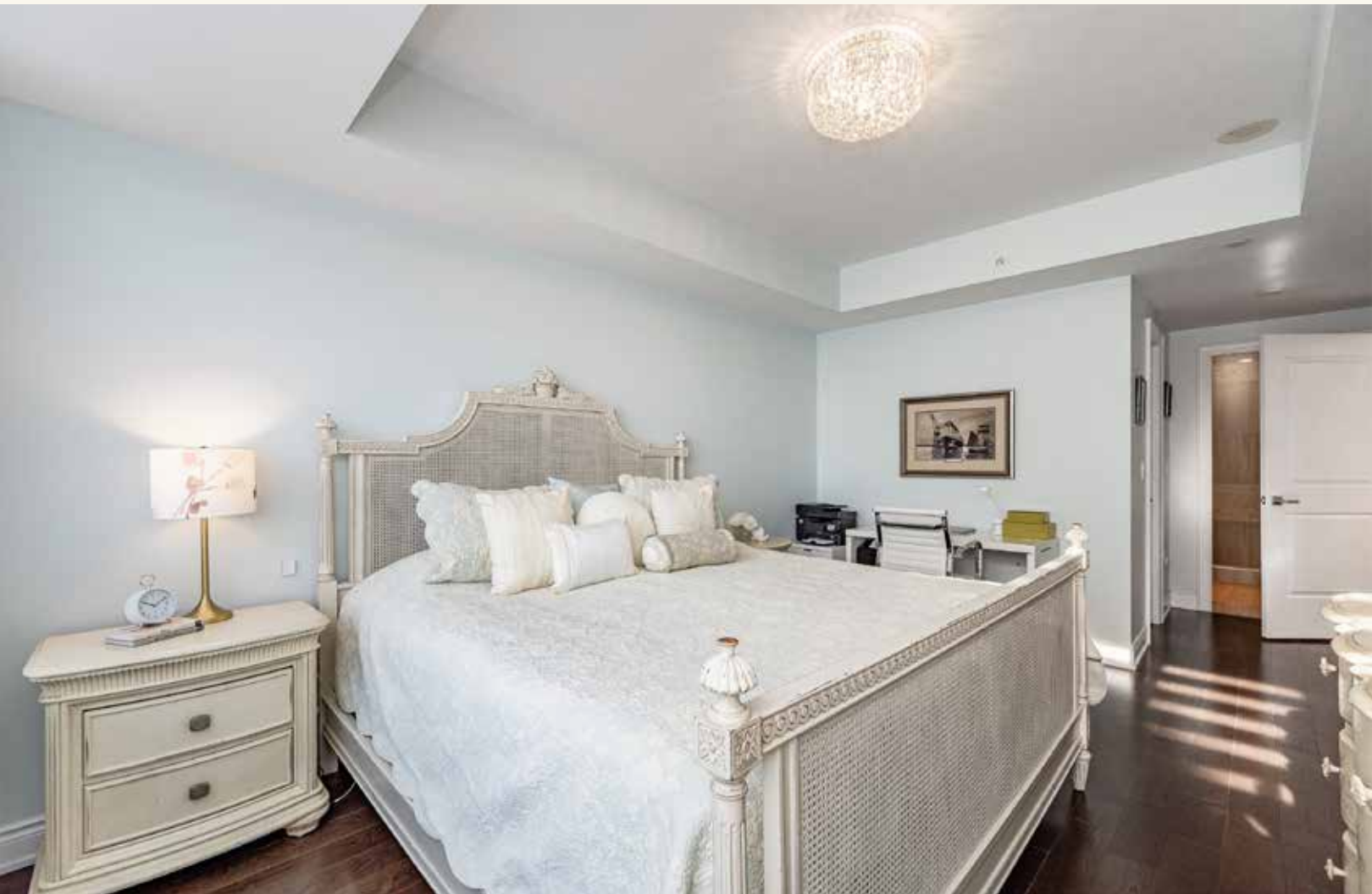






SULLIVAN

REAL ESTATE























Property Improvements

Created open concept plan
Installed 15 pot lights
New high quality light fixtures
New custom Louvolite motorized blinds on remote
Fresh paint

New custom kitchen with extended cabinetry equipped with soft-close pull-out drawers, pantry, imported cabinet hardware, quartz counters & backsplash and large peninsula with quartz waterfall feature and double sink with upgraded faucet
Wolf 4 burner gas cooktop, built-in KitchenAid oven and microwave with steamer, LG Thin Q full depth fridge with water dispenser, LG QuadWash built-in dishwasher and custom range hood.

Converted walk-in pantry with shelving
New washer & dryer
Powder room - new vanity, quartz counter, brushed gold faucet and hardware, mirror, toilet and light fixture
New toilets in both ensuites

SULLIVAN

— REAL ESTATE —





3500 Lakeshore Road West Suite #205, Oakville

Approx. 1325 square feet
plus extra-large private balcony



SULLIVAN

REAL ESTATE



Property Details

Inclusions: Fridge, gas cooktop, built-in oven & microwave, built-in dishwasher, washer & dryer, all electric light fixtures, all window coverings & tv mounts

Exclusions: Make-up mirror in ensuite, toilet washlets

Legal Description: UNIT 5, LEVEL 2, HALTON STANDARD CONDOMINIUM PLAN NO. 645

Taxes: \$5360 for 2022

Possession: Flexible

Square Footage: Approximately 1325 plus extra-large private balcony

Deposit: 5%

Condo Fee: \$1053.25 includes building insurance, common elements, exterior maintenance, heat, water, natural gas & visitor parking

Pets: Restricted – 1 dog permitted under 25 lbs

Owned Parking: Underground #103 and #104

Owned Locker: #205

Non-Smoking Complex

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 2% in ONTARIO
For Royal LePage



Royal LePage Real Estate Services Ltd., Brokerage



Anita Sullivan

Broker

cell 905-466-4900

office 905-338-3737

anita@sullivanrealestate.ca

sullivanrealestate.ca



Matt Sullivan

Sales Representative

cell 905-580-9196

office 905-338-3737

matt@sullivanrealestate.ca

sullivanrealestate.ca

