



#3 - 2110 Marine Drive, Oakville

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Spectacular unobstructed lakefront view from this stunning renovated showstopper. Styled with purpose presenting luxurious quality upgrades & meticulous attention to detail.

Exceptional updates including engineered hardwood floors, pot lights, crown moulding, smooth ceilings, upgraded staircase, high quality light fixtures, custom window coverings & so much more. Impressive Luxor custom chef's kitchen with a rare open concept design outfitted with a massive island with breakfast bar, stainless steel appliances, quartz counters & back splash, pantries, coffee bar, breakfast area & sliding door walkout to the back yard deck. Formal dining room adjoining the living room with large windows boasting beautiful views of the lake. Gorgeous powder room & convenient walk-out to the generous size balcony overlooking the park & Lake Ontario.

The second level features a primary bedroom retreat with lavish 3-piece ensuite, two closets & large window offering amazing lake views. Two additional good-sized bedrooms with large windows & closets. A spa like 4-piece main bathroom, linen closet & laundry complete this floor. The lower level provides a spacious family room with custom built-in storage cabinet & sliding door walkout to the back yard with fabulous entertainment size stone patio. Handy 3-piece bathroom, heated tiled floors, storage areas & rare inside entry to garage.

Ideally located in coveted Bronte Village, nestled in the desirable Harbour Estates complex. Within walking distance to the lake, harbour, trails & parks, restaurants, shopping & easy access to Oakville GO train & major highways.

This home has it all. Lakeside living with an abundance of quality & modern luxury!!























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## MASTER ENSUITE





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## MAIN BATHROOM





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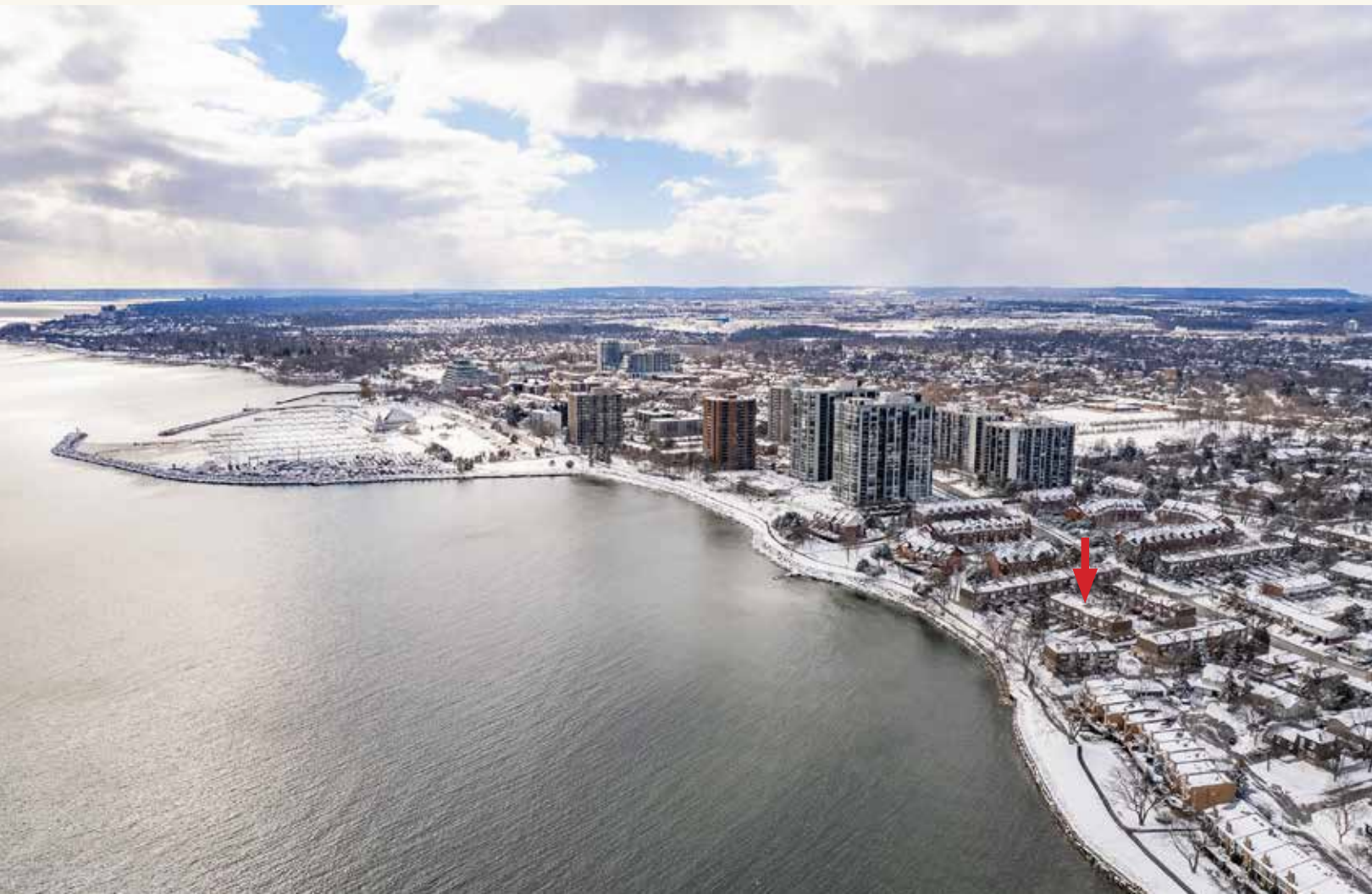


















# Property Features and Upgrades

## Main Floor:

- New engineered maple hardwood floors and integrated floor vents
- New crown moulding, baseboard and casing throughout
- New smooth ceilings
- Freshly painted
- New pot lights, high quality light fixtures, dimmer and electrical switches
- New custom window roller shades with remotes
- New interior doors and hardware
- Convenient walk-out to front balcony

## Kitchen:

- Removed kitchen wall with permits using steel beam
- New Luxor custom white kitchen with soft close cabinets, pull out drawers, pantries, and spice drawers
- New upgraded cabinet hardware
- New Thermador gas cooktop with retractable downdraft venting
- New stainless steel KitchenAid wall oven & steamer/convection/microwave
- New stainless steel KitchenAid fridge and built-in dishwasher
- New quartz counters and backsplash
- New custom peninsula island with breakfast bar
- New double sink with upgraded pulldown faucet
- New coffee bar with electrical plug
- Sliding door walk-out to the balcony

## Powder Room:

- New vanity, sink with quartz counter and upgraded faucet
- New American Standard toilet, lighting and mirror
- New pocket door and heated tile floor

## Second Level:

- New engineered maple hardwood floors and integrated floor vents
- New baseboard and casing throughout
- New smooth ceilings
- New high quality light fixtures, dimmer and electrical switches
- New custom window roller shades with remote
- New interior doors and hardware

## Primary bedroom ensuite:

- New glass walk-in shower with light & built-in shelves
- New vanity with quartz counter, faucet, light, custom mirror & Kohler toilet
- New porcelain tile floor

# Property Features and Upgrades

## **Main Bathroom:**

- New soaker tub with rain head, built-in shelf and handheld rail
- New Kohler toilet
- New vanity with quartz counter, upgraded faucet and light and custom mirror
- New porcelain tile floor

## **Laundry:**

- Moved to second level
- Connection available in lower level

## **Lower Level:**

- Wall opened up to allow for inside entry to garage with permits using steel beam
- Insulated the exterior wall
- New staircase, pickets, threads, rail and post
- Storage area under the stairs
- New pot lights, high quality light fixtures, dimmer and electrical switches
- New baseboard and casing throughout
- New smooth ceilings
- Freshly painted
- New interior doors and hardware
- New heated porcelain tile floors

## **Bathroom:**

- Converted 2-piece to 3-piece bathroom
- New Toto toilet, pedestal sink, upgraded faucet, medicine cabinet, mirror and lighting
- New walk-in shower with built-in shelf and tile surround

## **Family Room:**

- New laminate flooring with subfloor
- New custom built-in cabinet for storage
- New custom window roller shade and vertical shade
- New windows throughout October 2021 (condo corporation)
- Electrical updated
- Natural gas connection for barbeque on back deck
- Attached single car garage
- Exterior storage area



# #3 - 2110 Marine Drive, Oakville

Approx. 2,141 square feet





## Property Details

**Inclusions:** Fridge, gas cooktop, built-in wall oven & microwave, built-in dishwasher, washer & dryer, all electric light fixtures, all window coverings, 4 tv mounts & medicine cabinet in bathroom

**Exclusions:** 2 toilet washlets

**Legal Description:** UNIT 12, LEVEL 1, HALTON CONDOMINIUM PLAN NO. 70

**Taxes:** \$4,452.00 for 2021

**Possession:** 45 - 60 Days

**Condo Fee:** \$629.95 per month includes building insurance, water, lawn maintenance & snow removal from roads & driveway

**Square Footage:** Approximately 2,141

**Deposit:** \$90,000

**Rentals:** Hot Water Tank

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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