



#302 - 2170 Marine Drive, Oakville

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Welcome to lakeside condo living with fabulous views of Lake Ontario, Bronte Harbour, and stunning lush gardens. Live at the highly sought after 'Ennisclare II on the Lake' waterfront complex.

The inviting 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. This bright corner suite offers a substantial sized living room, elegant formal dining room and functional kitchen with breakfast area. The primary bedroom features a 3-piece ensuite, plenty of closet space and a walk-out to the balcony. The generous 2nd bedroom has convenient access to the 4-piece bathroom. A multi-purpose private den and convenient in-suite laundry/storage room complete this well-designed suite. Approximately 1681 square feet of ideal living space all on one level with two sliding glass door walkouts to the extra-large balcony. Enjoy the gorgeous open views of the lake and fabulous landscaped gardens. One owned underground parking space and exclusive use locker.

Impressive 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, tennis court, sun decks, outdoor seating areas with gazebos and beautiful gardens, social activities, car wash, bike storage, visitor parking and more. No dogs permitted. Smoke free complex.

This amazing adult lifestyle community is located in vibrant Bronte Village with easy access to Bronte Harbour and the lake, trails and parks, shopping & amenities, cafes and restaurants, and a short drive to the GO station and downtown Oakville.

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



# #302 - 2170 Marine Drive, Oakville

Approx. 1,681 sq ft plus extra large balcony





## Property Details

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

**Legal Description:** UNIT 2, LEVEL 3, HALTON CONDOMINIUM PLAN NO. 129

**Taxes:** \$5,138 for 2023

**Possession:** Flexible

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

**Deposit:** 5%

**Condo Fee:** \$1,510.99 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 #34A

**Locker:** Exclusive use - Room #5 - #147

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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