



#306 - 2486 Old Bronte Road, Oakville

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## SUN-FILLED, BRIGHT, OPEN CONCEPT CONDO WITH PRIVATE BALCONY!!

Sun-filled, bright two bedroom/two bathroom corner suite in the popular 'Mint' complex built by award winning New Horizon Development Group. This fabulous suite features approximately 862 square feet with a walkout to the inviting private balcony. The well-designed open concept floorplan features 9 ft ceilings and plentiful windows providing an abundance of natural daylight.

The inviting foyer leads into the heart of the home. You are greeted with an impressive kitchen outfitted with contemporary light cabinetry, stainless steel appliances, quartz counters and breakfast bar. The entertainment size living/dining room hosts a glass sliding door walk out to the private balcony. Tranquil primary bedroom retreat offers large windows, a sizeable walk-in closet and spa like 4-piece bathroom with soaker tub. The sunny second bedroom provides double sliding closet doors and a large window with wonderful views. A convenient 4-piece bathroom with tub/shower combination, ample closet space and a handy in-suite laundry/storage room complete this spacious unit. Two owned underground parking spaces and locker. The building provides a geothermal heating/cooling system.

Excellent building amenities include an exercise room, fully equipped party room, roof top terrace, bike storage & visitor parking. Ideally located close to restaurants, amenities, shopping, hospital, transit, schools, parks and trails. Convenient access to downtown Oakville, GO train, & major highways.













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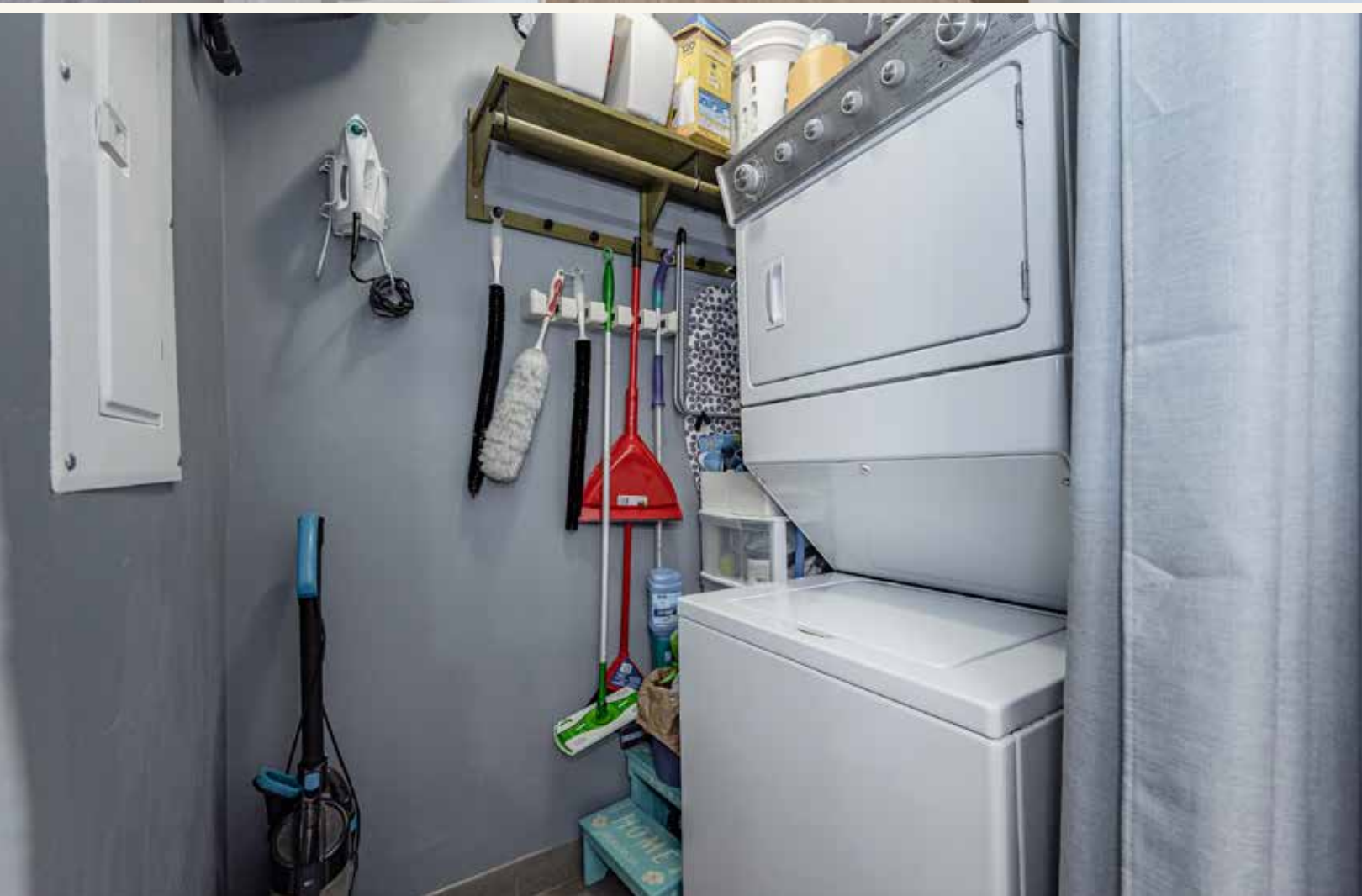




























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Approx. 862 sq ft  
plus private balcony



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## Property Details

**Inclusions:** Fridge, stove, built-in dishwasher, built-in microwave, washer & dryer, all electric light fixtures, all window coverings, bathroom medicine cabinets and laundry room shelving

**Legal Description:** UNIT 6, LEVEL 3, HALTON STANDARD CONDOMINIUM PLAN NO. 680 AND ITS APPURTENANT INTEREST SUBJECT TO EASEMENTS ASSET OUT IN SCHEDULE A AS IN HR1505853 TOWN OF OAKVILLE

**Taxes:** \$2,698 for 2023

**Possession:** Flexible

**Square Footage:** Approximately 862 plus private balcony

**Deposit:** 5%

**Condo Fee:** \$592.52 includes building insurance, common elements, exterior maintenance, heat, water and visitor parking

**Pets:** Restricted

**Owned Parking:** #B102 and #B 109

**Locker:** Owned B07 #27

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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