



#406 - 3500 Lakeshore Road West, Oakville

**SULLIVAN**  
— REAL ESTATE —





Welcome to 'Bluwater Condominiums', renowned for its high standard in spectacular lakeside living, innovative lifestyle amenities & beautiful creative surroundings. Absolute luxury throughout this gorgeous 2 bedroom, 2 bathroom & den suite with approximately 1150 square feet boasting breathtaking views of Lake Ontario & beautiful landscaped gardens from all windows and balcony. Tasteful designer décor throughout the generous sized rooms outfitted with 9' ceilings, hardwood floors, tray ceilings, pot lights, elegant light fixtures & custom Hunter Douglas blinds.

Well-appointed gourmet kitchen featuring custom designed cabinets & extra-tall uppers, high quality appliances, granite counters, undercabinet lighting & breakfast bar. Open concept dining/living room with Dimplex electric fireplace, floor to ceiling window & glass sliding door walkout to the extra-large balcony.

Spacious master bedroom offering a large walk-in closet, additional closet, glass sliding door walkout to the balcony & spa-inspired 5-piece ensuite with glass walk-in shower, soaker tub & double sink vanity. Additional second bedroom with large double door closet & generous sized open concept den. Fabulous main 3-piece bathroom, double door hall closet & convenient large laundry/storage room complete this stunning home. 2 side by side underground parking spaces & storage locker. Gas line for gas bbq.

Resort like building amenities including 24/7 concierge, outdoor pool, indoor hot tub & sauna, exercise room, yoga studio, party room, guest suite, social activities, outdoor dining/barbecue & lounge areas, underground visitor parking & more. (Amenities closed during Covid-19.)

**Luxurious resort lakeside living!!**





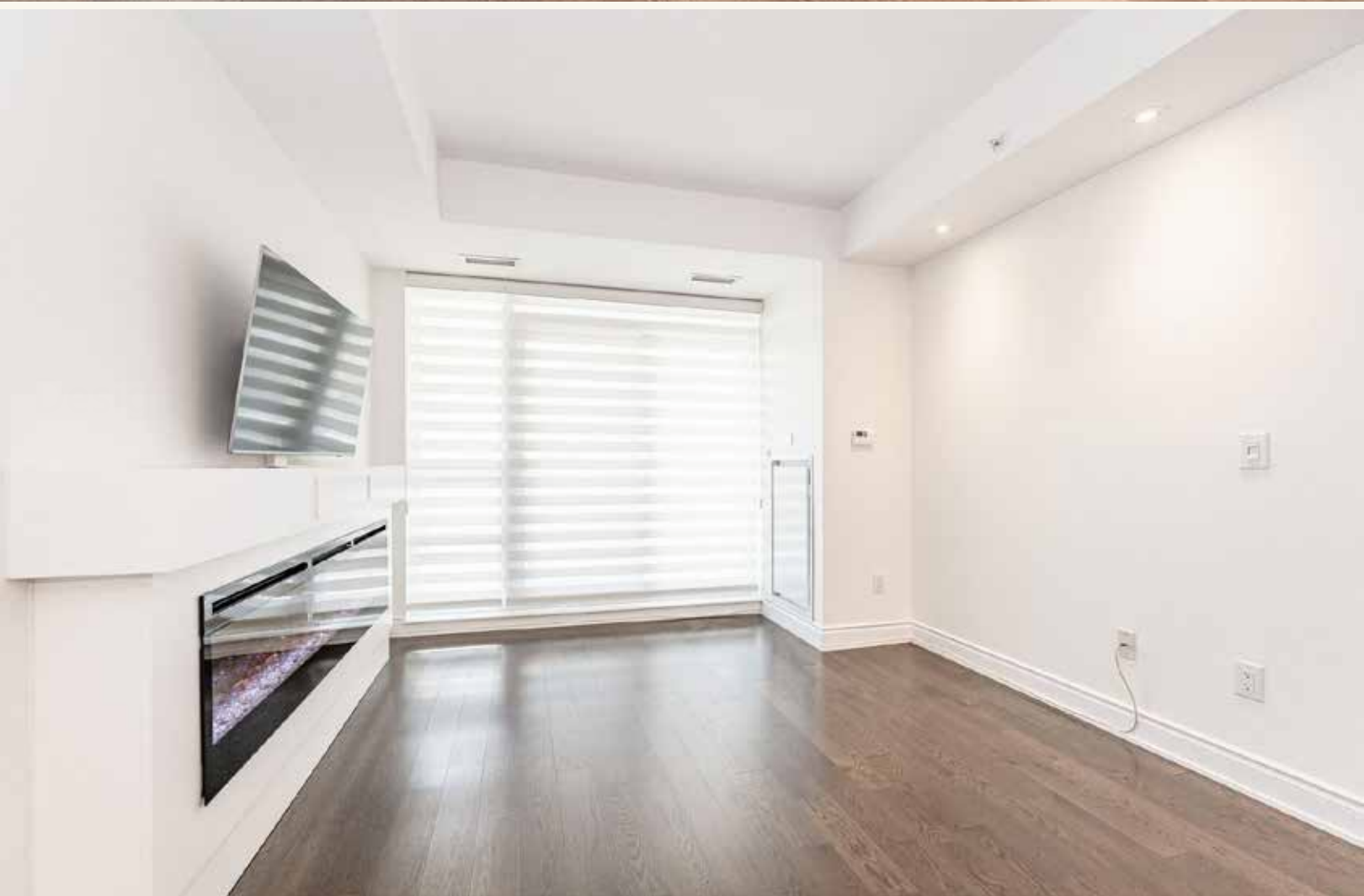




































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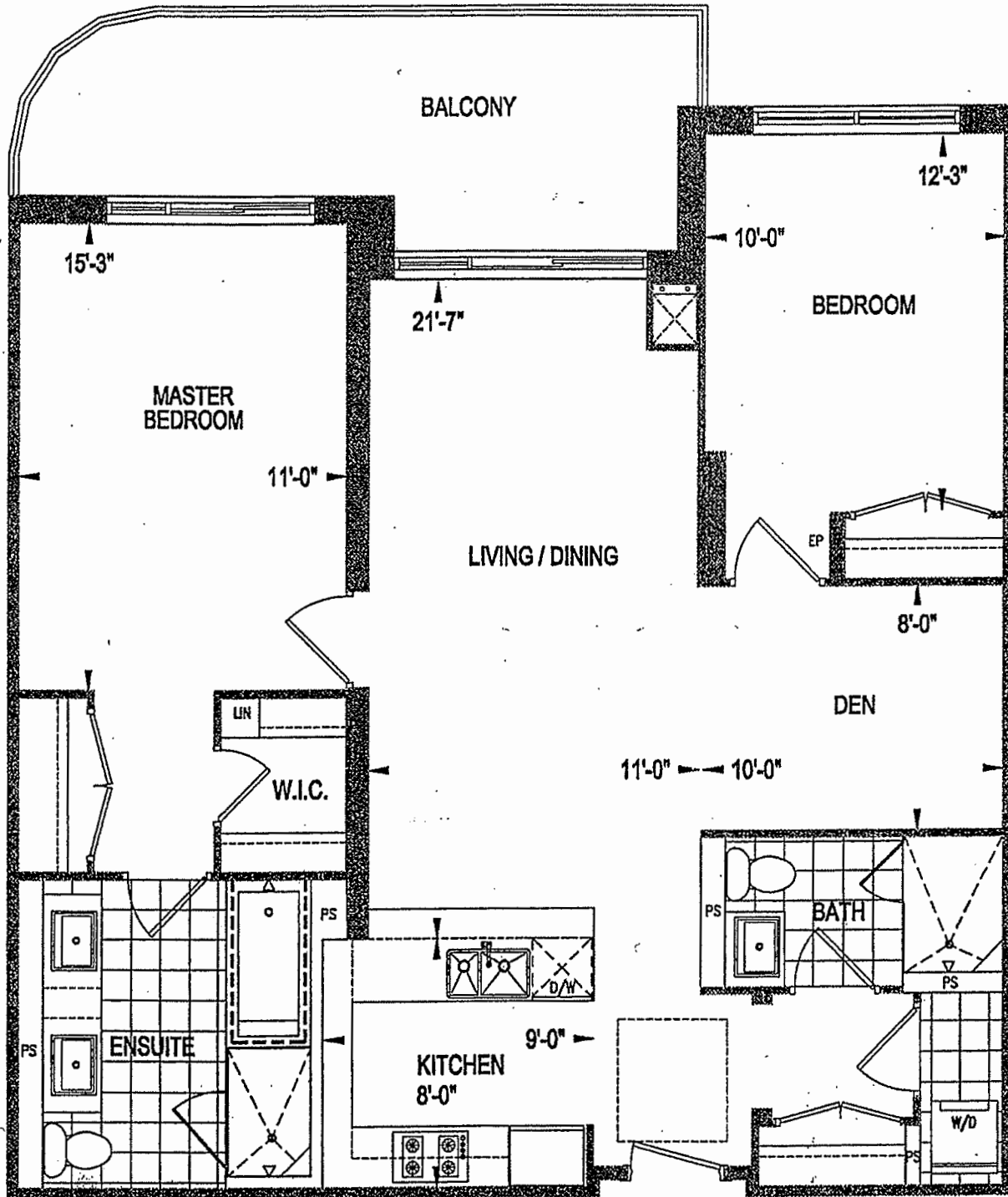
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REAL ESTATE

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Approx. 1150 square feet  
plus balcony





## Property Details

**Inclusions:** Fridge, Cooktop, Built-In Oven, Built-In Dishwasher, Built-In Microwave, Washer & Dryer, All Electric Light Fixtures, All Window Coverings and Electric Fireplace

**Possession:** Immediate

**Square Footage:** Approximately 1150 plus balcony

**Deposit:** First and Last month's rent

**Included in the lease rent:** Heat, water, and visitor parking

**Pets:** Not allowed

**Parking:** Underground #130 and #131

**Locker:** Level B #220

**\*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.

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