



#408 - 2170 Marine Drive, Oakville

# SULLIVAN

— REAL ESTATE —





Absolute luxury throughout this stunning elegant updated two-bedroom, 2 bathroom & den suite with breathtaking south views of Lake Ontario, Bronte Harbour & lush gardens. The sought after 'Esplanade' model with no step-down offering 1828 square feet boasting a high-quality renovation & attention to detail.

Tasteful designer décor throughout the generous sized rooms & exceptional views of Lake Ontario & Bronte Harbour from all windows. Boasting hardwood floors, crown mouldings, wainscoting, pot lights, elegant light fixtures & custom drapery. Gorgeous well-appointed kitchen featuring ample cabinets, pull out drawers & pantry, stainless steel appliances, granite counters & backsplash open to the breakfast room with walk-out to the generous size balcony. Entertainment size dining room & spacious formal living room with floor to ceiling windows offering tranquil views of Lake Ontario & Bronte Harbour. Private primary bedroom retreat with spa like 4-piece ensuite, walk-in closet, additional closet & sliding door walkout to the balcony. Spacious second bedroom with large double door closet, linen closet & sliding door walkout to the balcony. Convenient main 4-piece bathroom with tub/shower combination and large laundry/storage room.

The prestigious 'Ennisclare II On The Lake' waterfront complex is located in the heart of Bronte Village just steps to the lake, trails & waterfront parks, shopping & restaurants. Two underground parking spaces & one locker. Amazing resort like building amenities including 24/7 security guard, indoor pool & hot tub, exercise rooms & saunas, club house with library & sun decks overlooking the lake, party rooms, billiards, golf range, squash court, table tennis & yoga, workshop, art room, tennis court, outdoor seating areas with stunning gardens & gazebos, social activities, car wash, bike storage, visitor parking & more. No pets. No smoking complex.

Luxurious carefree living at its finest!



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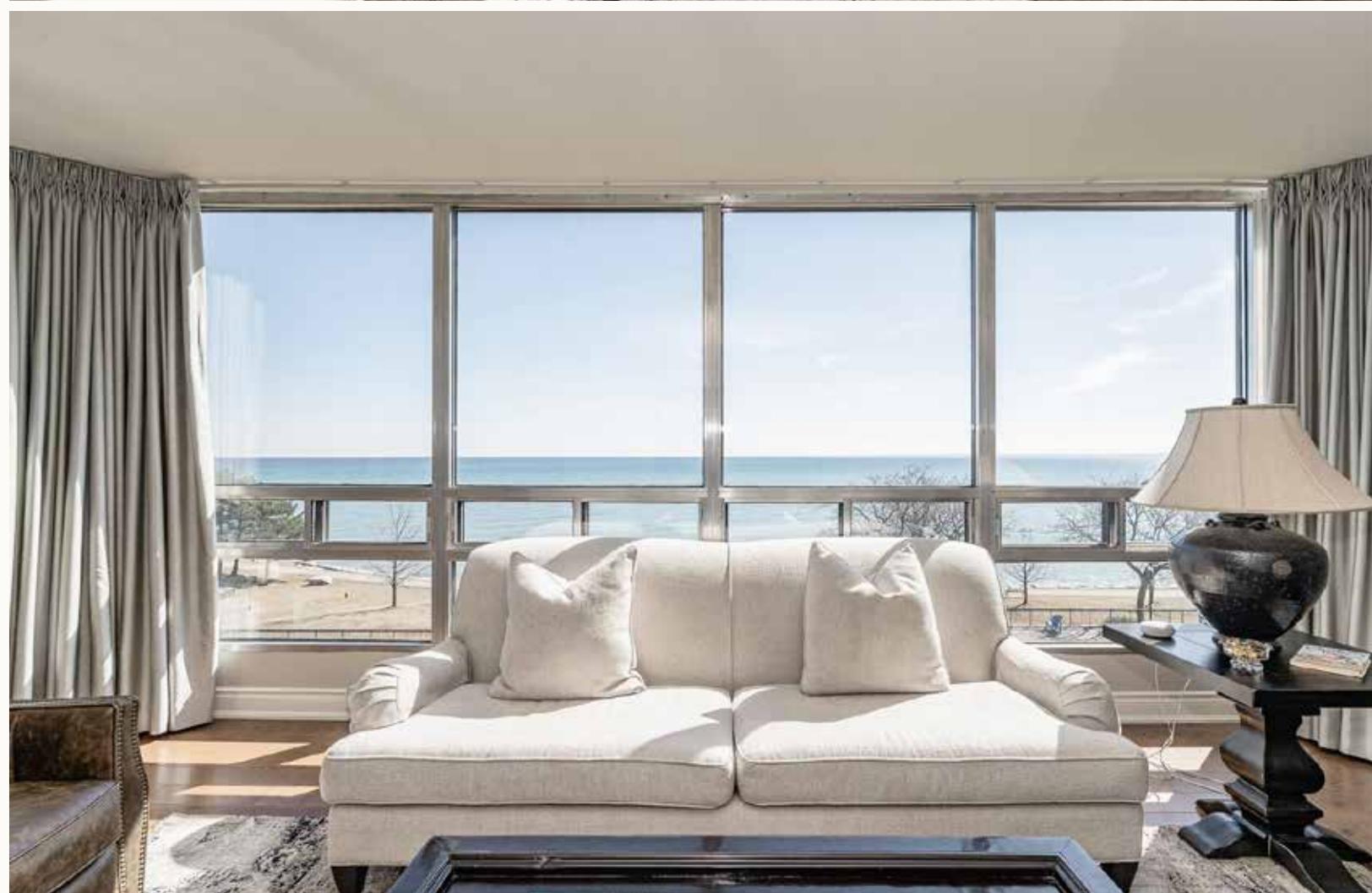
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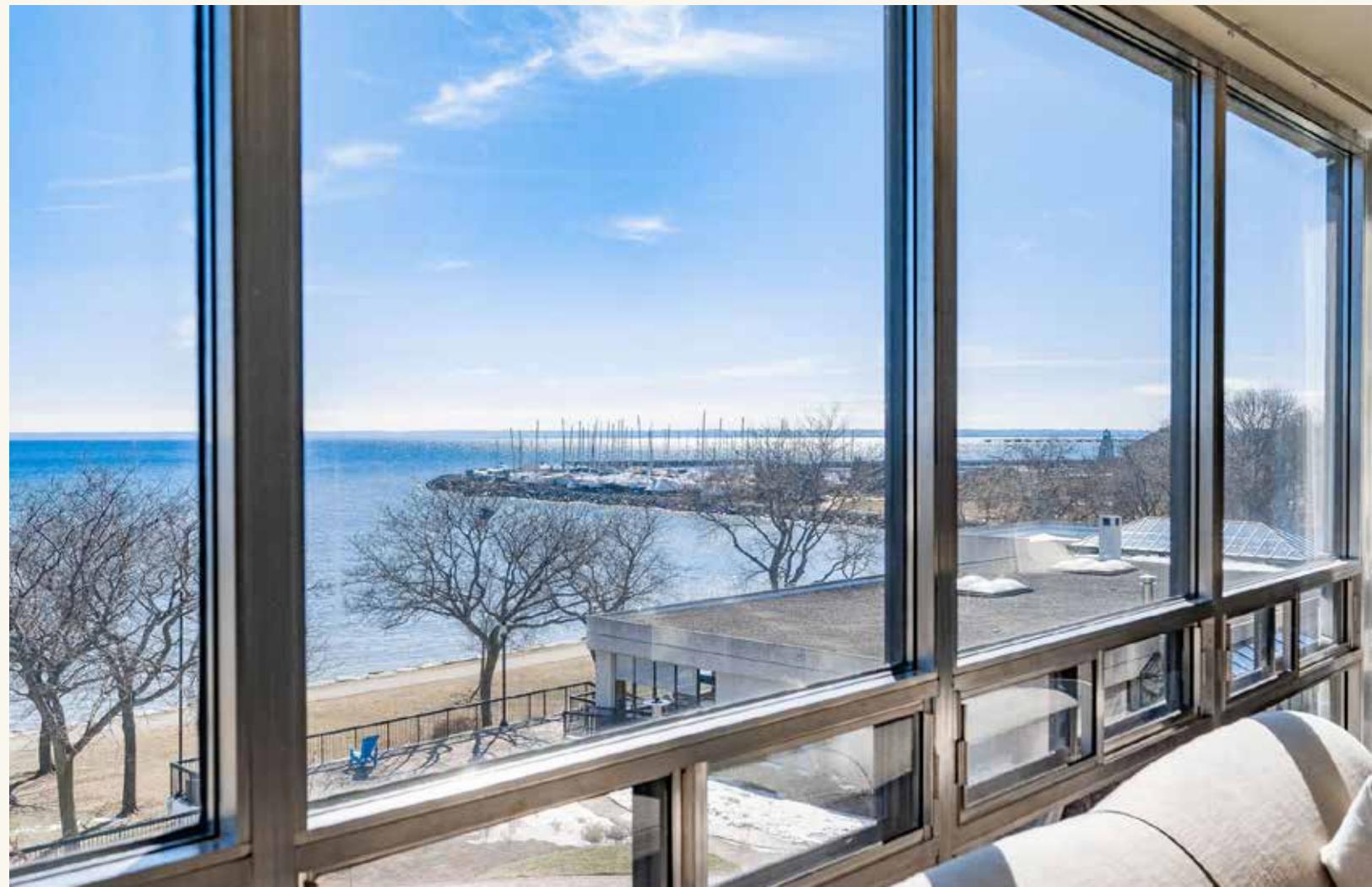










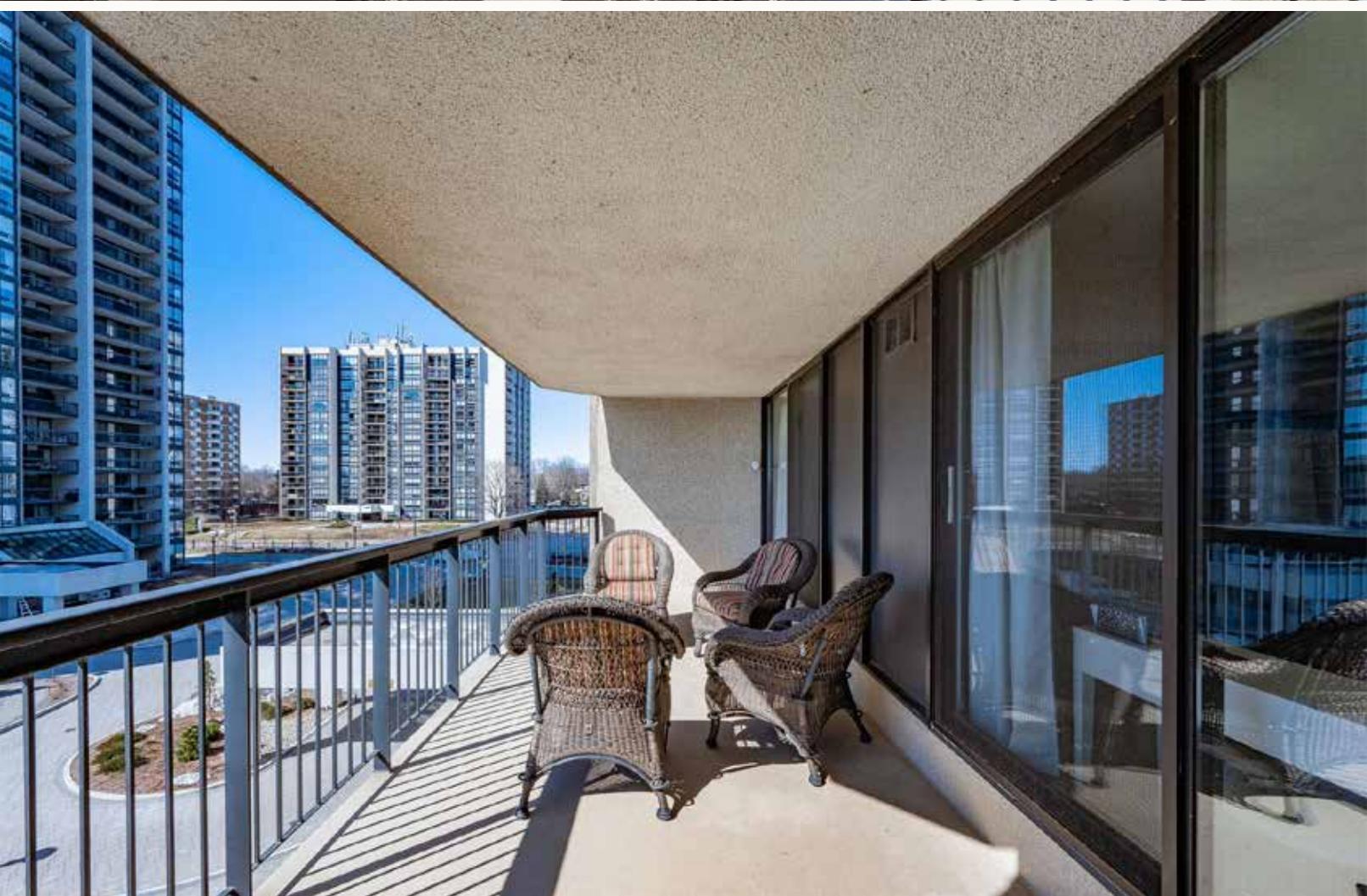




















## 2170 & 2180 Extensive

- 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
- Movie room
- Library
- Tennis court
- Car Wash



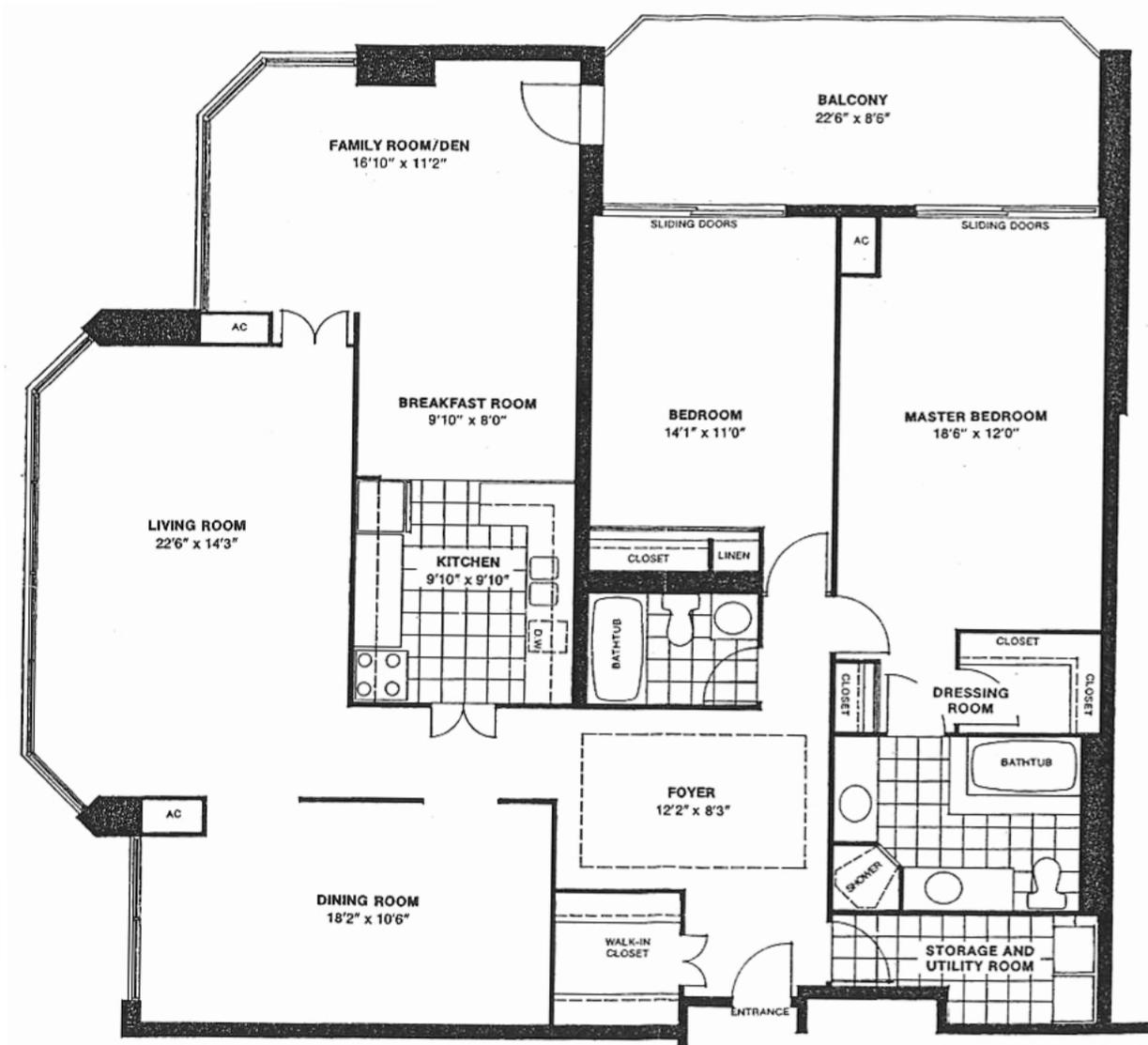
# #408 - 2170 Marine Drive

## The Esplanade '08'

2 Bedrooms + Den  
Floor Area: 1,828 sq.ft. plus balcony



**\*Actual Floor Plan Has Been Modified From Original\***





## Property Details

**Inclusions:** Fridge, stove, built-in dishwasher, built-in microwave, washer & dryer, all electric light fixtures & all window coverings

**Legal Description:** UNIT 8, LEVEL 4, HALTON CONDOMINIUM PLAN NO. 129

**Possession:** 90 + Days / July 1, 2023

**Square Footage:** Approximately 1828 square feet plus extra-large balcony

**Deposit:** First & last month's rent

**Lease Fee Includes:** Central air conditioning, heat, hydro, water, basic cable TV, high speed internet & visitor parking

**Pets:** Not permitted

**No Smoking Complex**

**Underground Parking:** #A116 & #B3

**Locker:** Room #1 Locker #66

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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