



#PH06 - 2185 Marine Drive, Oakville

# SULLIVAN

— REAL ESTATE —





Penthouse suite with magnificent unobstructed views of the Niagara Escarpment and treetops with spectacular evening sunsets. Beautiful, updated unit with two bedrooms, two bathrooms boasting vaulted ceilings, California shutters, pot lights, wood burning fireplace & three walkouts to the extra-large private balcony.

Inviting foyer with large sliding door closets & storage room with custom shelving. Spacious kitchen complete with ample cabinets & pullout drawers, plenty of counter space, breakfast area and nook with built-in desk adjacent to handy laundry room. The open concept formal dining room overlooks the fabulous entertainment size living room with 10' vaulted ceiling, floor to ceiling windows, wood burning fireplace & walk out to balcony with gorgeous open views. Tranquil primary bedroom retreat featuring vaulted ceiling, sliding door walkout to the balcony, spa-like 3-piece ensuite with walk-in shower and large walk-in closet outfitted with closet organizers. Bright second bedroom offering vaulted ceiling and mirrored sliding door closet. A 4-piece main bathroom with sink/vanity & tub/shower combination complete this immaculate well-maintained home.

One owned underground parking space & exclusive use locker. Extensive building amenities including indoor pool, exercise room & saunas, lounge & library, party room, billiards, golf range, squash court, workshop, social activities, tennis court, parkette, visitor parking & more.

Located in the sought after 'Ennisclare on the Lake' complex in charming Bronte Village within walking distance to Lake Ontario, Bronte Harbour, trails & parks, restaurants, shopping & easy access to Oakville GO train, South Oakville Centre & major highways.

Adult lifestyle living by the lake!!

























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1326 square feet plus balcony



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## 2175 & 2185 Amer

- Indoor pool with skylight
- Pool lounge & library
- Fully equipped exercise room
- Men's & ladies' saunas
- Billiard room
- Tennis court
- Indoor golf range



## Marine Drive Amenities

- Squash court
- Woodworking shop
- Paint room
- Plant room & ping pong room
- Darts & crafts room
- Party room  
(can be rented for private functions)







## Property Details

**Inclusions:** Fridge, Stove, Built-In Dishwasher, Washer & Dryer, All Electric Light Fixtures, All Window Coverings and Closet Organizers

**Legal Description:** UNIT 6, LEVEL 15, HALTON CONDOMINIUM PLAN NO. 83

**Taxes:** \$3,723 for 2021

**Possession:** Flexible

**Square Footage:** 1326 sq.ft. plus balcony

**Deposit:** \$50,000

**Condo Fee:** \$804.78 includes building insurance, common elements, exterior maintenance, central air conditioning, heat, hydro, water, basic cable TV and visitor parking (new rate for Oct 1, 2021)

**Pets:** Restricted - No Dogs

**Parking:** Owned Underground #66

**Locker:** Exclusive Use - Room #5, Locker #92

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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