



PH05 - 2170 Marine Drive, Oakville

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— REAL ESTATE —





Remarkable, one-of-a-kind custom penthouse suite boasting stunning unobstructed south, east & west facing views of Lake Ontario & the Toronto skyline. The ultimate statement of the finest craftsmanship & impeccable detail, including exquisite marble & granite, amazing floor-to-ceiling windows, smooth ceilings, pot lights & custom millwork, encompassing 5175 sq ft of interior living space. Featuring a spectacular private 3192 sq ft wrap around rooftop terrace with breathtaking views.

The exceptional main level presents gracious large principal rooms including formal living & dining rooms, 4 bedrooms, 17'7" high atrium with built-in marble garden planters & magnificent soaring mirrored wall. Spacious kitchen overlooks the family room with a wood burning fireplace. Grand wood panelled office with walk-in closet. 3 full spa inspired bathrooms (2 with marbled walls). Laundry room with sink & cabinets. The beautiful, curved staircase leads to the fabulous 2nd level designed for entertaining. Open concept lounge, 2nd kitchen, powder room & 2 storage rooms. Luxurious glass panels overlook the atrium. The extensive use of large windows brings the outside in. Glass sliding door exits to the interlocking brick rooftop terrace. Suite has 4 owned underground parking spaces & 2 exclusive use lockers (one is 19'x17').

Amazing resort-like building amenities: 24-hour security guard, indoor pool, hot tub & sun decks overlooking the lake, exercise rooms & saunas, club house with library, party rooms, billiards, golf range, squash court, table tennis & yoga, woodworking room, art room, movie room, car wash, bike storage, tennis court, outdoor seating areas with stunning gardens, social activities, visitor parking & more.

Winner of Condo of the Year Award 2016, the prestigious 'Ennisclare II on the Lake' complex with gorgeous landscaped grounds on the shore of Lake Ontario. Located in trendy Bronte Village just steps to the lake & trails, Bronte Harbour, shopping, restaurants & easy access to downtown Oakville, GO station & major highways.













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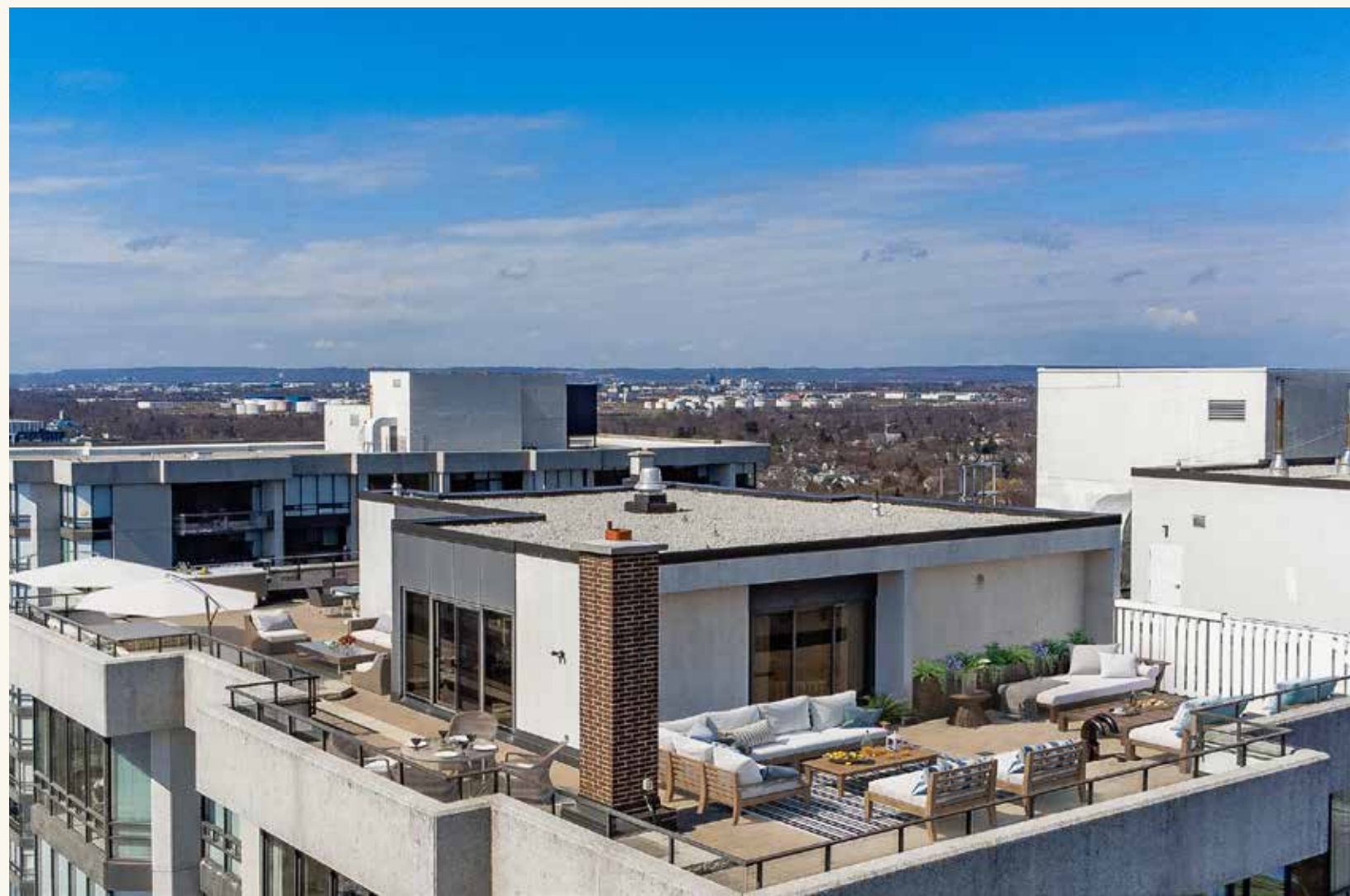












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2170 & 2180 Extensive

- 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



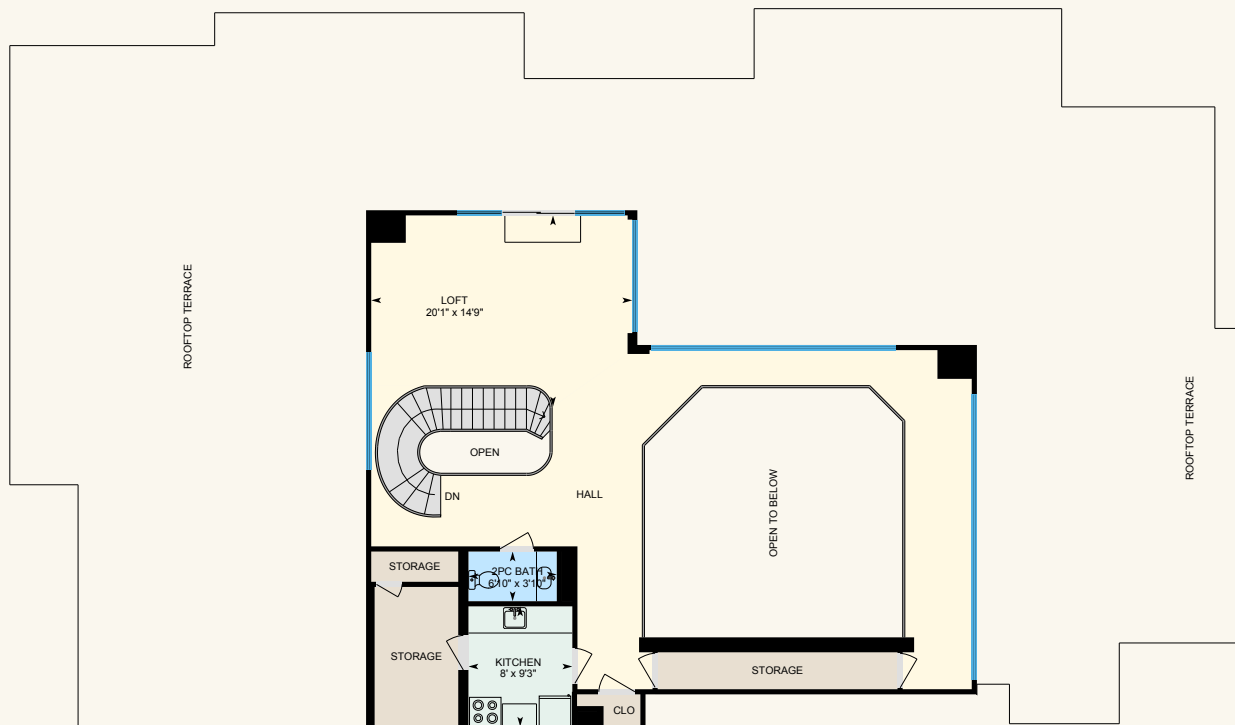
Marine Drive Amenities

- Woodworking shop
- Art room
- Billiards room
- Table tennis room
- Movie room
- Library
- Tennis court
- Car Wash



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**Approx. 5175 sq ft
plus 3192 sq ft rooftop terrace**





Property Details

Inclusions: Fridge, built-in double ovens, cooktop, built-in dishwasher, built-in microwave, washer and dryer, freezer, all electric light fixtures, all window coverings, upstairs fridge & stove, plants in atrium, shelving in closets & storage rooms

Legal Description: UNIT 5, LEVEL 22, HALTON CONDOMINIUM PLAN NO. 129

Taxes: \$14,582.00 for 2021

Possession: Flexible

Square Footage: Approximately 5175 sq ft plus 3192 sq ft rooftop terrace

Deposit: 5%

Condo Fee: \$3236.57 includes building insurance, common elements, exterior maintenance, heat, hydro, water, central air conditioning, basic cable TV, high speed internet and visitor parking

Pets: Restricted - No Dogs

NO SMOKING COMPLEX

Owned Parking: #73A, #74A, #51A and #52A

Lockers: Exclusive Use - Room #3 #85 & #169 private storage room approximately 19' x 17'

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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