

#1208 - 2185 Marine Drive, Oakville

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— REAL ESTATE —





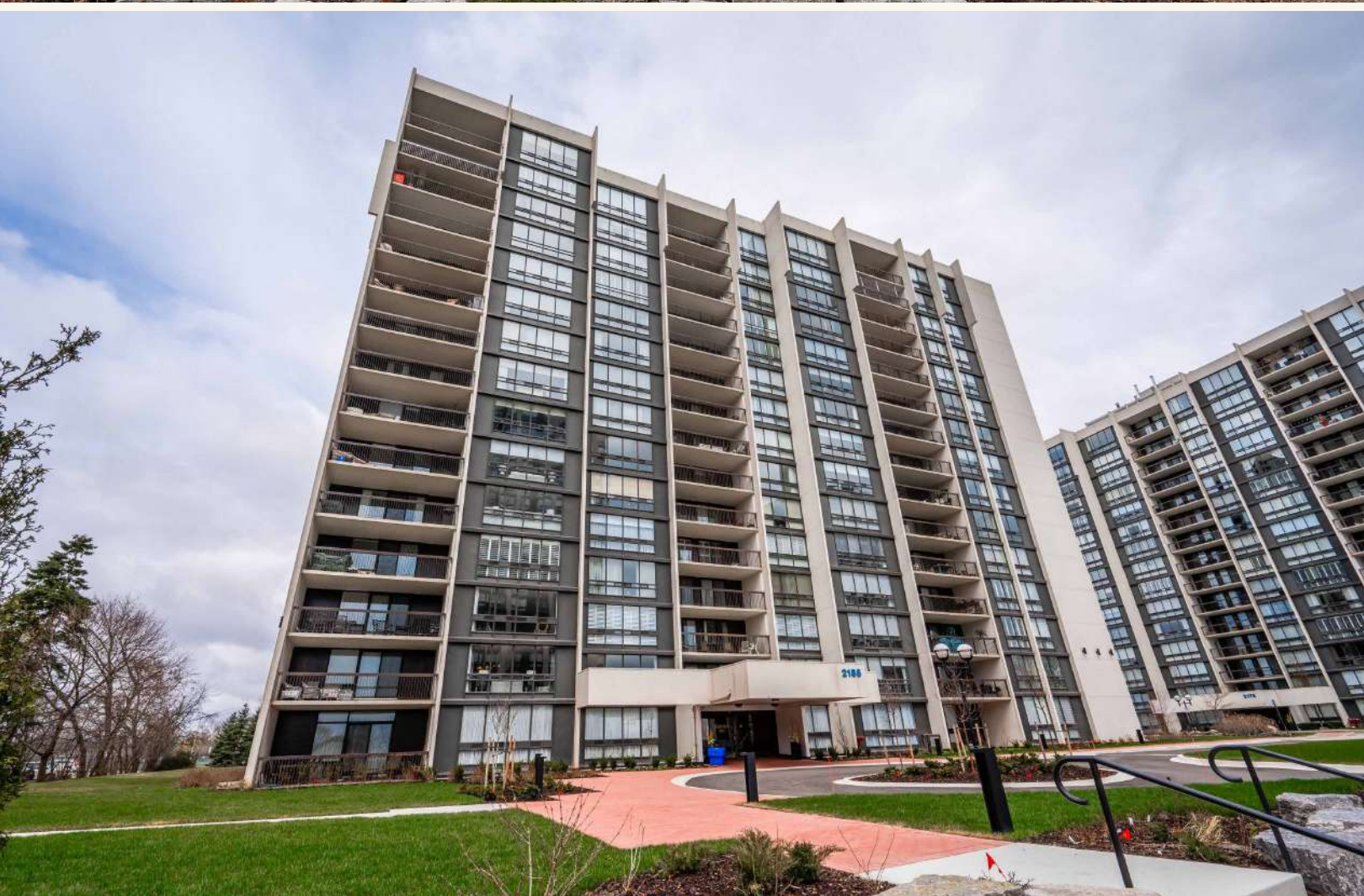
Luxury, location & carefree living! Gorgeous, renovated two-bedroom & den luxury suite boasting 1574 square feet of upgraded living space with attention to detail throughout. This stylish unit presents an open concept floor plan ideal for entertaining & everyday life. Outfitted with floor to ceiling windows, hardwood floors, pot lights, custom remote blinds, quality light fixtures, custom doors & so much more!

You are greeted with a large welcoming foyer which takes you to the heart of the home. The well-appointed kitchen features ample cabinetry, pull-out drawers, pantry, quartz counter, backsplash, undercabinet lighting, a centre island with breakfast bar & tons of storage. The generous-sized dining room overlooks the sizeable living room presenting floor to ceiling windows & walk out to the balcony showcasing pretty views of Lake Ontario. The convenient den is a perfect multi-purpose space. Spacious primary bedroom retreat providing floor to ceiling windows, a glass sliding door walk-out to the balcony, double closet doors, & a spa-inspired 3-piece ensuite with walk-in shower. The bright 2nd bedroom offers floor to ceiling windows & tranquil views of the Niagara Escarpment. Fabulous 3-piece bathroom, handy in-suite laundry room & storage room complete this beautifully updated unit. Comes with one owned underground parking space & exclusive use locker. Three new heating/cooling systems installed 2022.

Extensive building amenities including indoor pool, exercise room, saunas, lounge & library, party room, billiards, indoor golf range, squash court, woodworking shop, paint room, plant room & ping pong room, darts & crafts room, social activities, tennis/pickleball court, outdoor seating areas, parkette, visitor parking & more.

Welcome to the coveted adult lifestyle community at 'Ennisclare on the Lake' located in sought after Bronte Village within walking distance to the lake, harbour, trails & parks, restaurants & shopping. Easy access to GO train, major highways & downtown Oakville.

An abundance of space, quality & modern luxury. This home has it all!























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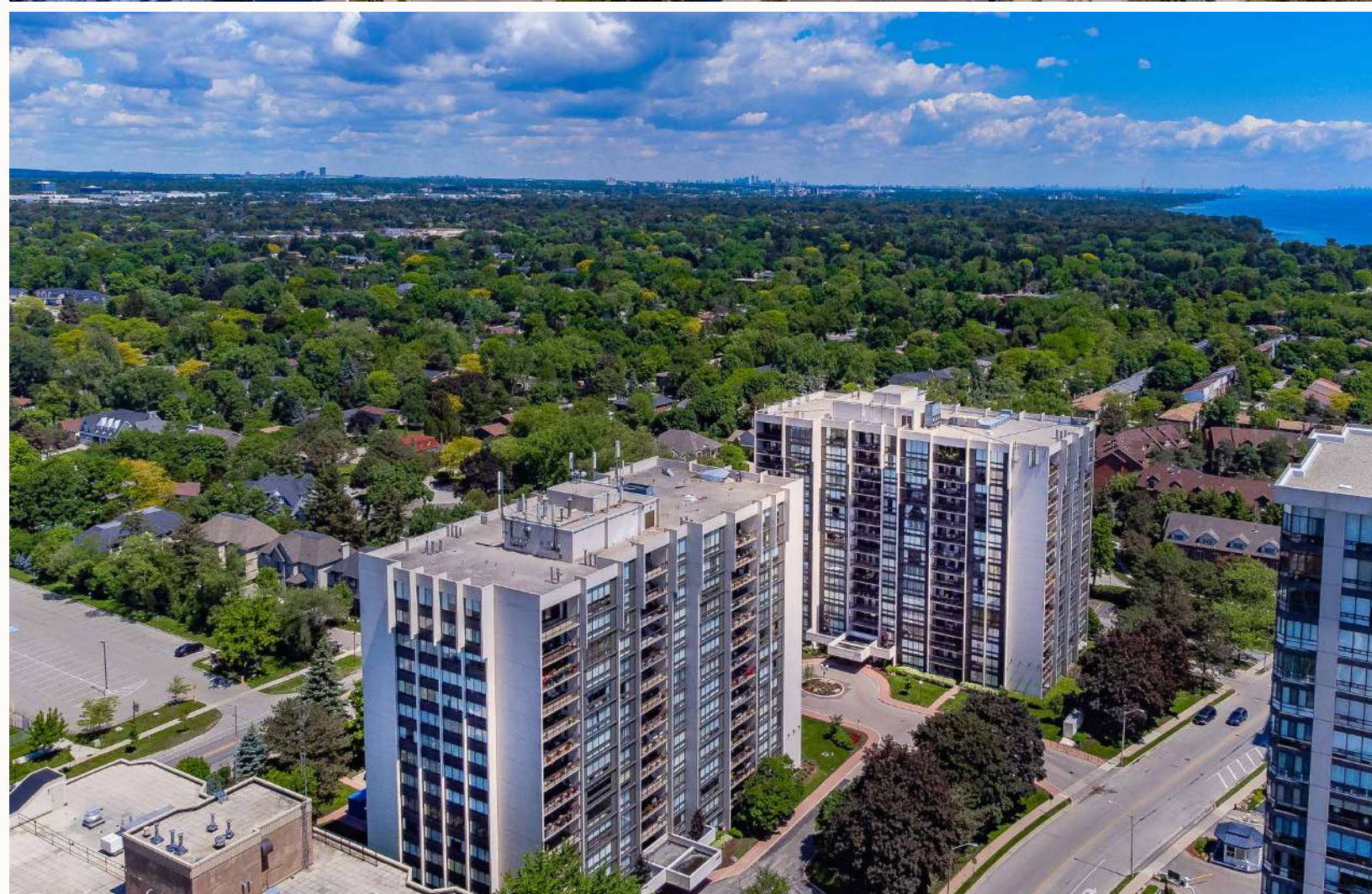
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Approx. 1,574 sq. ft.
plus large 164 sq. ft. balcony



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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/Pickleball 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, microwave, washer & dryer, all electric light fixtures, all window coverings, shelf in primary ensuite & wood shelf unit in storage room

Legal Description: UNIT 8, LEVEL 12, HALTON CONDOMINIUM PLAN NO. 83

Taxes: \$4,173 for 2023

Possession: 60 - 90 Days

Square Footage: Approximately 1574 sq. ft. plus 164 sq. ft. balcony

Deposit: 5%

Condo Fee: \$1,167.32 includes building insurance, common elements, exterior maintenance, heat, central air conditioning, hydro, water, basic cable tv & visitor parking

Pets: Restricted - No Dogs

Parking: One owned underground #A267

Locker: Exclusive use - Room #3 - locker #35

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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