



#3 - 2318 Marine Drive, Oakville

SULLIVAN

REAL ESTATE





Location, location, location!! Welcome to Mariners Mews, an exclusive townhouse community located in the heart of Bronte Village, just steps from the beautiful shores of Lake Ontario. Enjoy the convenience of being near all the amenities the village has to offer plus Bronte Harbour Marina, scenic waterfront walking trails and parks.

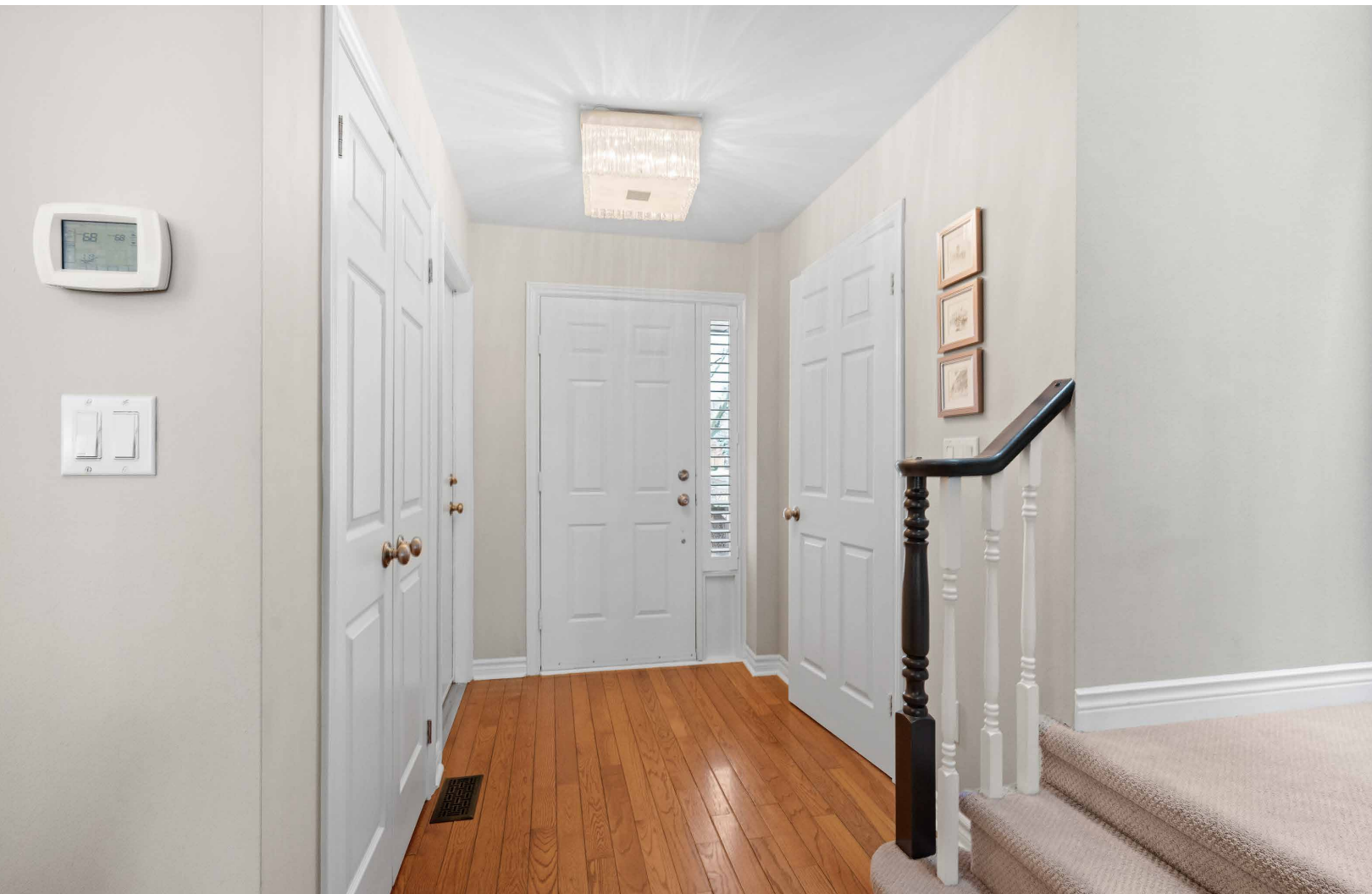
This fabulous home provides three levels of functional, low-maintenance living, perfect for both entertaining and everyday comfort. Step inside to discover a bright, open-concept floor plan that features hardwood floors, smooth ceilings, pot lights, upgraded lighting, California-style shutters, and stylish décor throughout. The inviting foyer leads you into the heart of the home, where the spacious living room, showcasing an electric fireplace with deluxe mantle, flows seamlessly into the dining area—perfect for hosting gatherings. The well-appointed kitchen is outfitted with an abundance of granite countertops, ample cabinetry and pull-out drawers, pantry, and built-in appliances. Step outside through the glass sliding door walk-out to a sizeable deck overlooking the private backyard, offering plenty of space for relaxation and play. A convenient powder room and inside access to the garage add to the home's functionality.

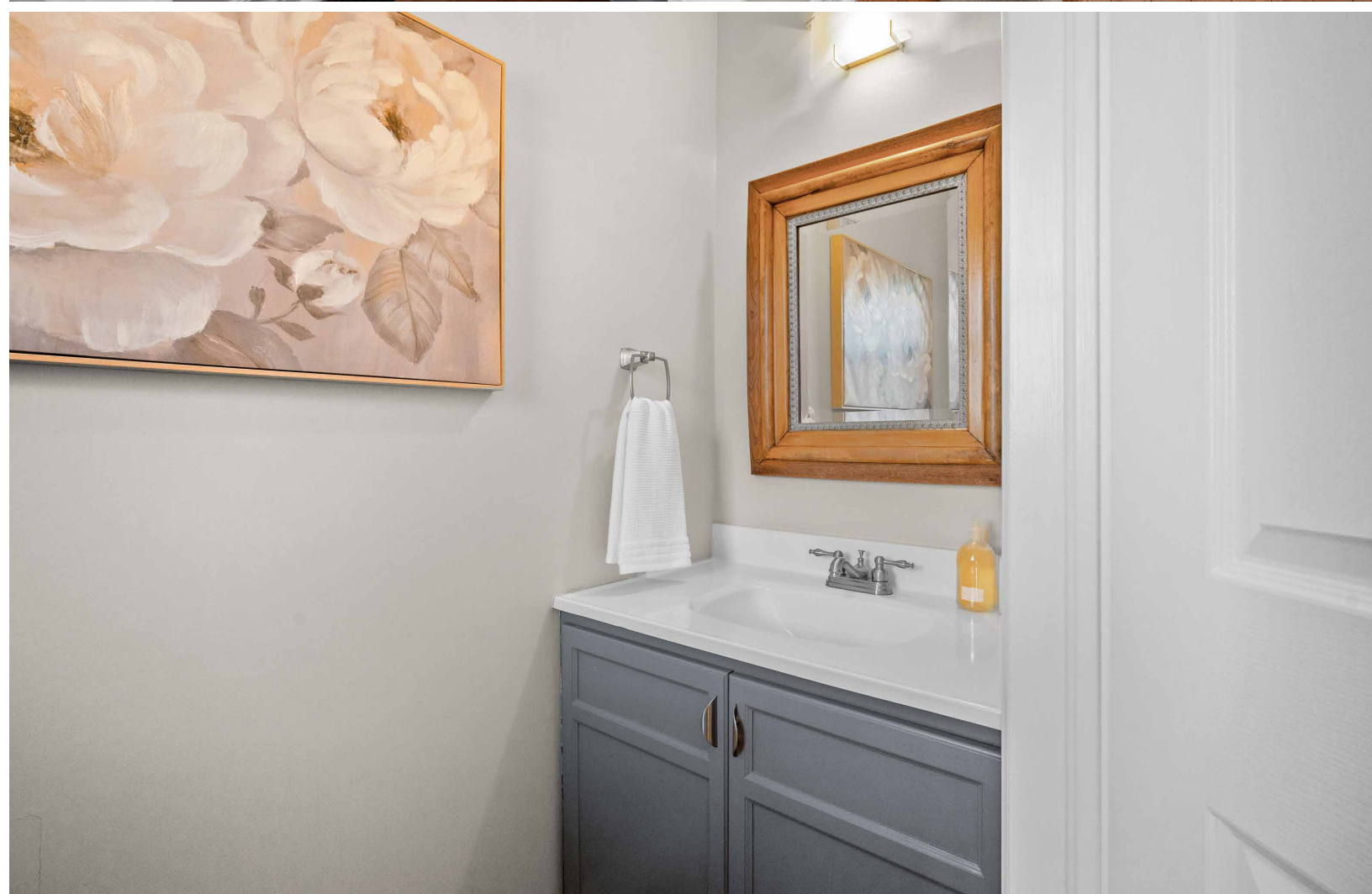
On the upper level, you'll find an impressive primary bedroom sanctuary with a large walk-in closet and a 4-piece ensuite. Two additional good-sized bedrooms and a 4-piece bathroom provide comfort and privacy for the whole family. The lower-level features durable luxury vinyl flooring throughout and boasts a generous recreation room, ideal for both entertaining and daily living. The well-equipped laundry room hosts a sink and ample storage cabinets.

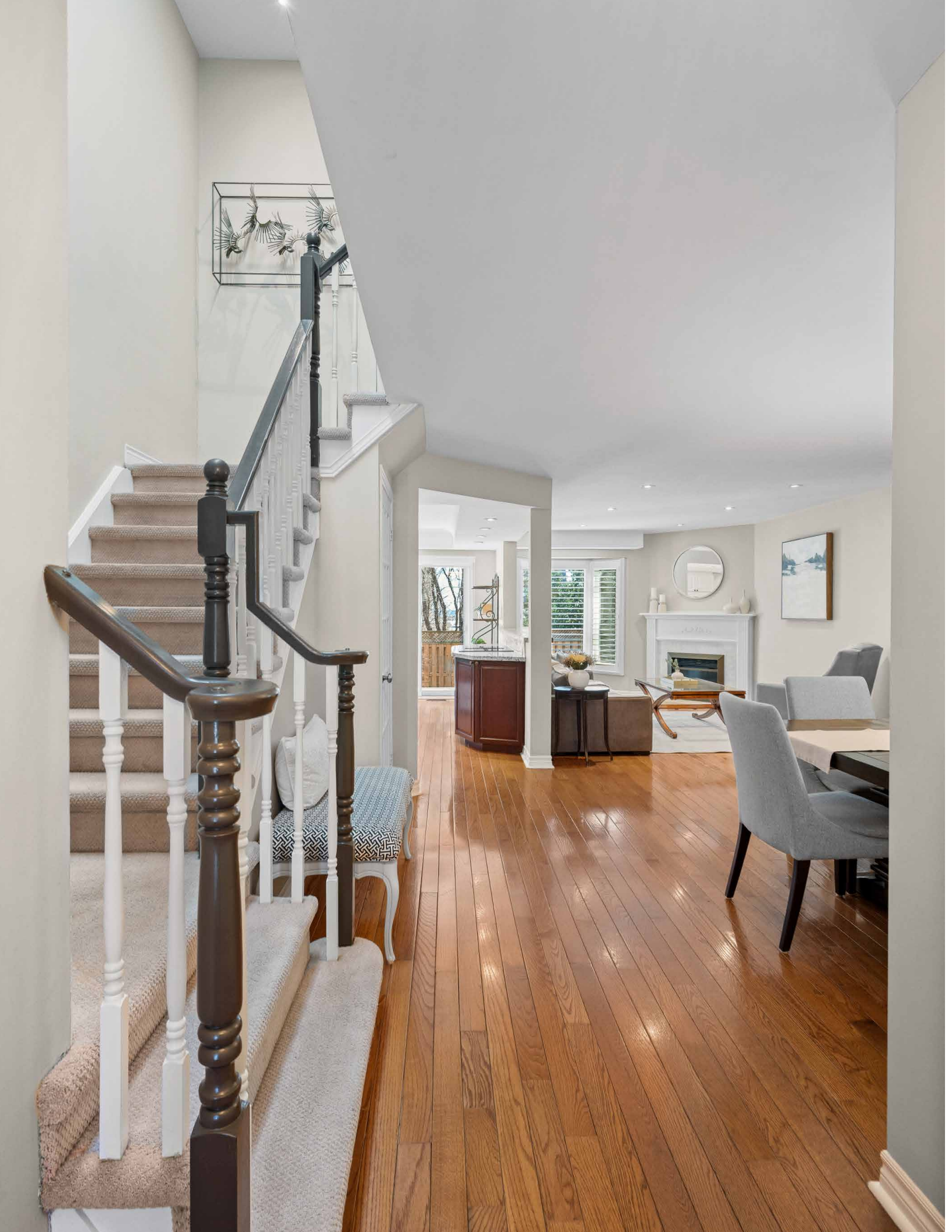
Situated in an incredible location in Bronte Village, this home is just moments from Lake Ontario with easy access to Shell Park (with a dog park), South Shell Park and beach, shopping plaza, downtown Oakville, and the GO Train. Combining modern convenience with an unbeatable location, making this home the ideal choice for family living.

































---

# SULLIVAN

REAL ESTATE

---













---

**SULLIVAN**  
REAL ESTATE

---









---

**SULLIVAN**

REAL ESTATE

---







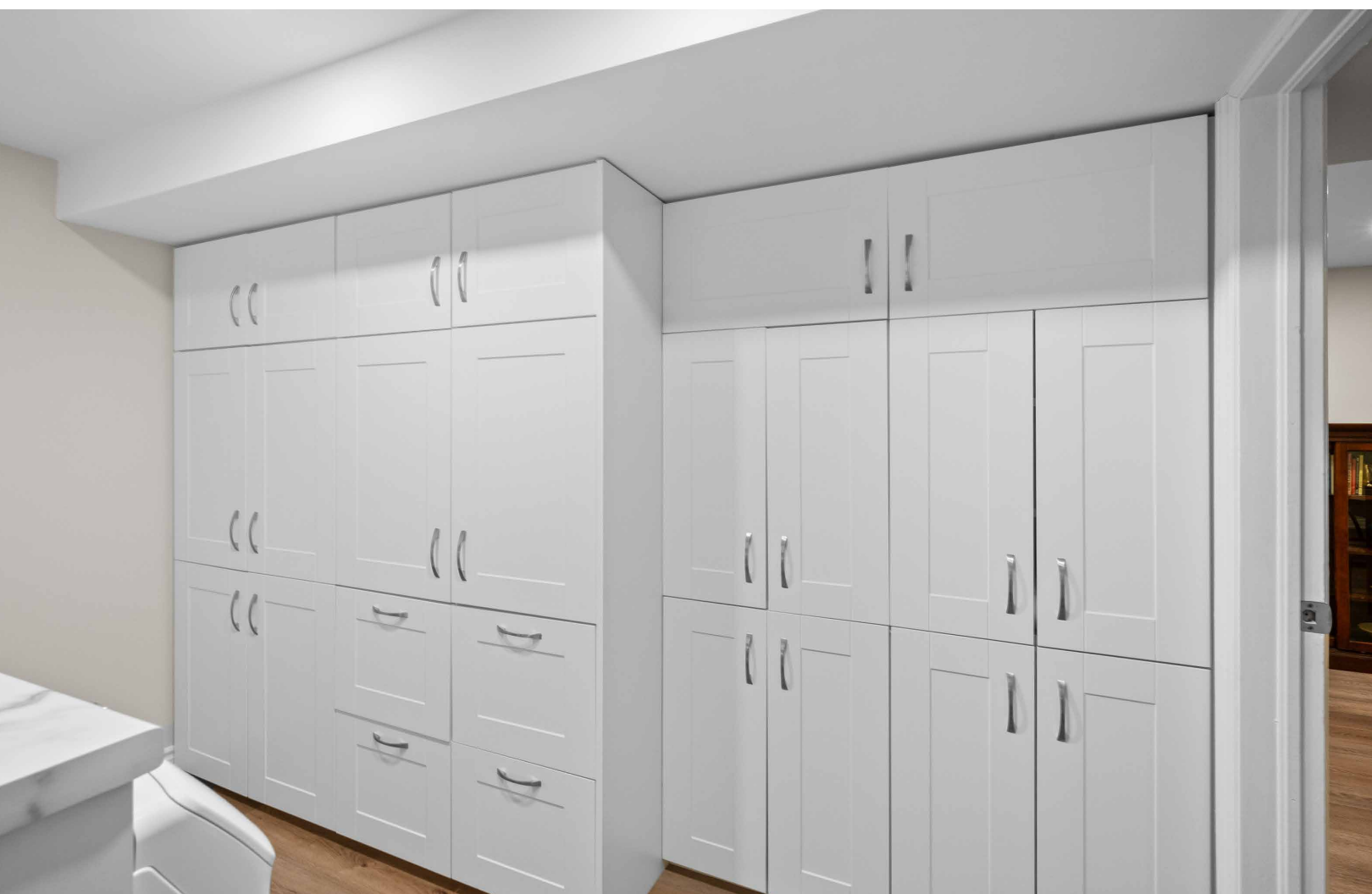
---

**SULLIVAN**  
REAL ESTATE

---











---

**SULLIVAN**  
REAL ESTATE

---







Lake Ontario

Bronte Harbour & Bronte Heritage Park

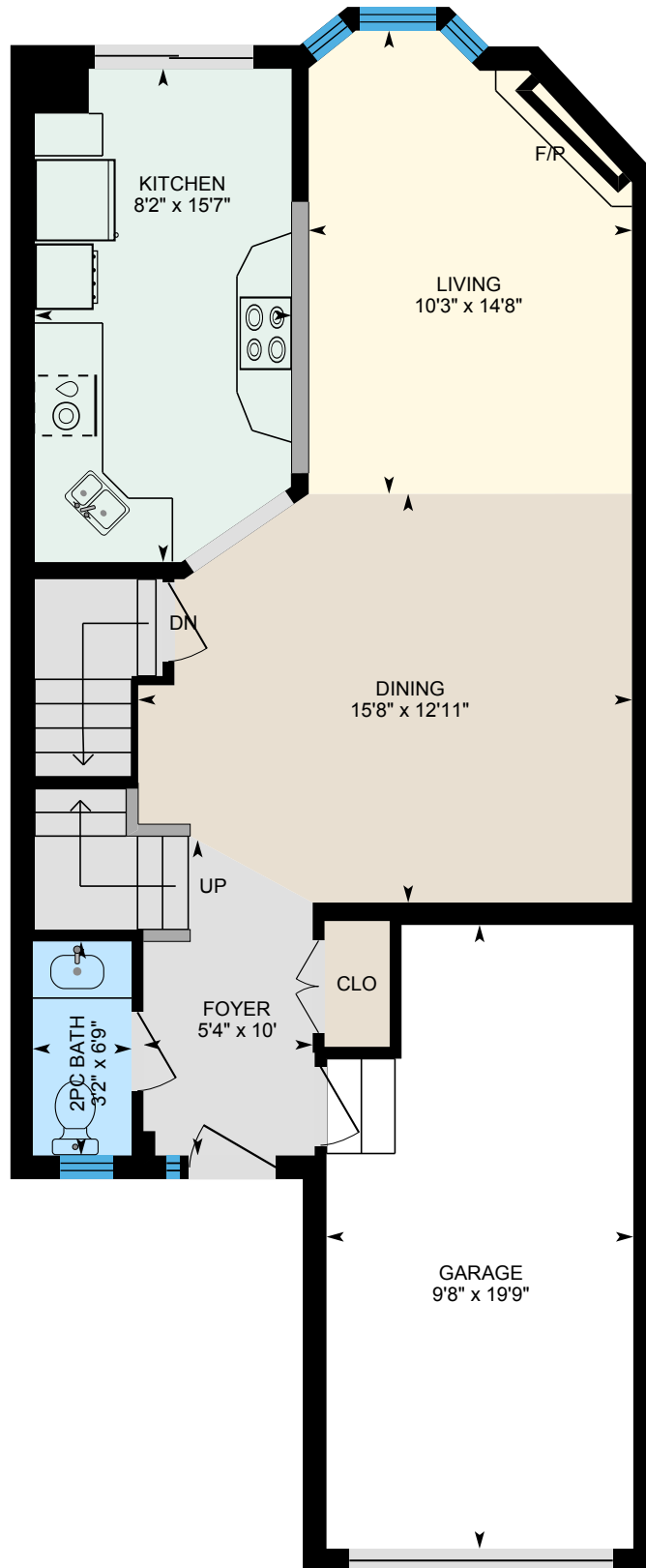




# Floor Plan

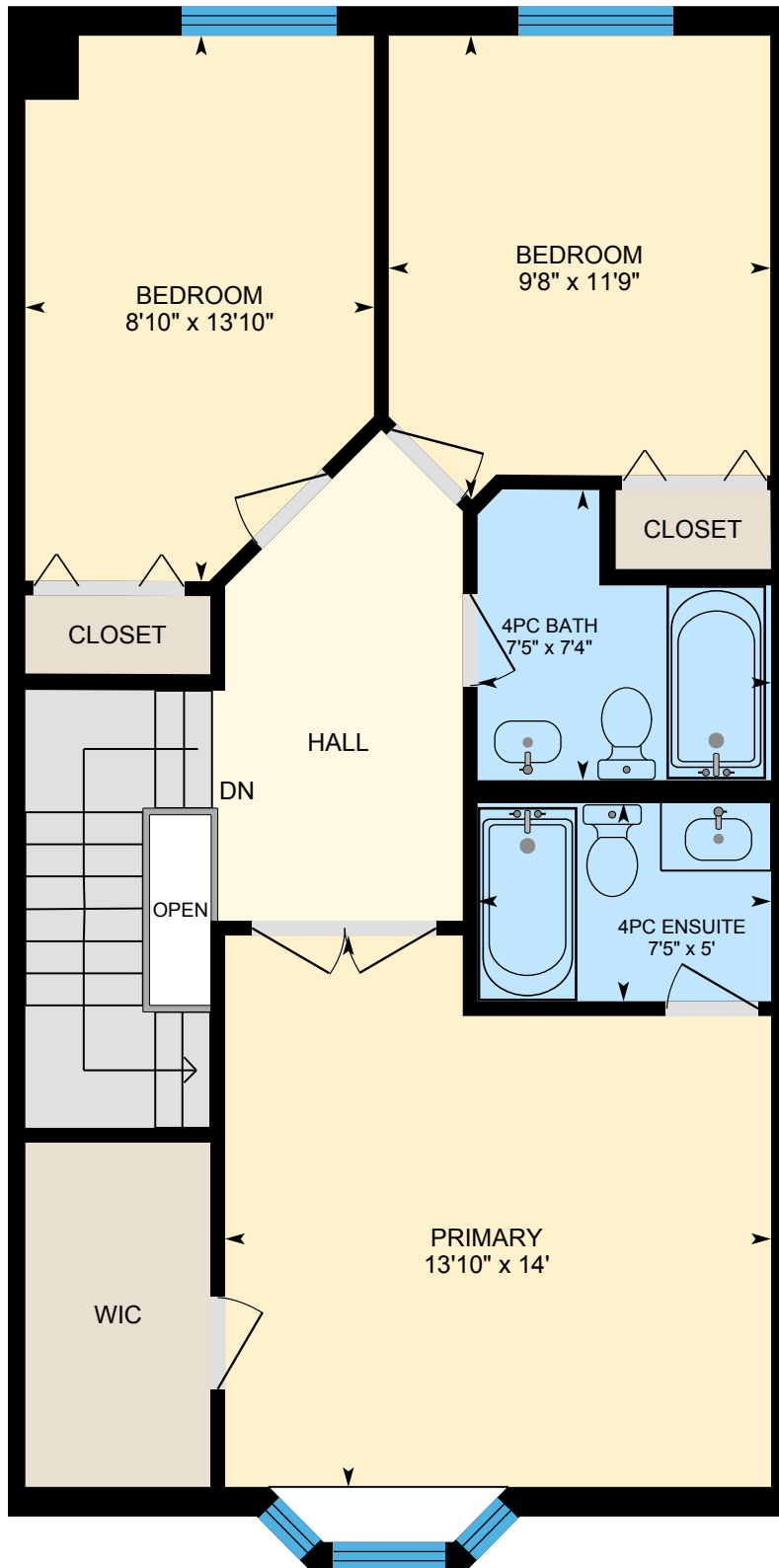
Approx. 1,430 Sq.Ft. Plus Finished Basement

## Main Level



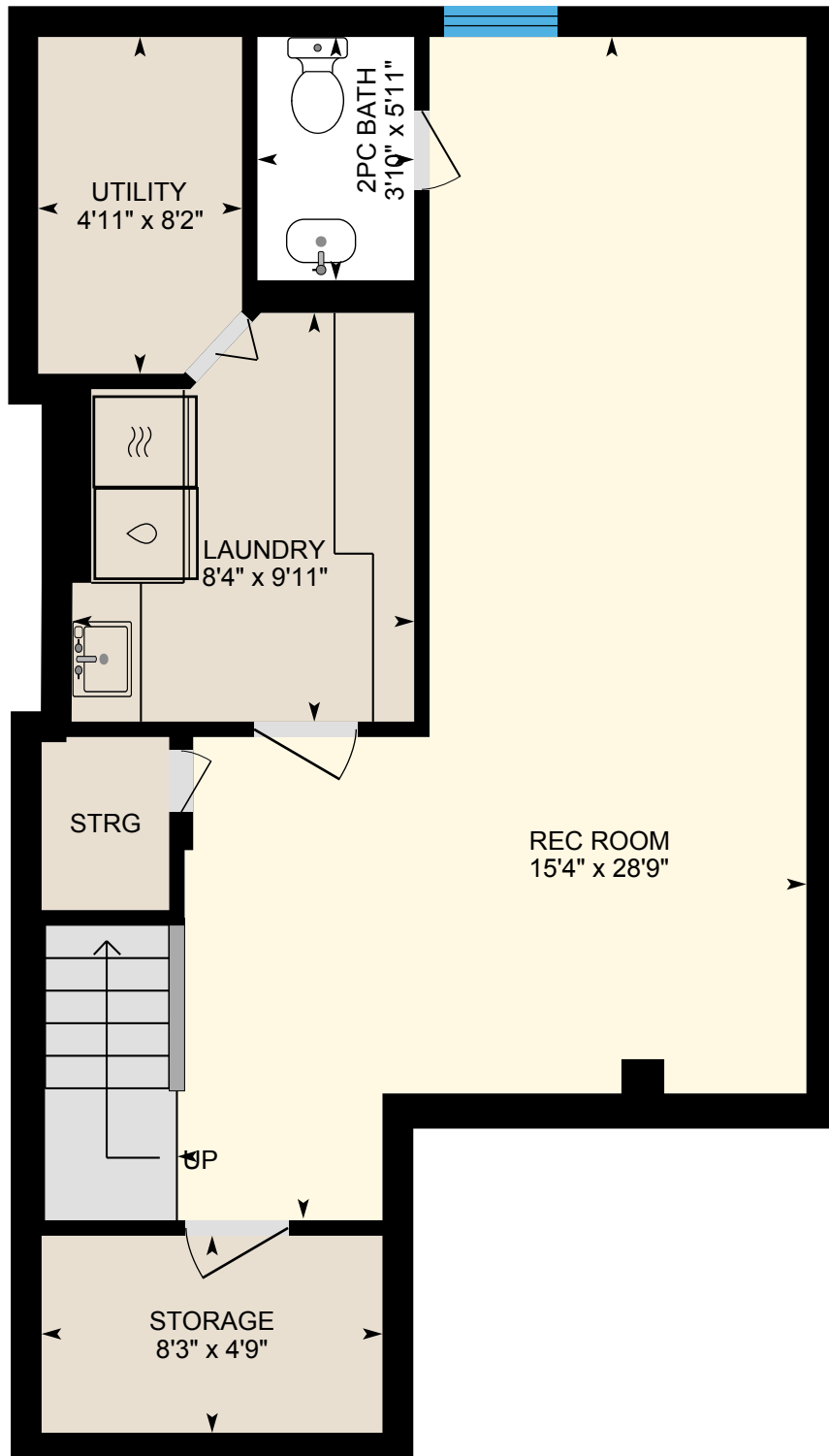
# Floor Plan

## Upper Level



# Floor Plan

## Lower Level





# Neighbourhood Report



**2318 Marine Drive**  
Oakville, ON  
HOODQ ADDRESS REPORT™

Visit the Homebuyer Hub  
<https://hoodq.com>



## SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



### Eastview PS

Designated Catchment School  
Grades PK to 8  
2266 Hixon St

### ÉÉ Patricia-Picknell

Designated Catchment School  
Grades PK to 6  
1257 Sedgewick Crescent

### Thomas A Blakelock HS

Designated Catchment School  
Grades 9 to 12  
1160 Rebecca St

### Pine Grove PS

Designated Catchment School  
Grades 2 to 8  
529 Fourth Line

### ÉS Gaétan Gervais

Designated Catchment School  
Grades 7 to 12  
1055 McCraney St E

## PARKS & REC.

This home is located in park heaven, with 4 parks and 7 recreation facilities within a 20 minute walk from this address.



### Bronte Heritage Waterfront Park

2340 Ontario Street



1 min



### Water's Edge Park

2070 Water's Edge Drive



2 mins



### Marine Drive Park

66 Nelson St



1 min

### FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds

3 Trails

1 Rink

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 35 minute walk away.



### Nearest Rail Transit Stop

Bronte GO



### Nearest Street Level Transit Stop

Lakeshore Rd West + Nelson St



3 mins

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 7.6km.



### Halton Healthcare - Oakville Trafalgar Memorial Hospital

3001 Hospital Gate



### Fire Station

2535 Rebecca Street



### Police Station

2485 North Service Rd W

HoodQ

Disclaimer: These materials have been prepared for matt@sullivanrealestate.ca and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.

SULLIVAN

REAL ESTATE

# View Online



SCAN ME



Property Webpage

SCAN ME



3D Virtual Tour

SCAN ME



Online Brochure

Open the camera app on your phone, focus on one of the QR codes above then tap the notification on your screen to view online



## Property Details

**Inclusions:** Fridge, built-in oven, built-in microwave, cooktop, built-in dishwasher, washer & dryer, all electric light fixtures, all window coverings, TV mount in basement, central vac and attachments and shelving in utility room

**Exclusions:** Mirror in the powder room and sculpture in the staircase

**Legal Description:** UNIT 10, LEVEL 1, HALTON CONDOMINIUM PLAN NO. 148; PT LTS 110, 111, 112, 113 & 124 PL M8, PT1 20R8439, AS IN SCHEDULE 'A' OF DECLARATION H353485; TOWN OF OAKVILLE

**Property Taxes:** \$4,727.00 for 2024

**Possession:** Flexible

**Deposit:** 5%

**Square Footage:** Approximately 1,430 plus finished basement

**Condo Fee:** \$539.71 includes building insurance, common elements and visitor parking

**Rental:** Hot Water Tank

**Pets:** Restricted

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.

# SULLIVAN

REAL ESTATE

SullivanRealEstate.ca



**TOP 1% IN CANADA  
For Royal LePage  
2023**



Royal LePage Real Estate Services Ltd., Brokerage



**Anita Sullivan**

REALTOR® Broker

cell 905-466-4900

office 905-338-3737

anita@sullivanrealestate.ca

sullivanrealestate.ca



**Matt Sullivan**

REALTOR® Salesperson

cell 905-580-9196

office 905-338-3737

matt@sullivanrealestate.ca

sullivanrealestate.ca

