



301 - 2185 Marine Drive, Oakville

**SULLIVAN**

— REAL ESTATE —





This beautifully updated two-bedroom plus den suite offers 1555 square feet of luxurious living space, featuring high-end upgrades and meticulous attention to detail throughout. Enjoy stunning views of Lake Ontario from this exceptional home. Located in a stylish corner unit, the home features floor-to-ceiling windows, hardwood floors, exquisite light fixtures, custom doors, built-ins and blinds. And so much more!

Upon entering, you're greeted by a spacious foyer that leads to a chef-inspired kitchen, complete with an abundance of white cabinetry, pull-out drawers, a glass-front cabinet, quartz countertops, a modern backsplash, under-cabinet lighting, stainless steel appliances, and a central island offering ample storage. The elegant dining room, separated by a custom glass panel divider, overlooks the open-concept living room, which boasts a walk-out to a large balcony showcasing tranquil lake views—perfect for both everyday living and entertaining.

The private primary bedroom retreat boasts stunning custom-built cabinetry, a spacious walk-in closet, and a sliding glass door that opens to the balcony. It also features a luxurious 3-piece ensuite bathroom. A generous second bedroom is complemented by a spa-like 3-piece main bathroom, complete with a glass-enclosed walk-in shower. The suite also offers a cozy den and a spacious laundry room with additional storage. For added convenience, this unit includes two owned underground parking spaces and an exclusive use locker.

The complex itself offers an array of excellent amenities, including an indoor pool, exercise room, saunas, lounge & library, party room, billiards, indoor golf range, squash court, woodworking shop, paint room, ping pong room, darts and crafts room, and plenty of social activities. Outdoor amenities include a tennis/pickleball court, bocce ball, seating areas, a parkette, and visitor parking.

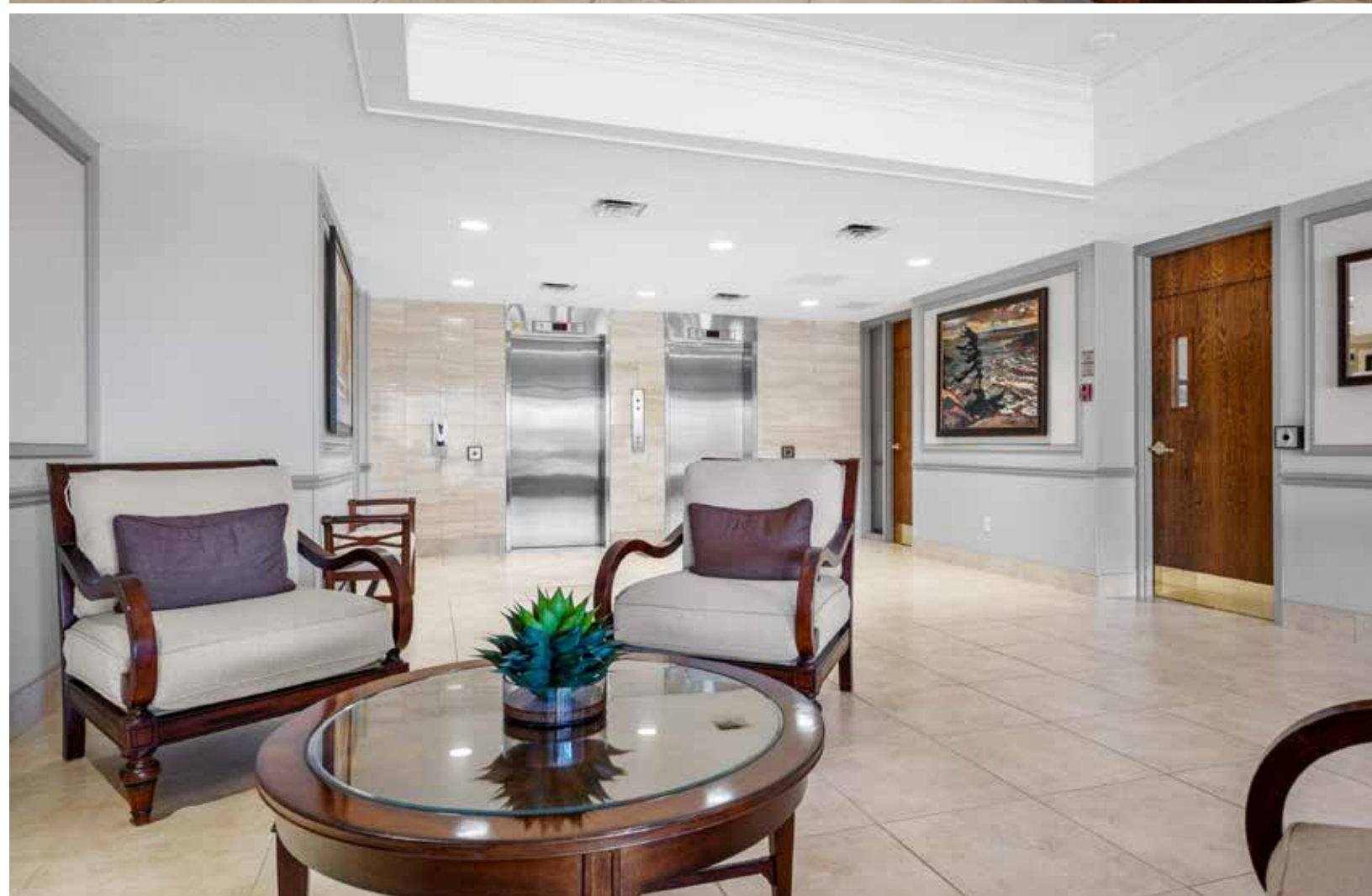
Located in the highly desirable 'Ennisclare on the Lake' community near the shores of Lake Ontario, this complex is nestled in charming Bronte Village. Residents can easily walk to the lake, harbor, trails, parks, cafes, restaurants, and shops. Plus, downtown Oakville, GO Train and major highways are just minutes away.

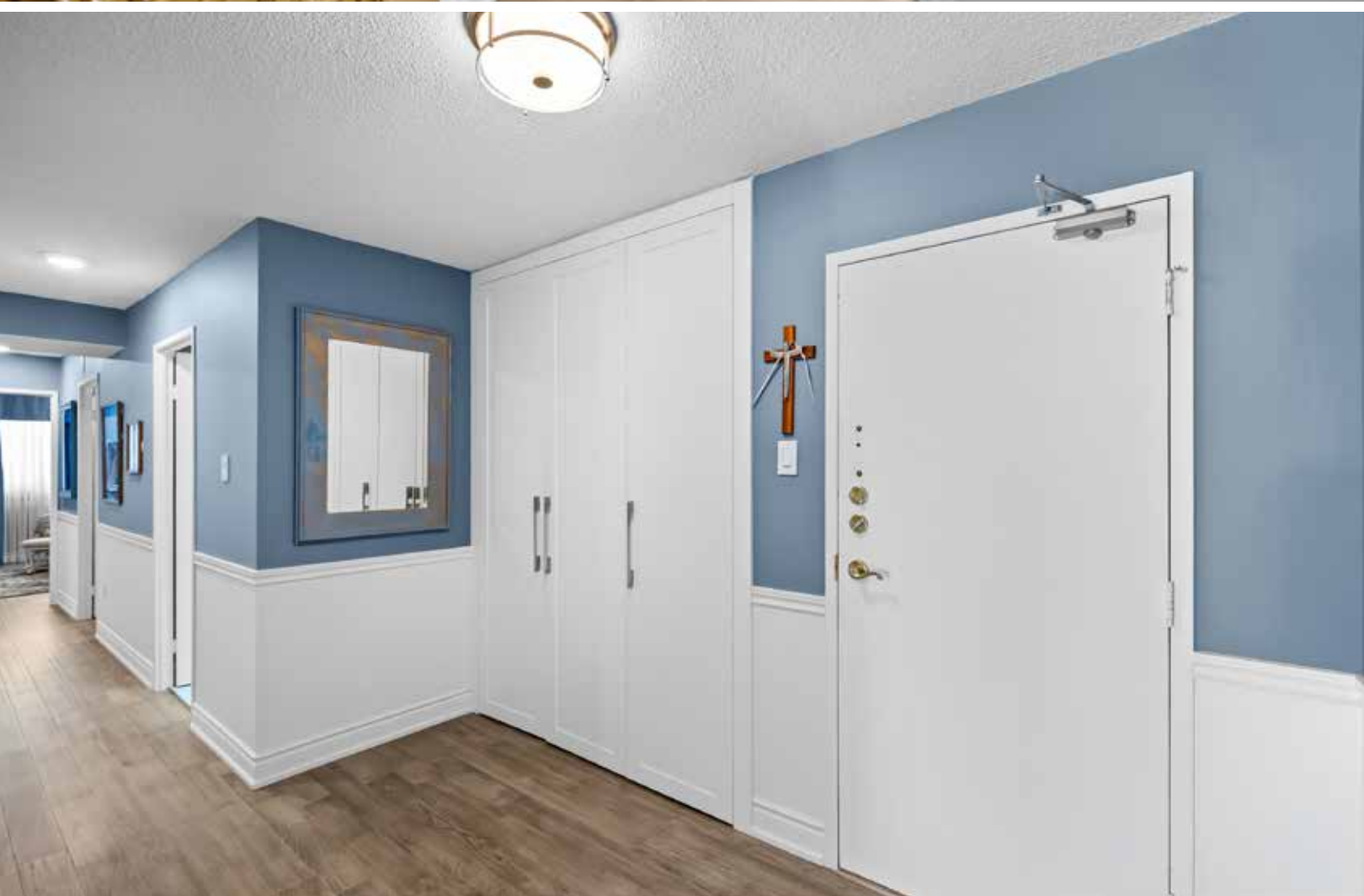
This home offers an unrivaled combination of modern luxury, lake views and prime location!





















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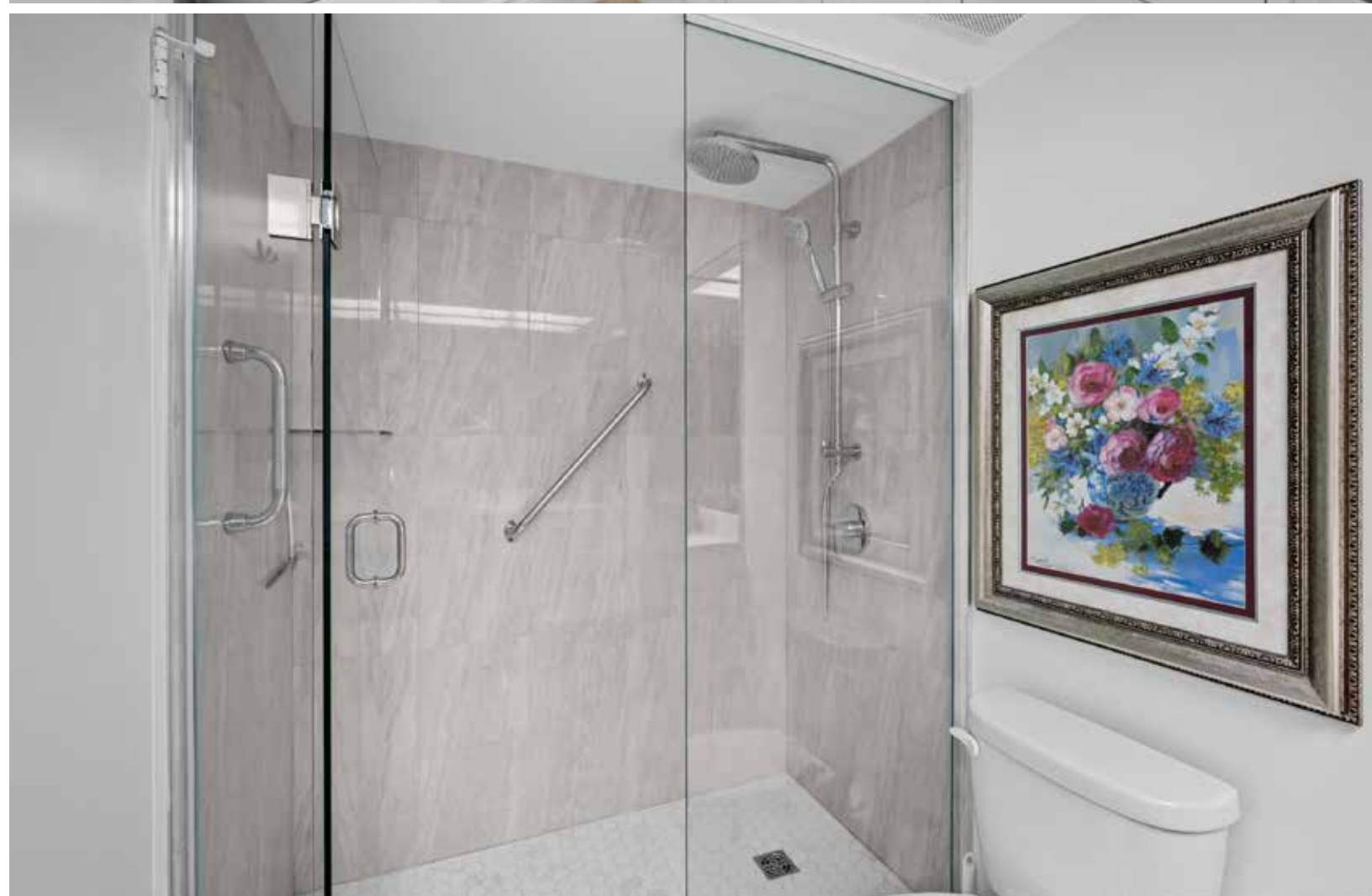
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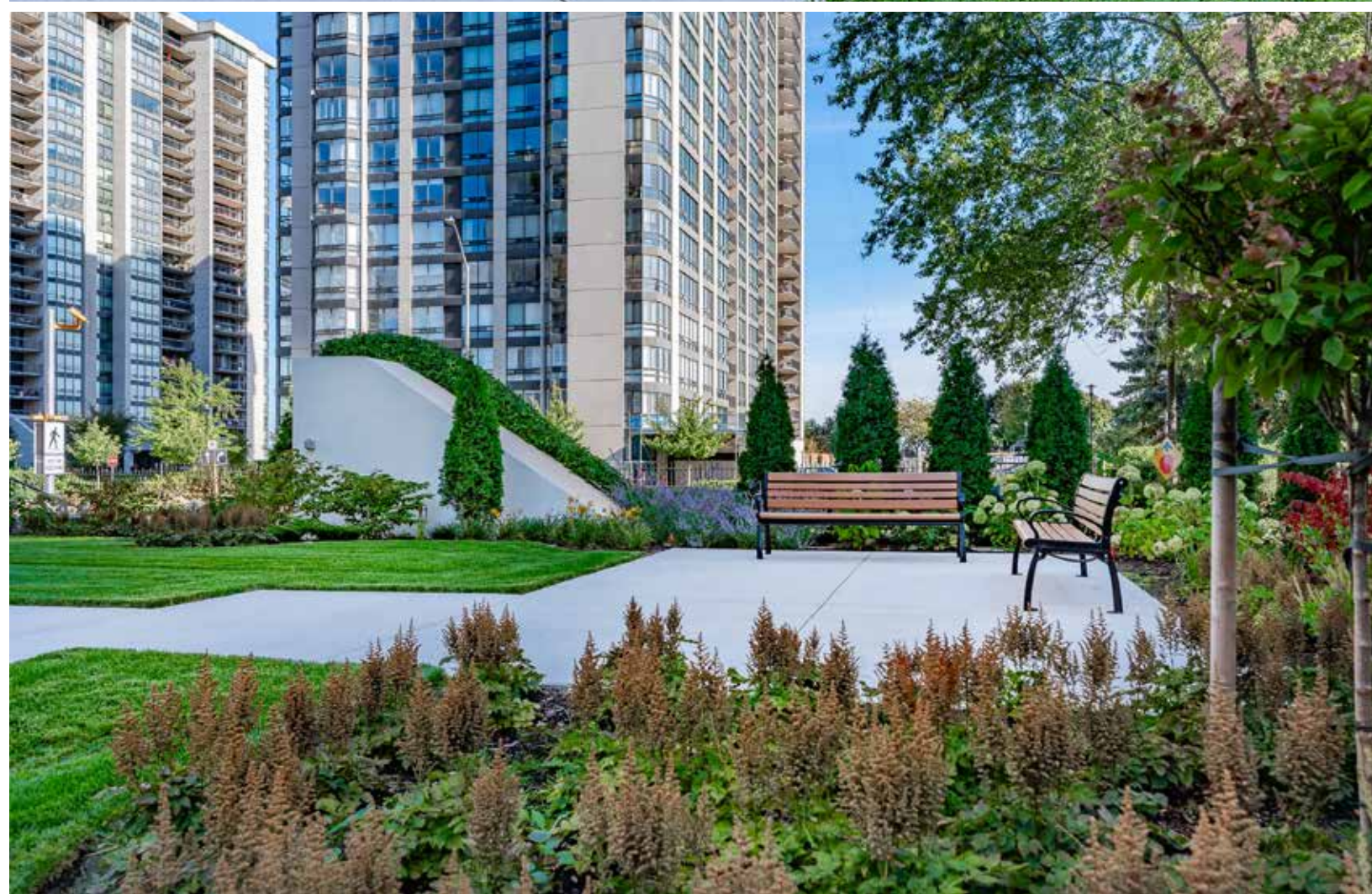














## 2175 & 2185 Amer

- 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 Facilities

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



# 301 - 2185 Marine Drive, Oakville

Approx. 1,555 sq. ft. plus 158 sq. ft. balcony



# Neighbourhood Report

**2185 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 a long list of recreation facilities within a 20 minute walk from this address.



### Bronte Athletic Park

2184 Hixon Street



### Water's Edge Park

2070 Water's Edge Drive



### Donovan Bailey Park

465 Bronte Rd



### FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds	1 Ball Diamond
1 Pool	1 Sports Field
1 Rink	4 Trails

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 32 minute walk away.



### Nearest Rail Transit Stop

Bronte GO



### Nearest Street Level Transit Stop

Lakeshore Rd West west of Solingate Dr



## 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 7.41km.



### Halton Healthcare - Oakville Trafalgar Memorial Hospital

3001 Hospital Gate



### Fire Station

2535 Rebecca Street



### Police Station

2485 North Service Rd W

HoodQ

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## Property Details

**Inclusions:** Fridge, cooktop, built-in oven & microwave, built-in dishwasher, washer & dryer, all electric light fixtures, all window blinds & bathroom mirrors

**Exclusions:** Chandelier in primary bedroom, all drapes & valences & 2 instahangers in laundry room

**Legal Description:** UNIT 1, LEVEL 3, HALTON CONDOMINIUM PLAN NO. 83 ; PT LT 27 CON 4 S DUNDAS ST, PT 1 20R2920, AS IN SCHEDULE 'A' OF DECLARATION H121590 AS AMENDED BY H186775 ; OAKVILLE

**Taxes:** \$4,515.00 for 2025

**Possession:** 90 plus days

**Square Footage:** Approximately 1,555 sq. ft. plus 158 sq. ft. balcony

**Deposit:** 5%

**Condo Fee:** \$1,233.70 includes building insurance, common elements, exterior maintenance, heat, central air conditioning, hydro, water, basic cable tv & visitor parking

**Pets:** Restricted - No Dogs

**Parking:** Owned underground #89 & #259

**Locker:** Exclusive use - Room #2 - locker #55

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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Royal LePage Real Estate Services Ltd., Brokerage



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