



#6 - 2098 Marine Drive, Oakville

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REAL ESTATE









Fabulous unobstructed lakefront views from this beautifully updated home, nestled in the exclusive private Harbour Estates community, located along the picturesque shores of Lake Ontario in Bronte Village. This stunning end-unit townhome offers three levels of functional, low-maintenance living, perfect for both entertaining and everyday comfort.

As you step inside, you'll be greeted by hardwood floors, pot lights, crown molding, upgraded light fixtures, custom California-style shutters and blinds, and stylish neutral décor throughout. The spacious living room, complete with an electric fireplace, seamlessly flows into the dining area, where large windows offer breathtaking views of the lake—ideal for hosting gatherings. The kitchen is a showstopper, featuring sleek granite countertops, stainless steel appliances, ample cabinetry with pull-out drawers, a convenient pantry, and a central island. From here, step out onto the expansive deck through a glass sliding door, where you can enjoy the private backyard, featuring a magnificent Magnolia tree that adds beauty and privacy to the space. A powder room and storage closet are also located on this level for added convenience.

Upstairs, the impressive primary bedroom serves as a tranquil sanctuary, complete with a large walk-in closet and a luxurious 3-piece ensuite. Two additional well-sized bedrooms, along with a gorgeous 4-piece bathroom and laundry room, offer comfort and privacy for the entire family. The main level boasts a generous family room with an impressive gas fireplace, powder room and a glass sliding door that opens to a large backyard patio—perfect for both everyday living and entertaining. Windows (2015-2020), roof (2022), garage door (2024), air conditioner (2024).

This home is ideally located in Bronte Village just steps to restaurants and cafes, shopping and amenities, scenic waterfront walking trails, parks, and Bronte Harbour Marina. Offering easy access to Shell Park (complete with a dog park), South Shell Park and beach, downtown Oakville, and the GO Train station. Providing the perfect balance of convenience and natural beauty.

With modern amenities and an unbeatable waterfront location, this home is the ideal choice for family living









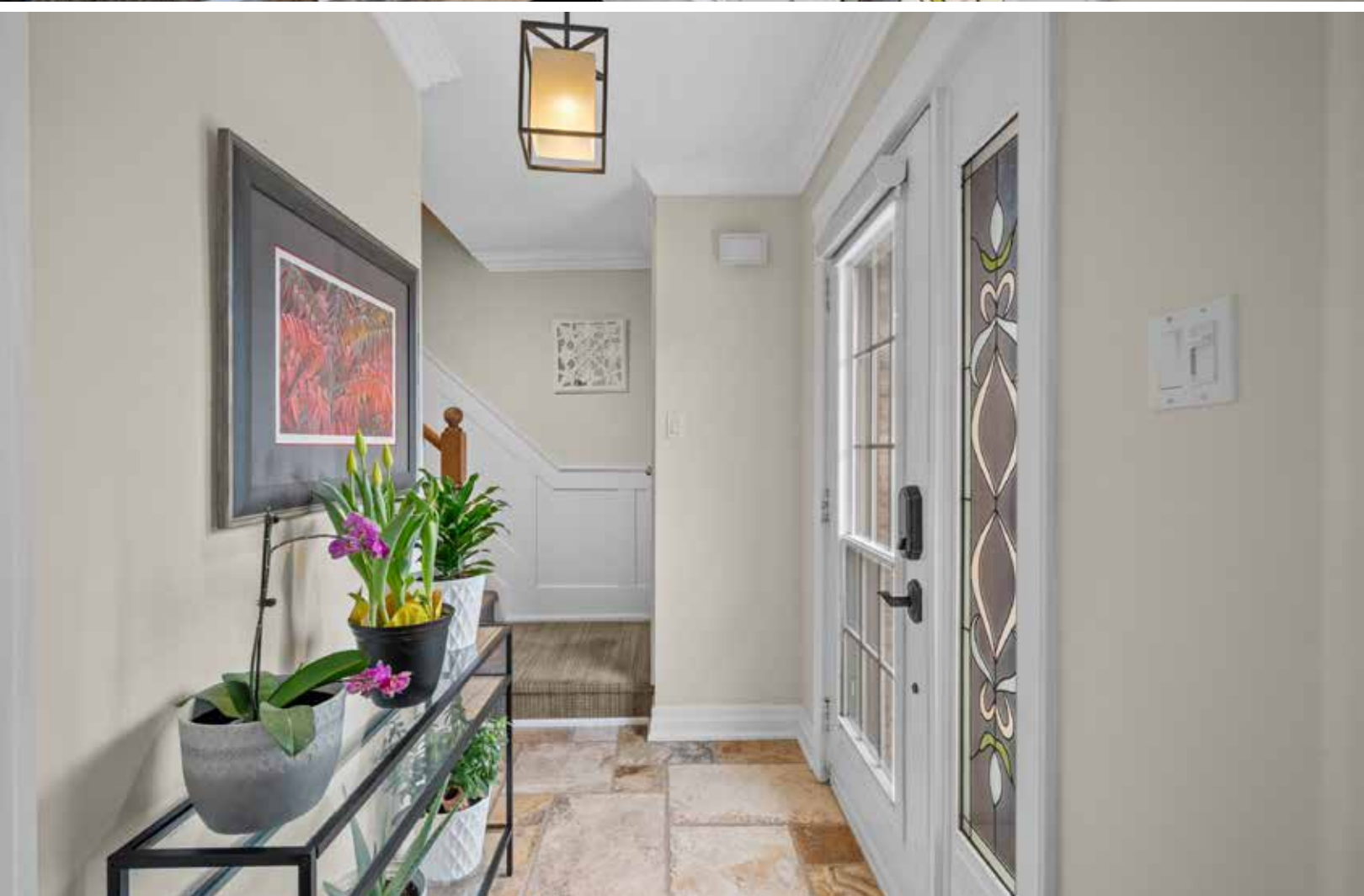




































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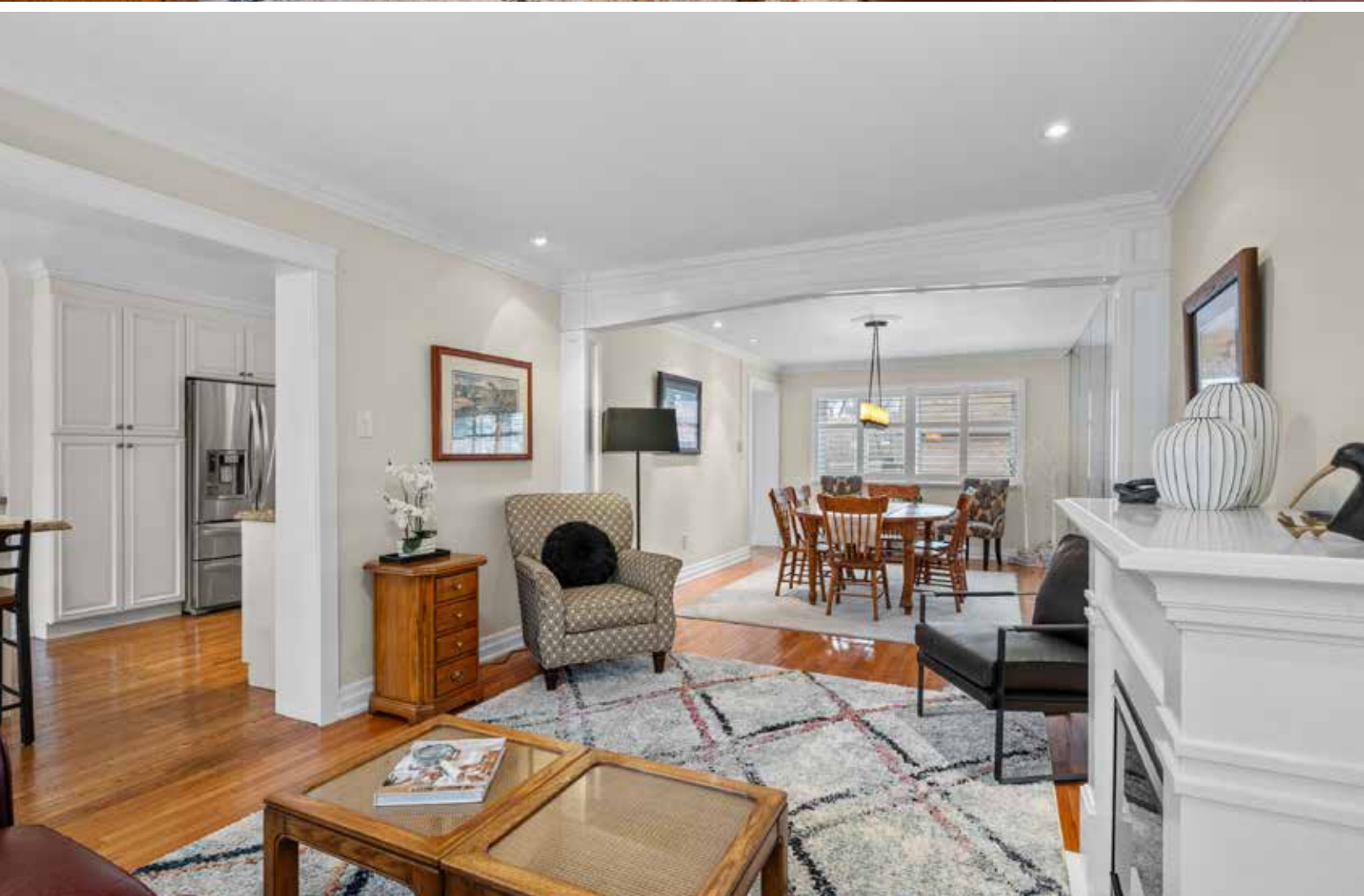
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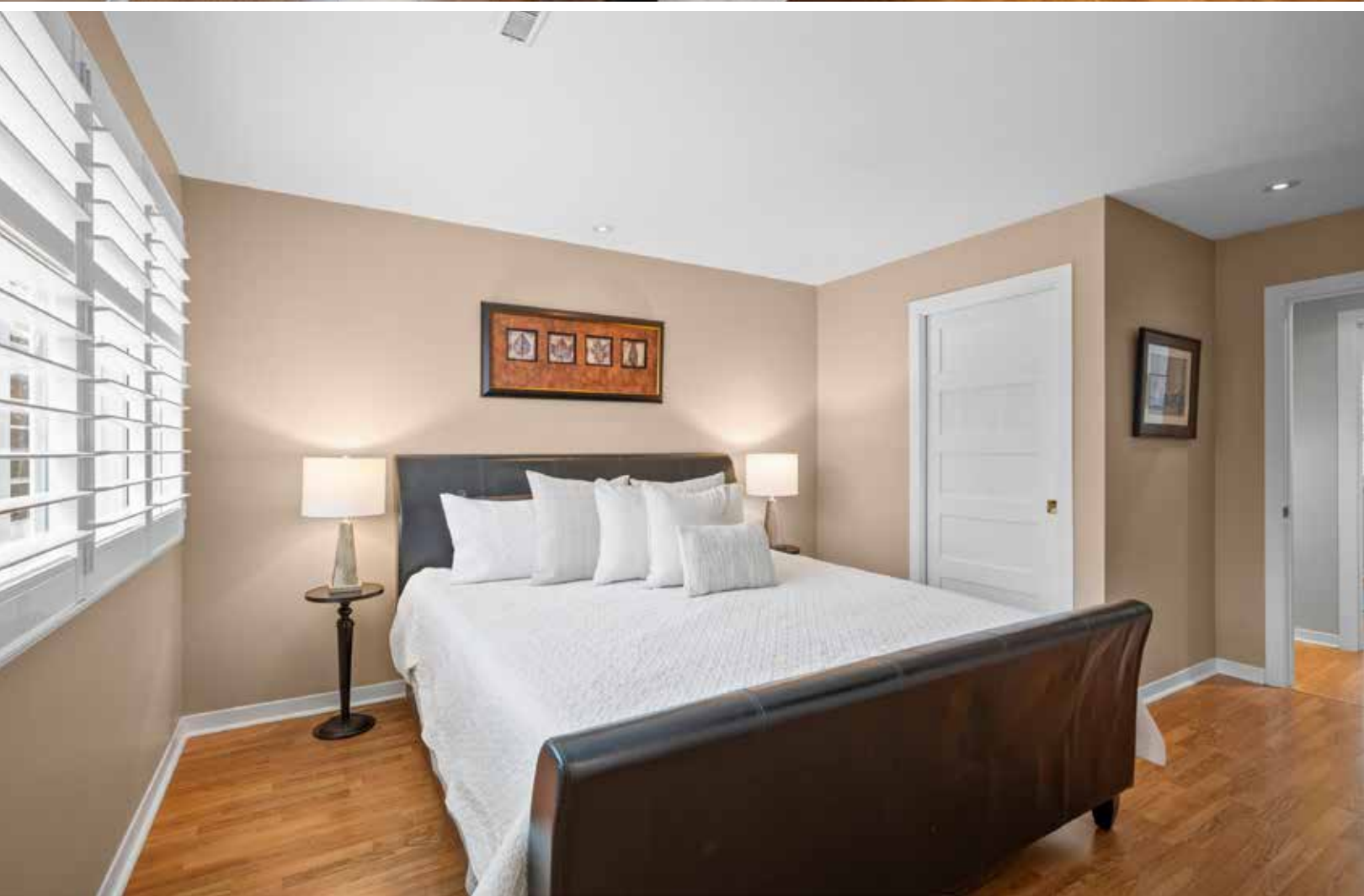


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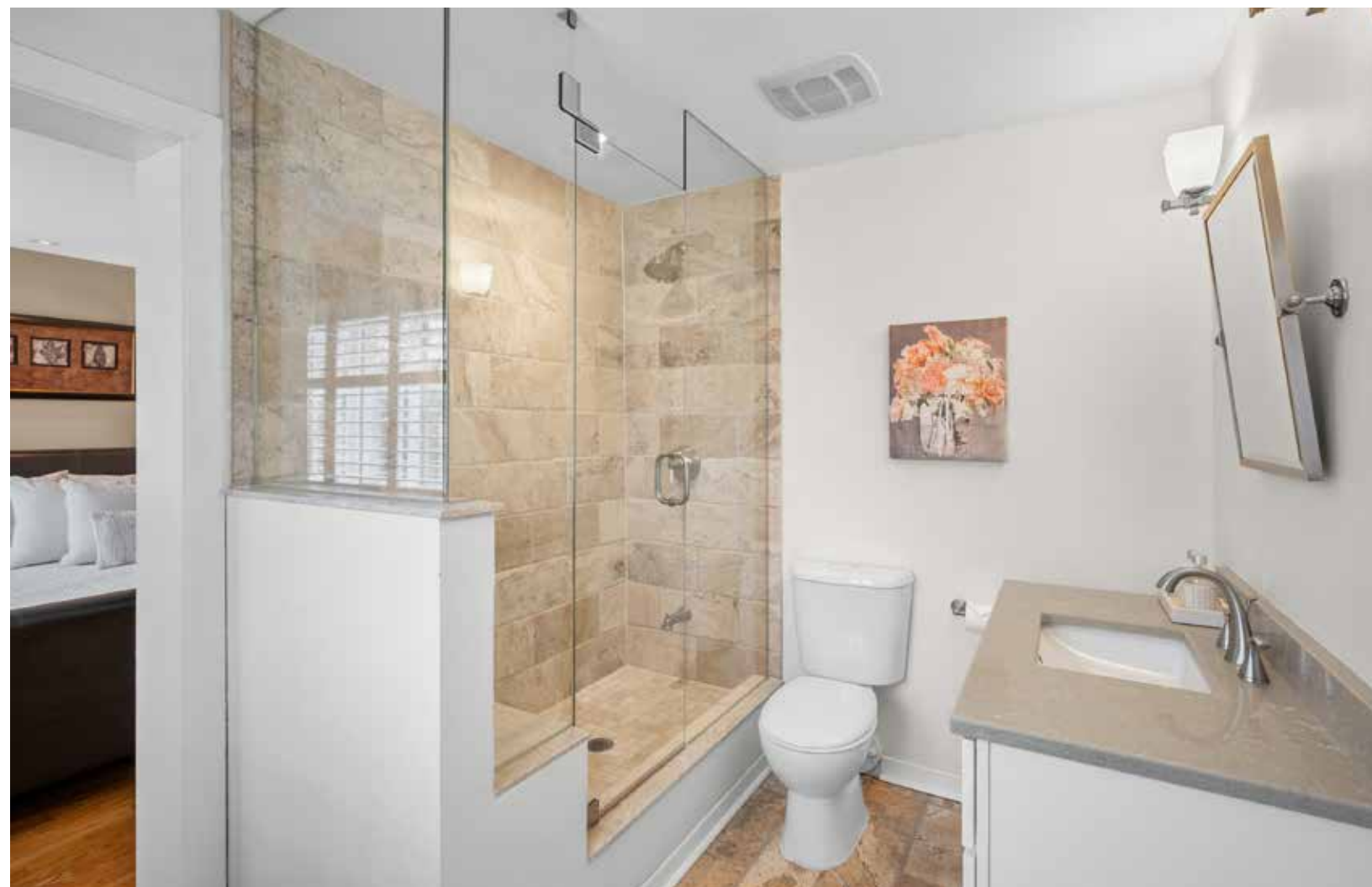












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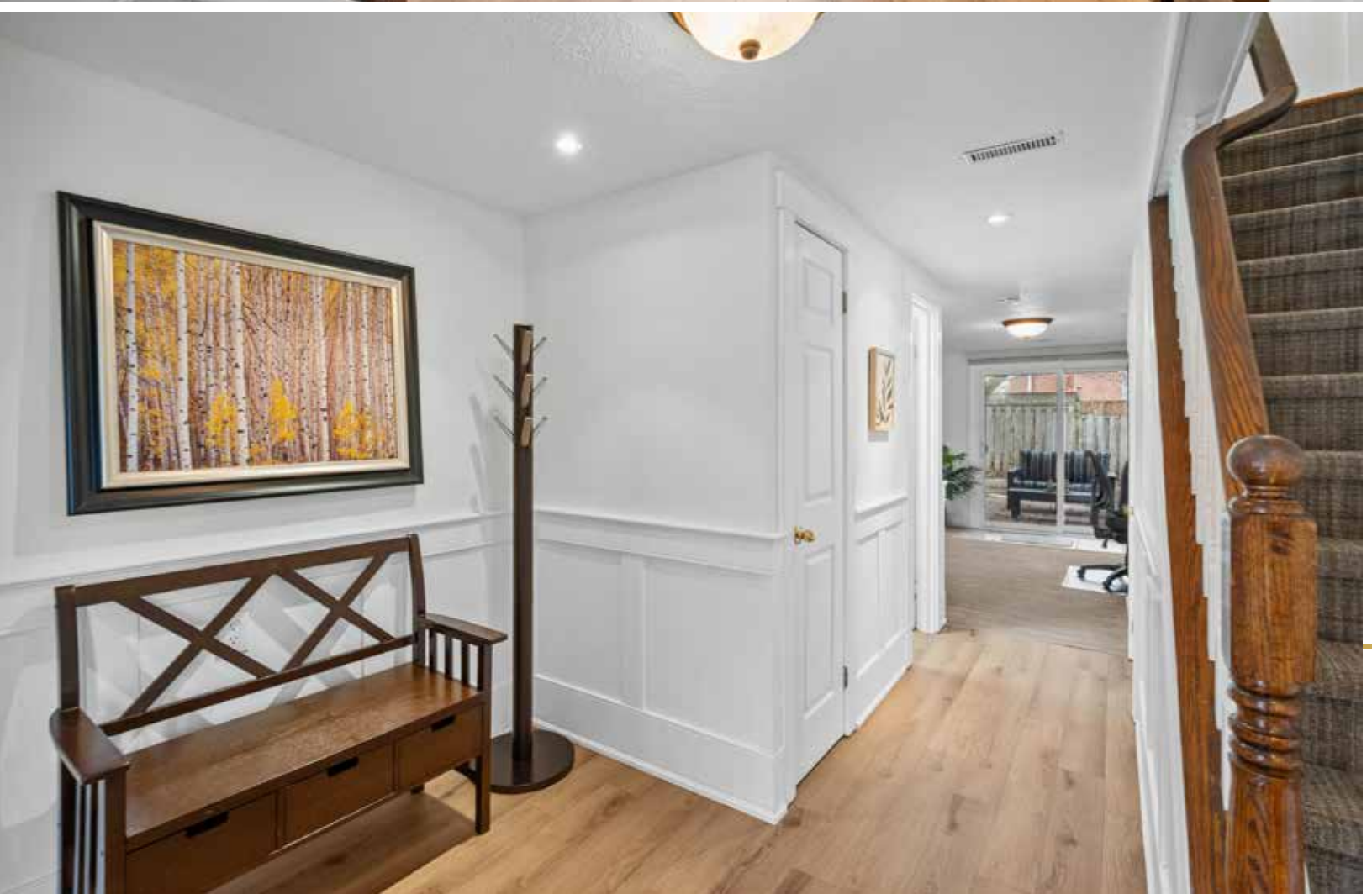
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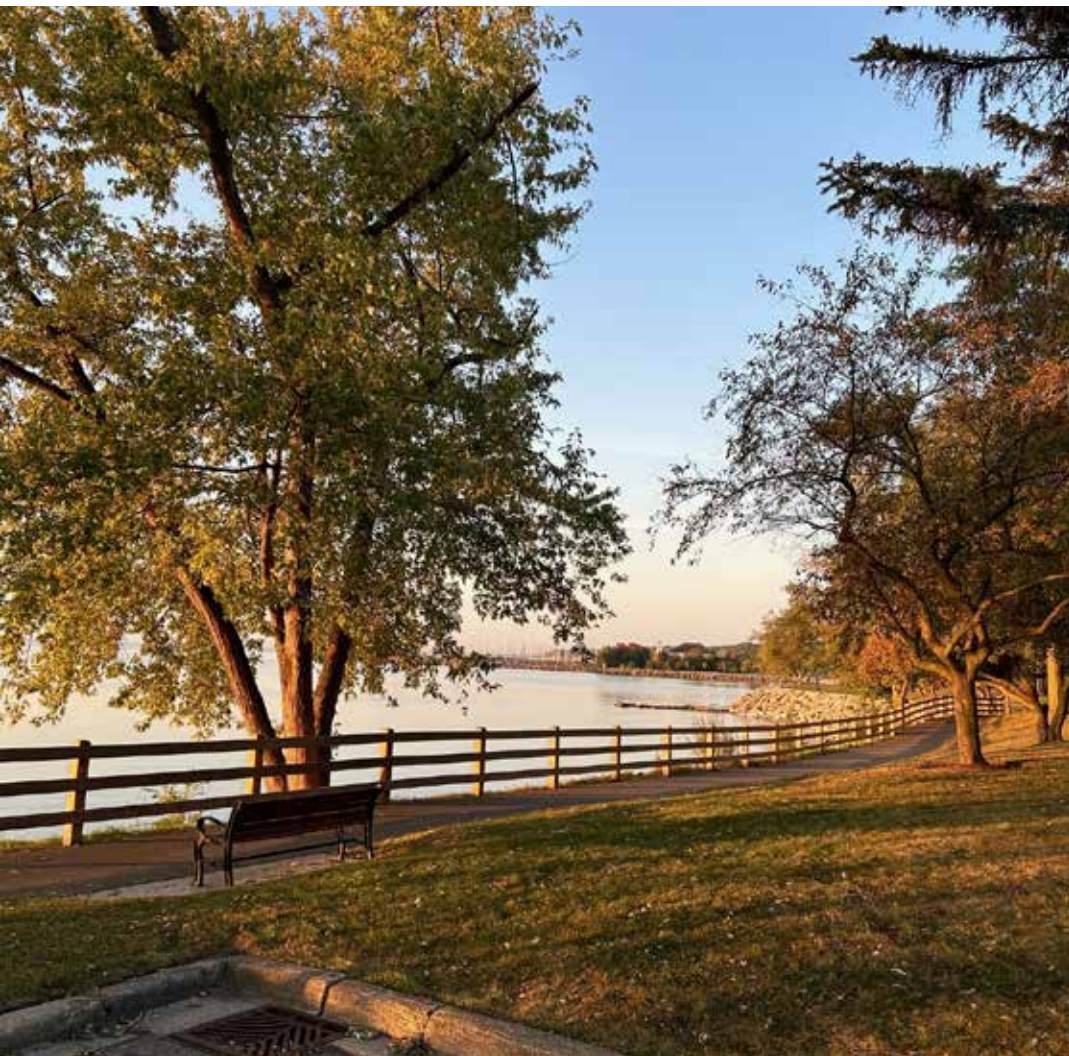
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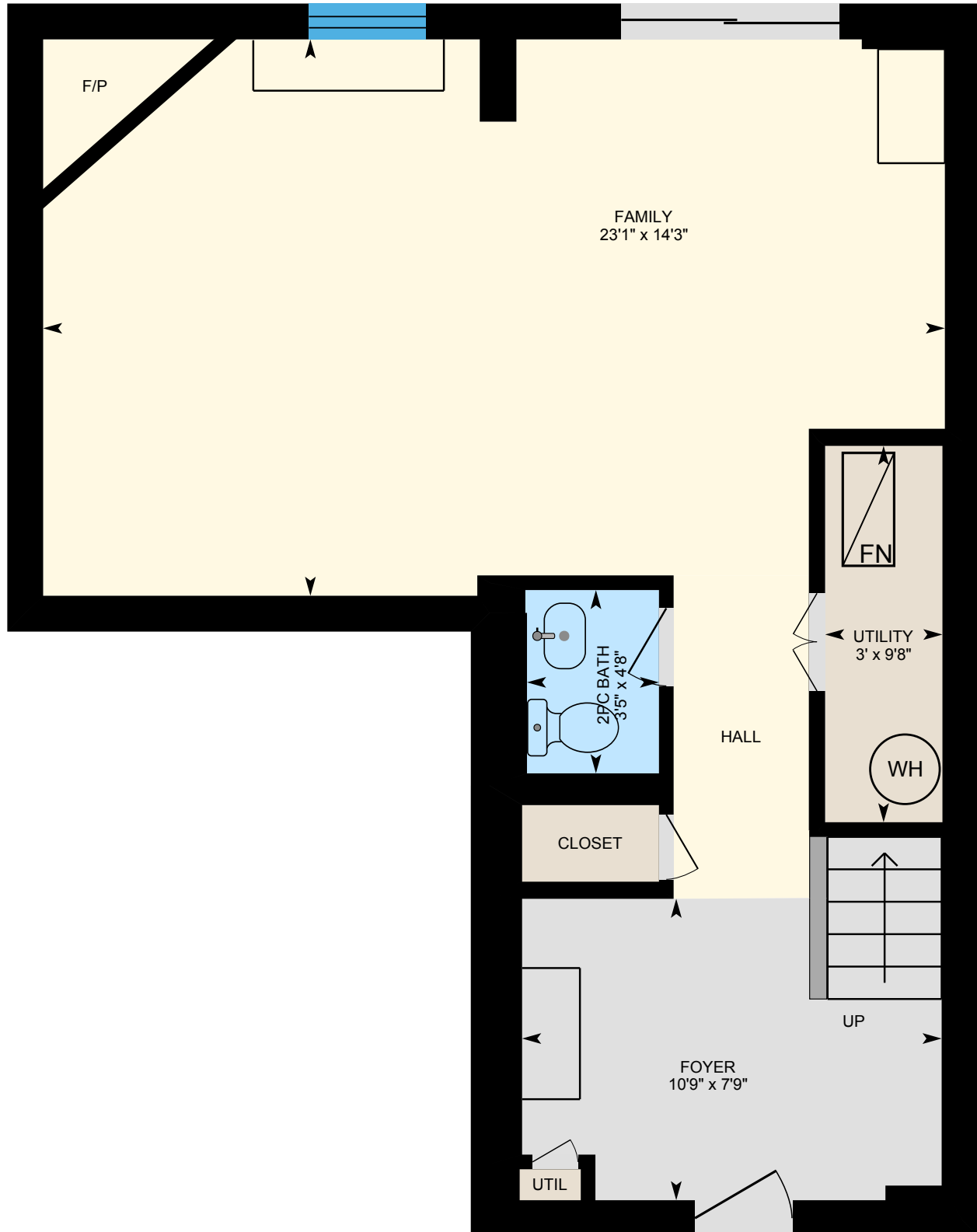




# Floor Plan

Approx. 2,197 Sq.Ft.

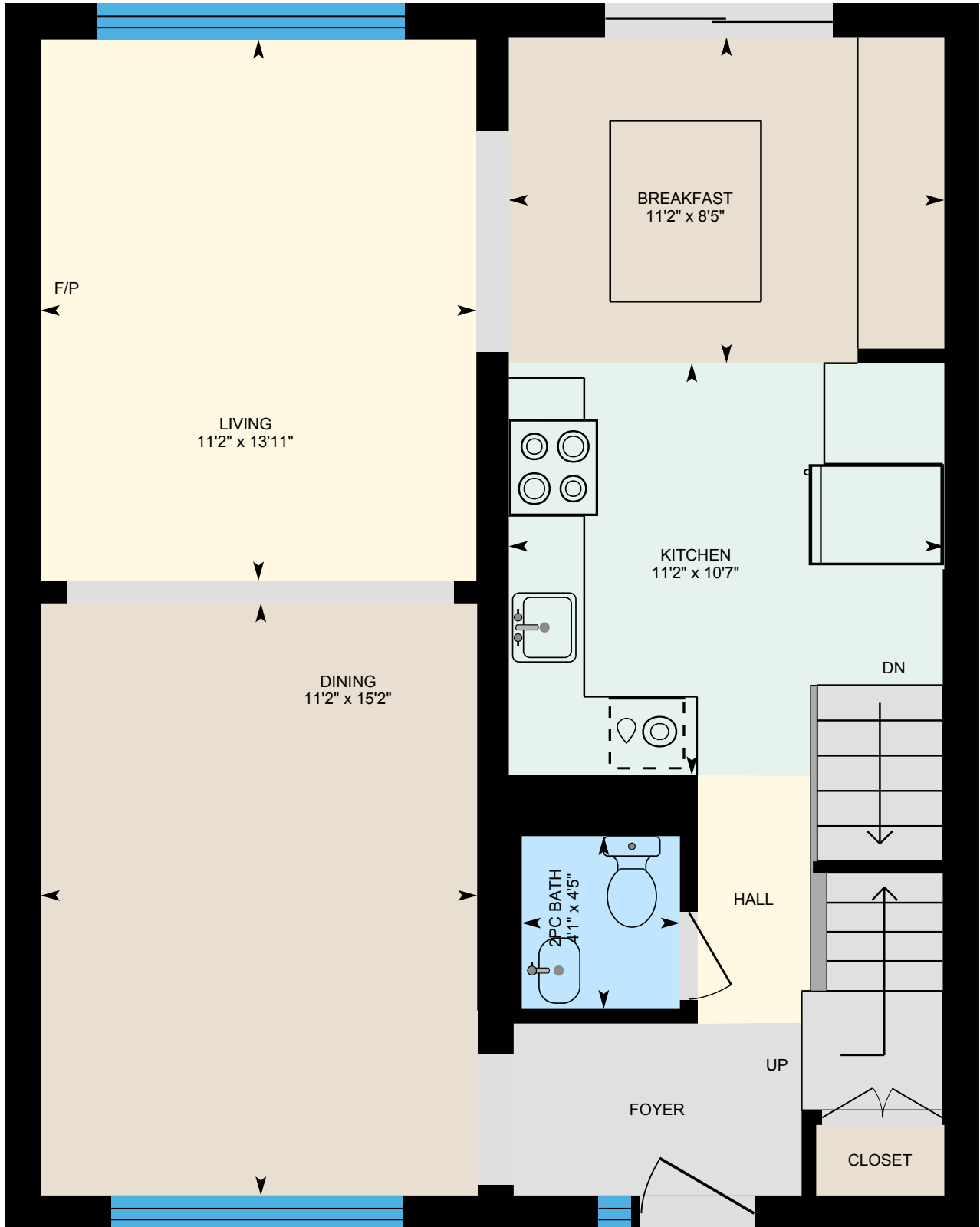
## Main Level





# Floor Plan

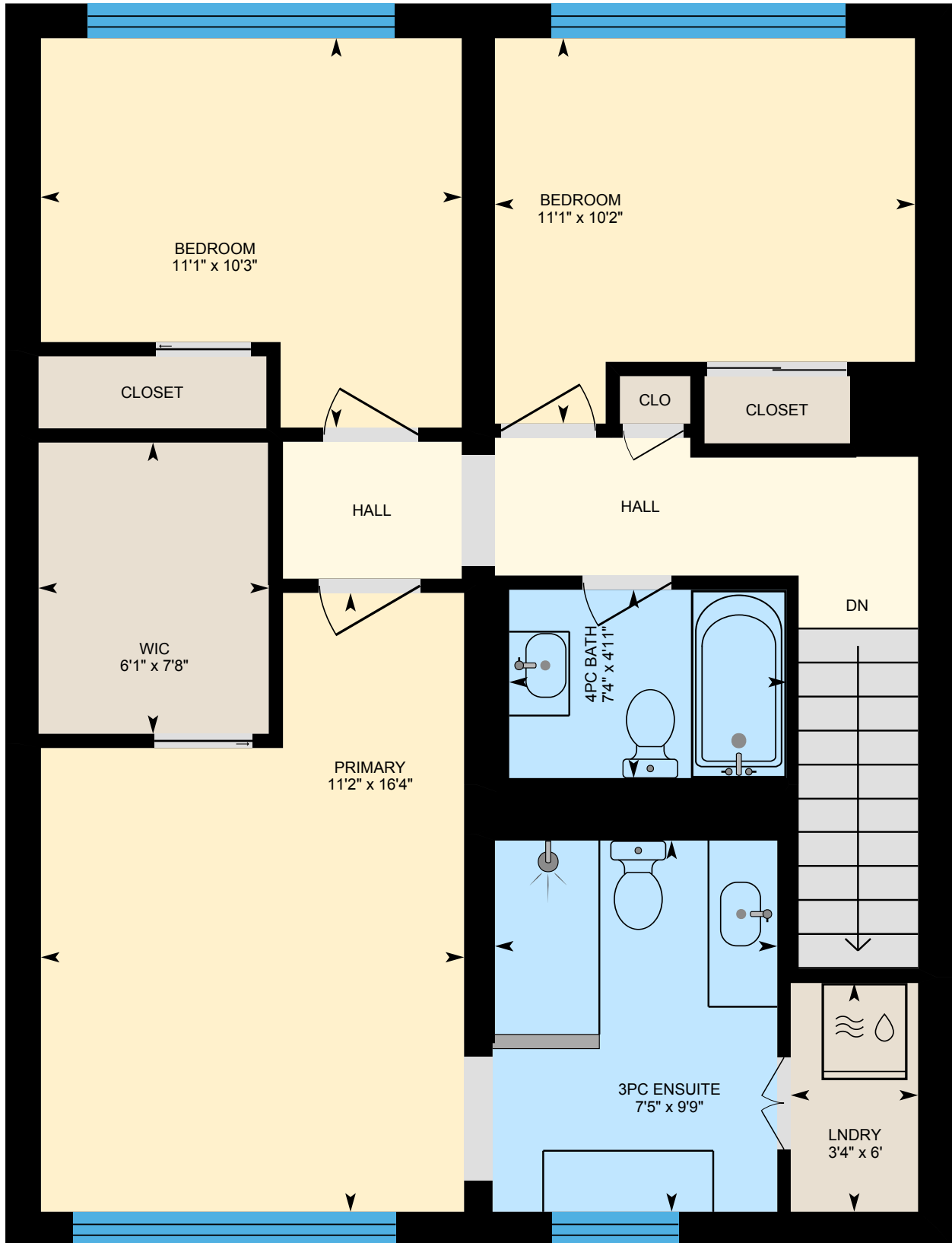
## Second Level





# Floor Plan

## Third Level





# Neighbourhood Report

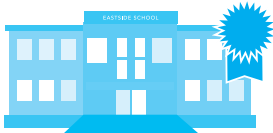
**2098 Marine Drive**  
**Oakville, ON**  
**HOODQ ADDRESS REPORT™**

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<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

### ÉE 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.



### Water's Edge Park

2070 Water's Edge Drive



1 min



### Bronte Athletic Park

2184 Hixon Street



6 mins



### Thornlea Park

2062 Thornlea Drive



5 mins

## FACILITIES WITHIN A 20 MINUTE WALK

- |                    |                       |
|--------------------|-----------------------|
| 3 Playgrounds      | 1 Community Centre    |
| 1 Pool             | 1 Sports Court        |
| 1 Basketball Court | 2 Trails              |
| 2 Ball Diamonds    | 1 Fitness/Weight Room |
| 2 Sports Fields    |                       |

## 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 34 minute walk away.



### Nearest Rail Transit Stop

Bronte GO



### Nearest Street Level Transit Stop

Lakeshore Rd West + Windsor Gate



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 7.55km.



### 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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# View Online



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Property Webpage

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3D Virtual Tour

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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, stove, built-in microwave, built-in dishwasher, washer & dryer, all electric light fixtures and all window coverings

**Legal Description:** UNIT 6, LEVEL 1, HALTON CONDOMINIUM PLAN NO. 70 ; PT LTS 26 & 27 CON 4 S DUNDAS ST, FORMERLY TWP TRAFALGAR, PTS 1, 2 & 5 20R2688, AS IN SCHEDULE 'A' OF DECLARATION H104147 TOWN OF OAKVILLE

**Property Taxes:** \$4,966.00 for 2024

**Possession:** 60 plus days

**Deposit:** 5%

**Square Footage:** Approximately 2,197

**Condo Fee:** \$734.85 includes building insurance, building landscaping, common elements, roof, windows, doors, deck and visitor parking

**Rental:** Hot Water Tank

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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