



708 - 2185 Marine Drive, Oakville

**SULLIVAN**

— REAL ESTATE —





Luxury, location and carefree living in this stunning renovated (2022) showstopper boasting luxurious quality upgrades with lake view. You will marvel at this gorgeous, renovated two-bedroom and den corner suite offering 1,574 square feet of modernized living space. This chic unit presents an open concept floor plan ideal for entertaining and everyday life. Outfitted with floor to ceiling windows, smooth ceilings, pot lights, custom blinds (one on remote) and California style shutters, quality light fixtures, and custom doors including sliding barn doors.

The large welcoming foyer takes you to the heart of the home. The well-appointed kitchen features ample cabinetry, pull-out drawers, quartz counters, backsplash, undercabinet lighting, stainless steel appliances, a pot filler, centre island with breakfast bar and tons of storage. The generous-sized dining room with a custom railing, overlooks the sizeable living room presenting floor to ceiling windows and walk out to the balcony, complete with custom composite deck tiles, showcasing pretty views of Lake Ontario and tree top canopy. The convenient den is a perfect multi-purpose space. Spacious primary bedroom providing floor to ceiling windows, a glass sliding door walk-out to the balcony, sliding mirror closet doors, linen closet and a spa-inspired 3-piece ensuite with walk-in shower. The bright 2nd bedroom offers floor to ceiling windows and tranquil views of the Niagara Escarpment. Fabulous 4-piece bathroom with built-in niche, handy in-suite laundry room and good-sized storage room complete this beautiful unit. Three heating/cooling systems installed 2022. One owned underground parking space and exclusive use locker.

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

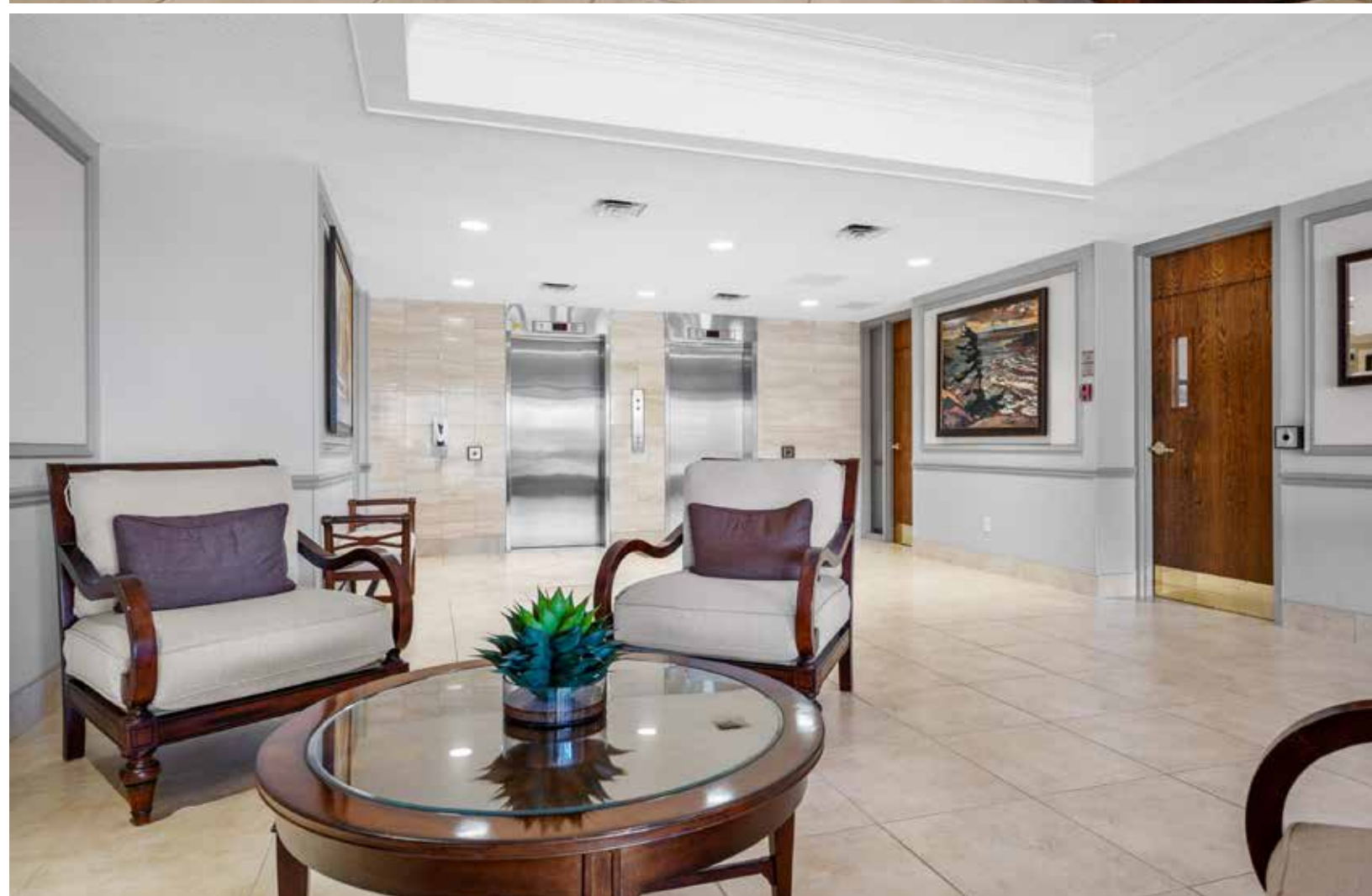
Welcome to the coveted adult lifestyle community at 'Ennisclare on the Lake' located in sought after Bronte Village within walking distance to the lake, harbour and marina, trails and parks, restaurants, cafes and shopping. Easy access to GO train, major highways and downtown Oakville.

An abundance of space, quality and luxury with lake views. This home has it all!



























---

# SULLIVAN

REAL ESTATE

---









---

**SULLIVAN**

REAL ESTATE

---





















SULLIVAN

REAL ESTATE

















## 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)



# 708 - 2185 Marine Drive, Oakville

Approx. 1,574 sq. ft. plus large 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



1 min

### Water's Edge Park

2070 Water's Edge Drive



2 mins

### Donovan Bailey Park

465 Bronte Rd



2 mins

### FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds

1 Pool

1 Rink

1 Ball Diamond

1 Sports Field

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



2 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 7.41km.



### 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, stove, built-in dishwasher, microwave, washer & dryer, all electric light fixtures, all window coverings, small shelves in bedroom, cabinet in laundry room, mirror in hallway & balcony deck tiles

**Legal Description:** UNIT 8, LEVEL 7, 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:** \$4,313.00 for 2024

**Possession:** Flexible

**Square Footage:** Approximately 1,574 sq. ft. plus large balcony

**Deposit:** 5%

**Condo Fee:** \$1,219.85 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 #A93

**Locker:** Exclusive use - Room #5 - locker #105

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

