



1407 - 2185 Marine Drive, Oakville

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— REAL ESTATE —









Experience the perfect blend of luxury, lifestyle, and location in this beautiful corner suite at the sought-after Ennisclare on the Lake with stunning views of Lake Ontario. Presenting 1574 sq. ft. of thoughtfully designed living space, this two-bedroom plus den updated residence boasts elevated comfort. The open-concept layout is ideal for both entertaining and everyday living, featuring floor-to-ceiling windows, upgraded light fixtures, custom window coverings and three walk-outs to the balcony.

The spacious foyer welcomes you into the heart of the home: a chef-inspired kitchen complete with ample cabinetry and counters with pull-out drawers, pantries, stainless steel appliances, under-cabinet lighting, modern backsplash, and a central island with breakfast bar. Adjacent to the kitchen, the open dining area is accented with a custom railing and flows effortlessly into the bright living room hosting a wood burning fireplace (converted with an electric insert). Step out onto your generous-sized balcony to enjoy peaceful views of the lake and tree top canopy. The versatile den offers flexibility to serve as a home office, tv room, or hobby space.

The primary suite offers a tranquil retreat featuring private balcony access, multiple mirrored closet doors, and a luxurious spa-inspired ensuite complete with a walk-in shower. Wake up to breathtaking lake views right from your bedroom. The second bedroom is equally bright and inviting, also showcasing stunning views of the lake. A stylish four-piece bathroom, in-suite laundry room and a generous storage room complete this well-appointed living space. Heating/cooling units (installed in 2022). This home also comes with two owned, premium-located underground parking spaces and an exclusive-use storage locker.

Residents enjoy a wealth of amenities, including an indoor pool, exercise room, saunas, library lounge, party room, billiards, indoor golf range, woodworking and paint rooms, squash court, craft and ping pong rooms, tennis/pickleball courts, outdoor seating areas, and more. Vibrant social activities bring the community together. Ideally located in desirable Bronte Village just a short stroll to the lakefront, marina, scenic trails, shops, cafés, restaurants and amenities. Easy access to the GO train, major highways, and downtown Oakville make commuting a breeze.

This is more than a home - it's a lifestyle. Don't miss your chance to enjoy carefree, upscale living by the lake.





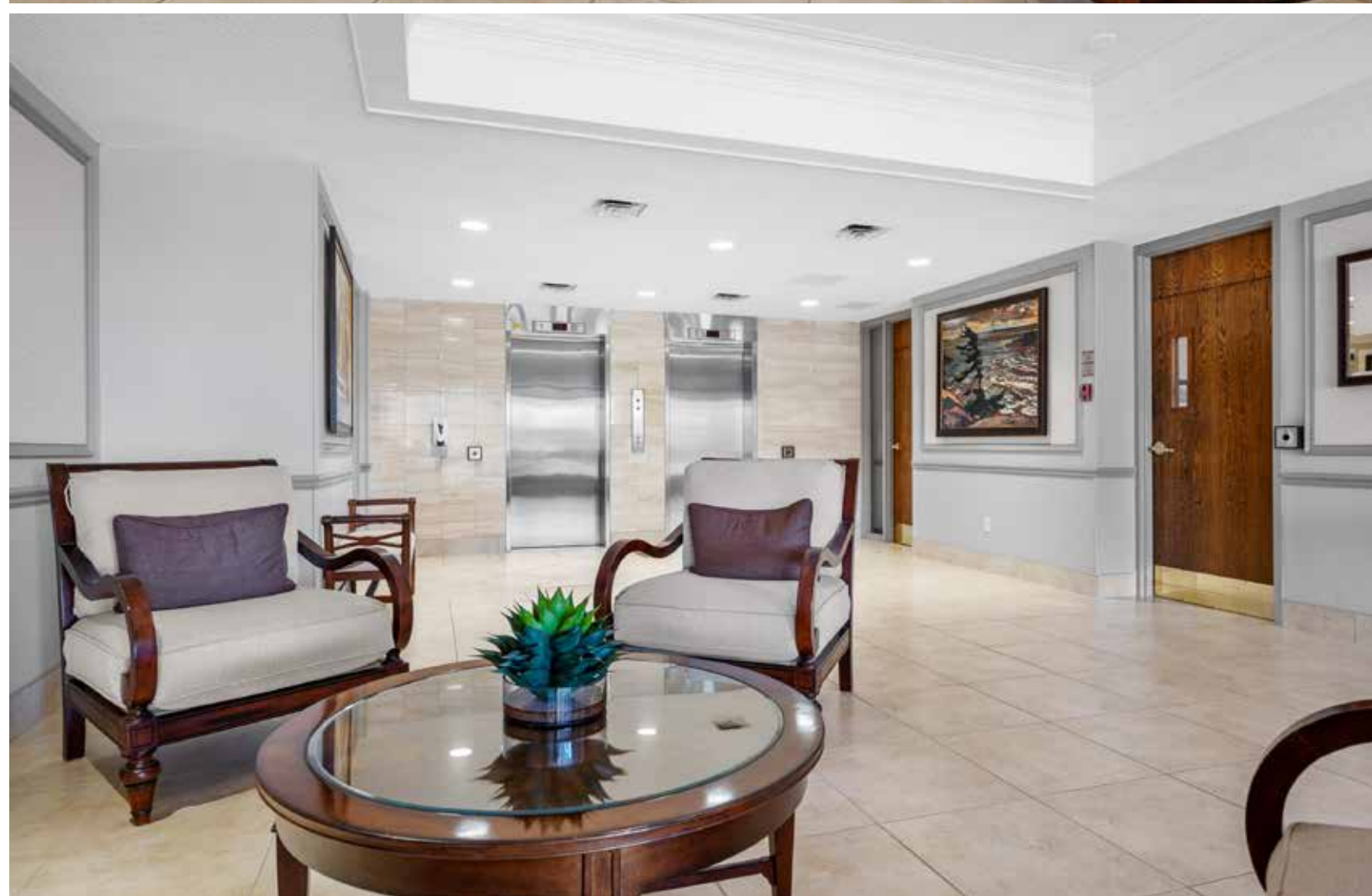


















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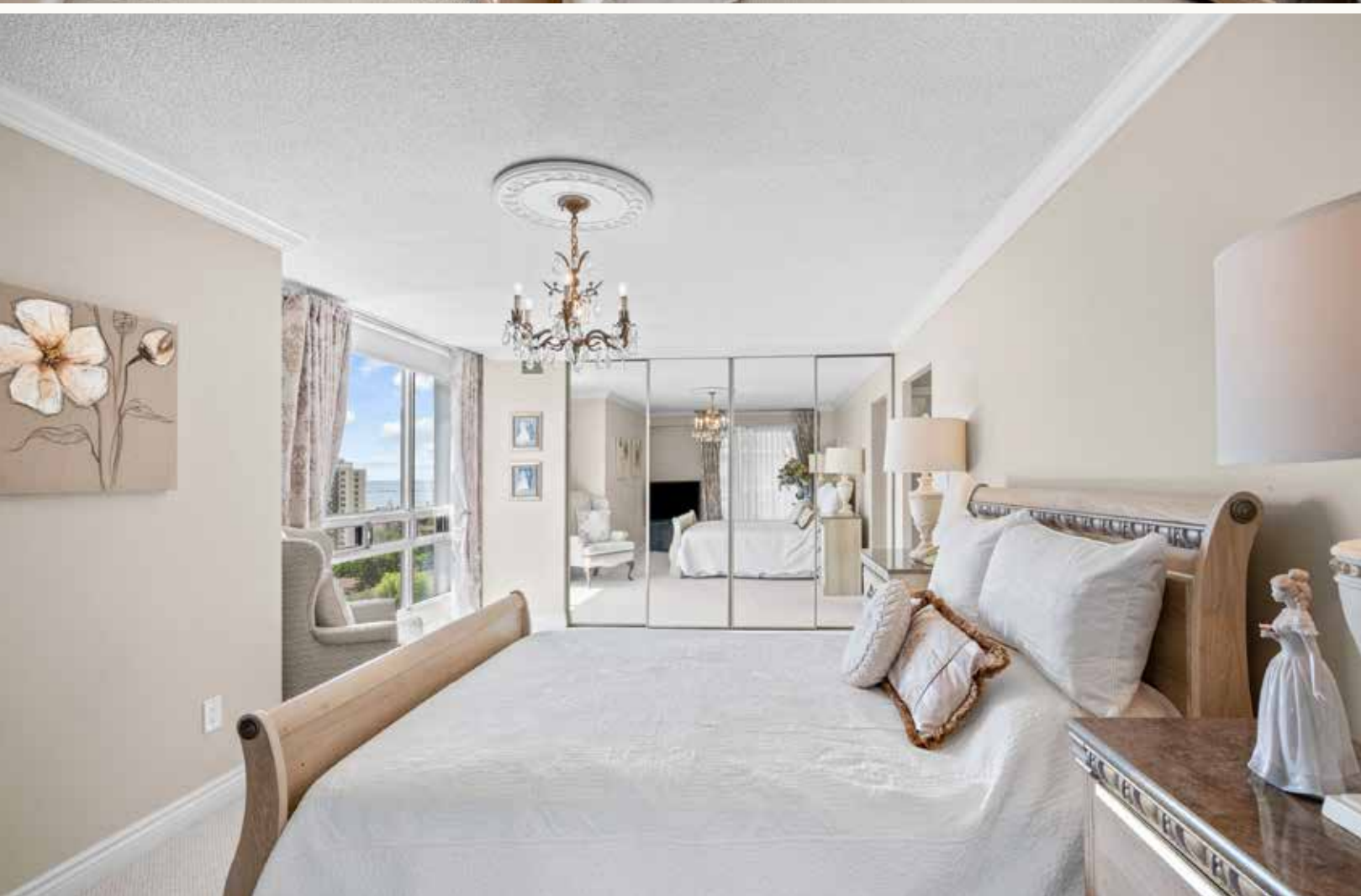


















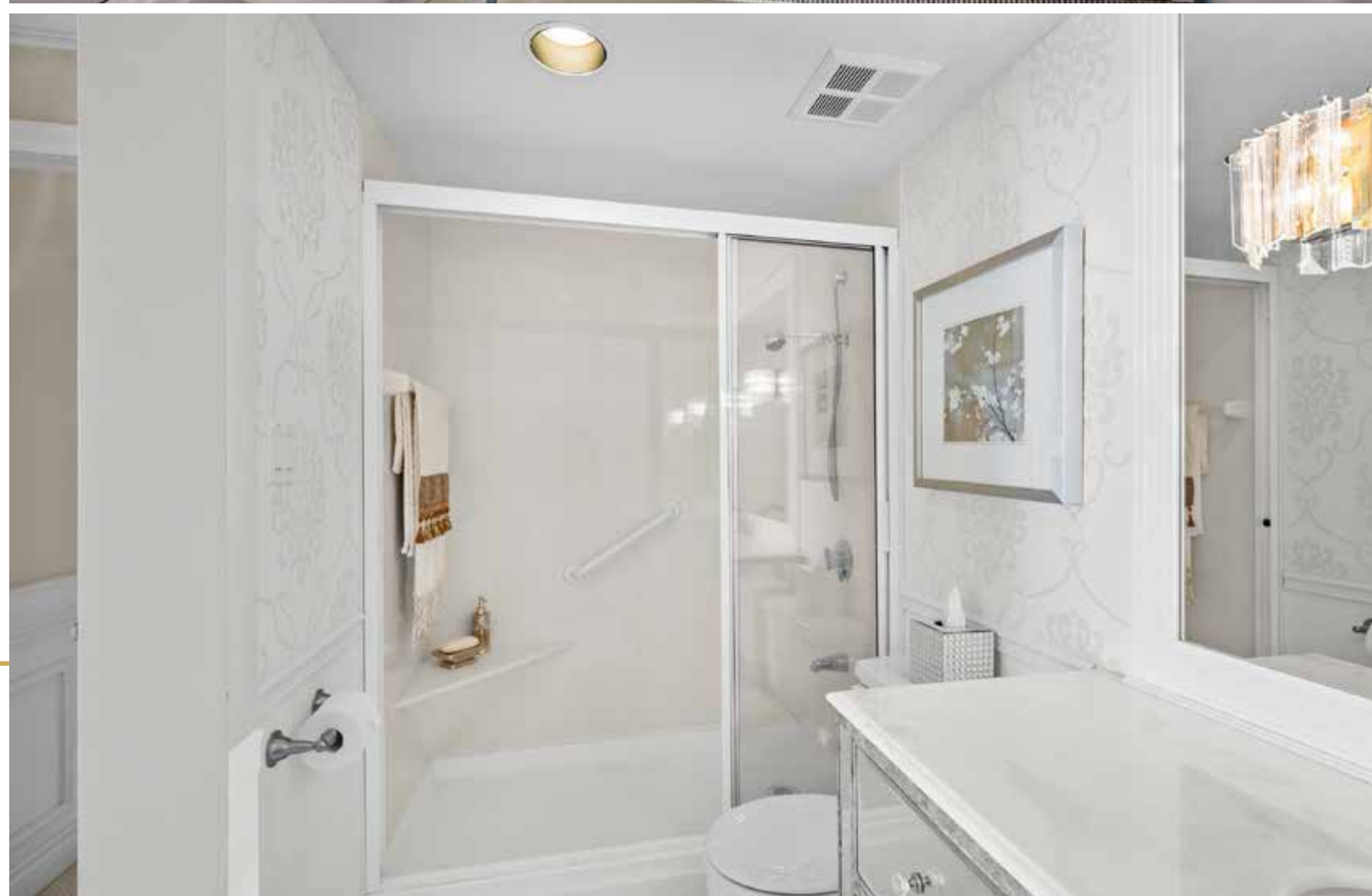


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## 2175 & 2185 Amer

- 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)









# 1407 - 2185 Marine Drive, Oakville

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



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# 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

### 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.



### 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 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



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

**Legal Description:** UNIT 7, LEVEL 13, 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:** \$4,590.00 for 2025

**Possession:** Flexible

**Square Footage:** Approximately 1,574 sq. ft. plus large 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 #A78 & A79

**Locker:** Exclusive use - Room #5 - locker #86

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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**For Royal LePage**  
**2023**



Royal LePage Real Estate Services Ltd., Brokerage



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