



903 - 2175 Marine Drive, Oakville

**SULLIVAN**

— REAL ESTATE —





Enjoy elevated living in this impeccably updated luxury suite, showcasing sweeping views of Lake Ontario and the Niagara Escarpment from every room. Offering approximately 1,538 square feet of well-designed living space, this two-bedroom plus den residence boasts a bright, open-concept layout perfect for entertaining or relaxed daily living. The home features hand-scraped, wire-brushed hardwood flooring, upgraded light fixtures and ceiling fans, California-style shutters, expansive floor-to-ceiling windows, smooth ceilings, tasteful neutral décor, and so much more. Three separate walkouts lead to a generous 160 square foot balcony, creating seamless indoor-outdoor living with tranquil lake vistas.

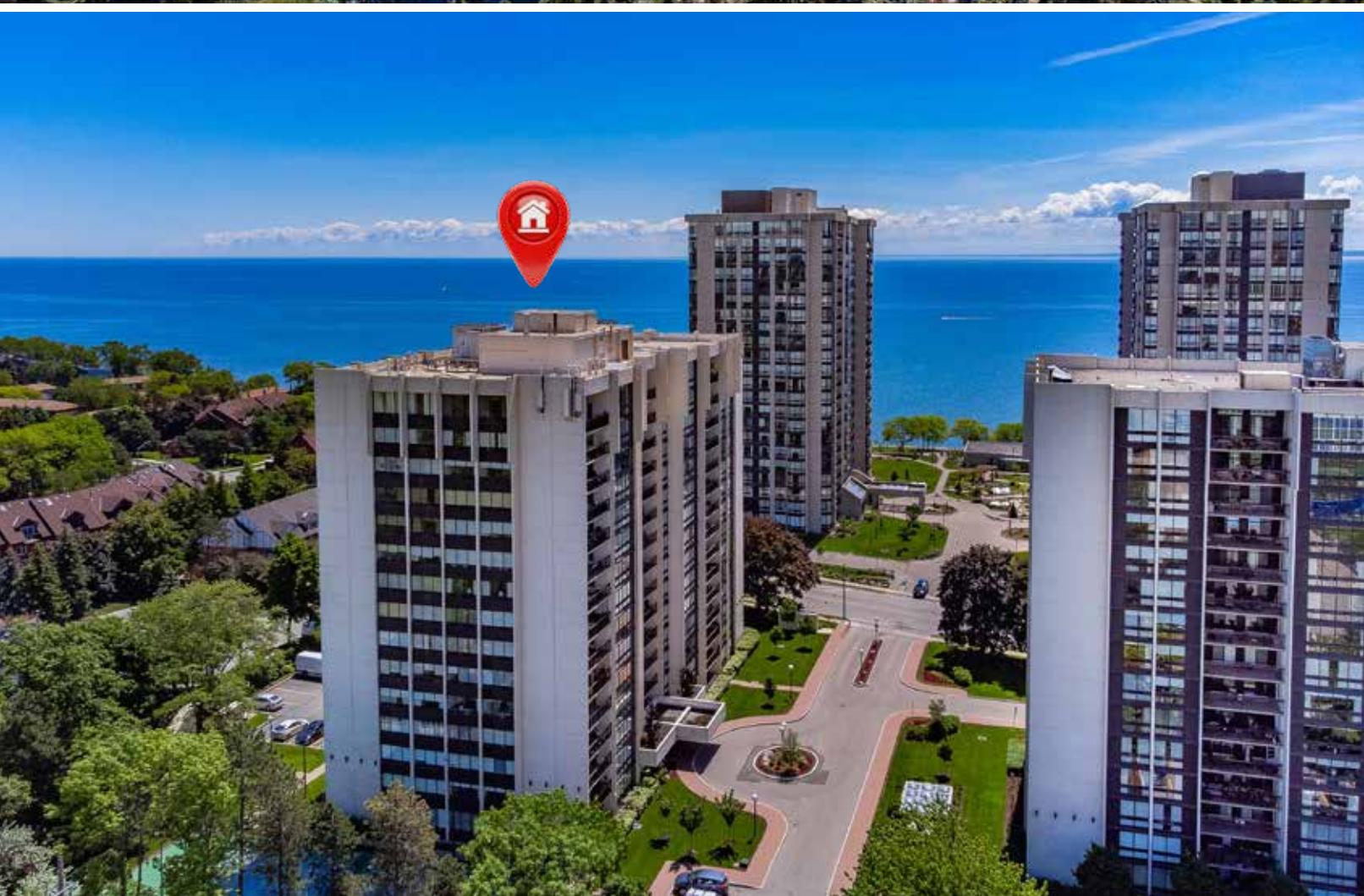
At the heart of the home is the beautiful well-appointed designer kitchen boasting an impressive, coffered ceiling with pot lights, solid maple cabinetry with pull-out drawers, pantry storage, quartz countertops and backsplash, stainless steel appliances, and a convenient centre island with breakfast bar. The open dining area flows effortlessly into the oversized living room, ideal for hosting or everyday life. The versatile den offers flexibility as a home office, TV room, or guest space.

The private primary suite is a true retreat, hosting a sitting lounge, a spa-inspired four-piece ensuite, and multiple closets for exceptional storage. A bright second bedroom with access to the balcony, gorgeous three-piece guest bathroom, and a spacious laundry/storage room complete this outstanding layout that balances style and function. Heating and cooling systems were updated in 2022. Included are one owned underground parking space and an exclusive-use storage locker.

Residents enjoy extensive building amenities, including an 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 and more. Fabulous outdoor amenities include stunning gardens with seating areas, tennis/pickleball court, bocce ball area, and visitor parking.

Situated in the desirable “Ennisclare on the Lake” complex in Bronte Village just steps away from the lake, Bronte Harbour and marina, parks and trails, shopping and amenities, cafes and restaurants, with easy access to the GO station and downtown Oakville.

This well-crafted home truly embodies quality and modern luxurious lakeside living.









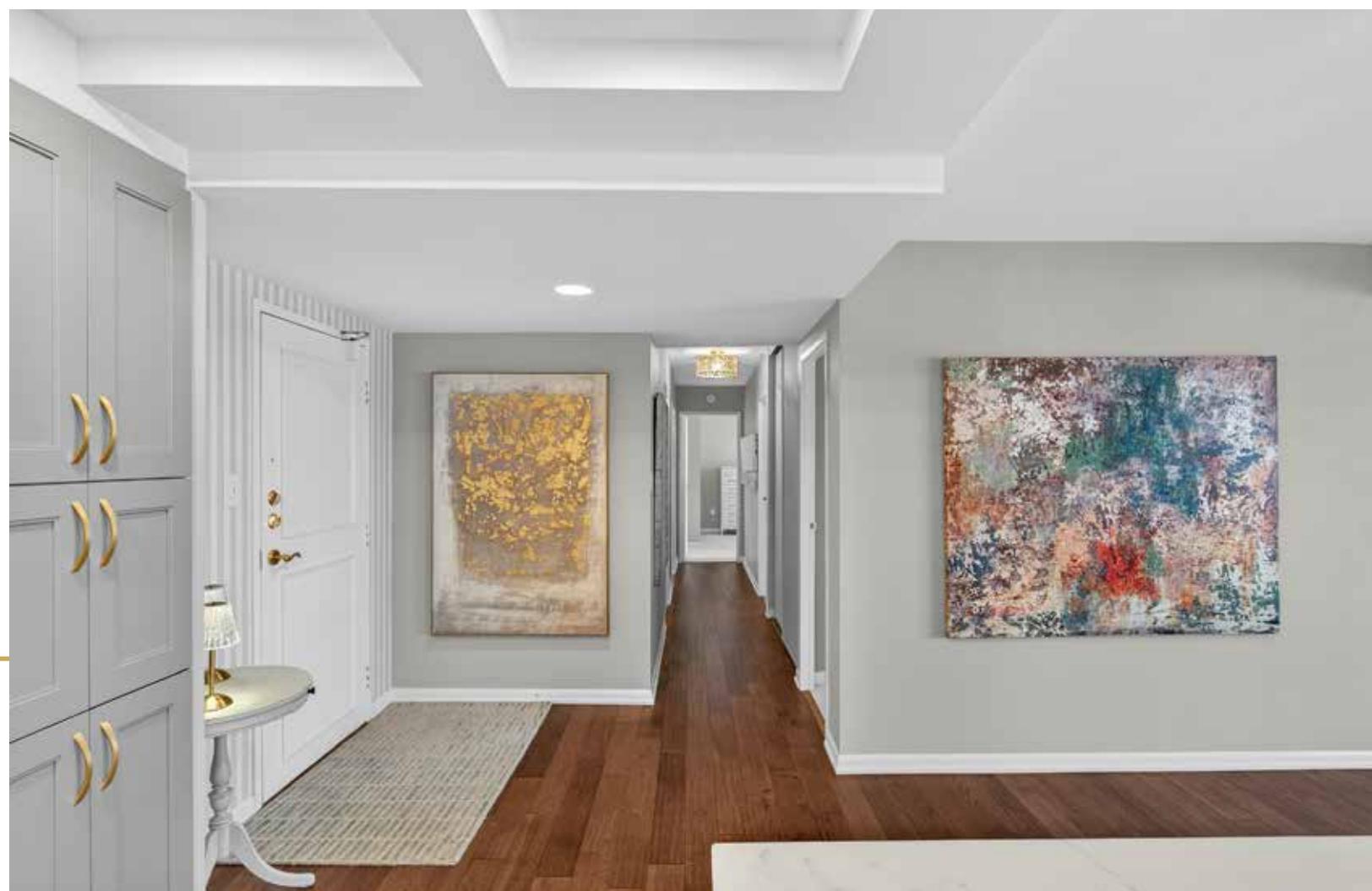


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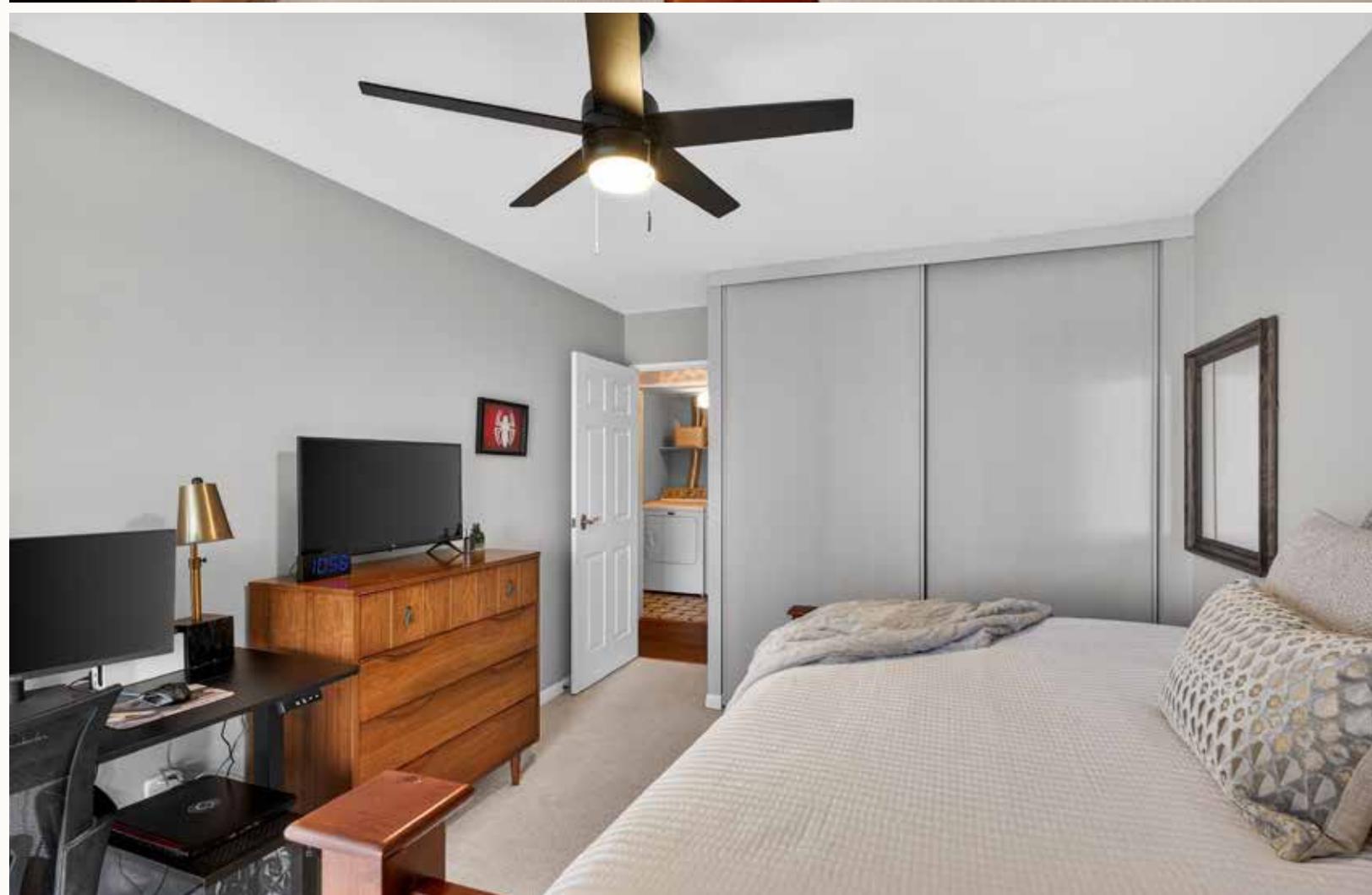
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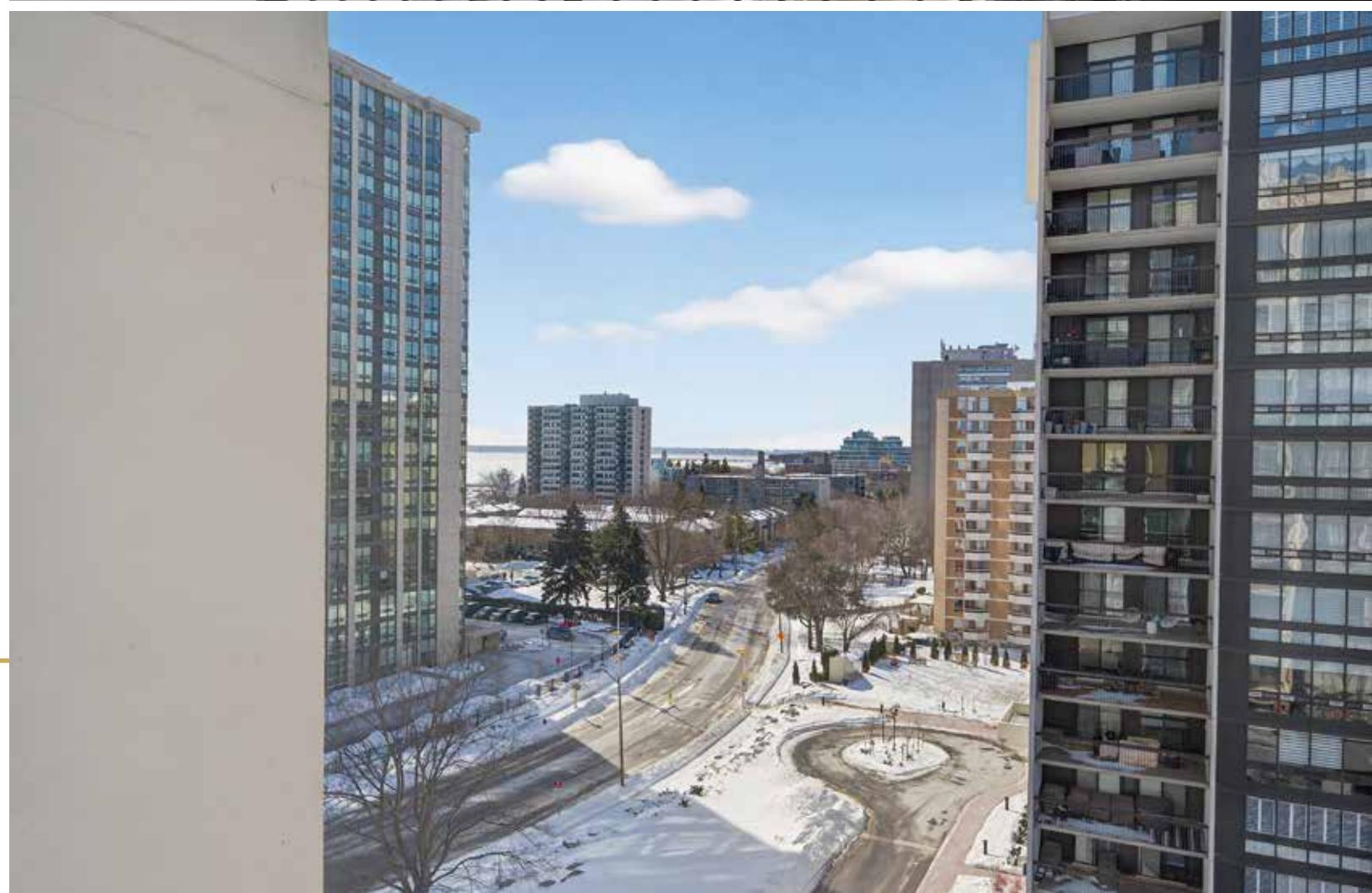


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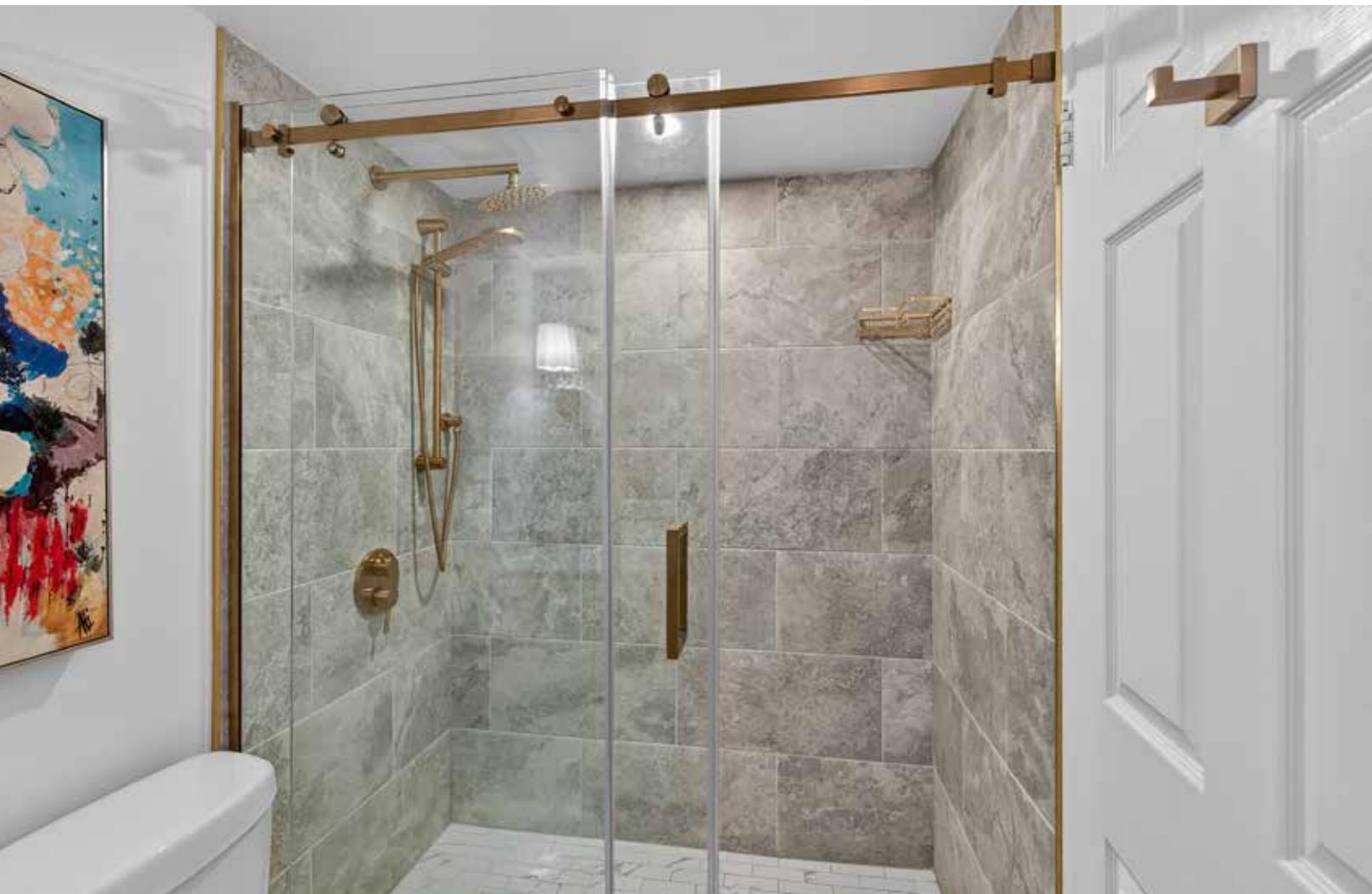
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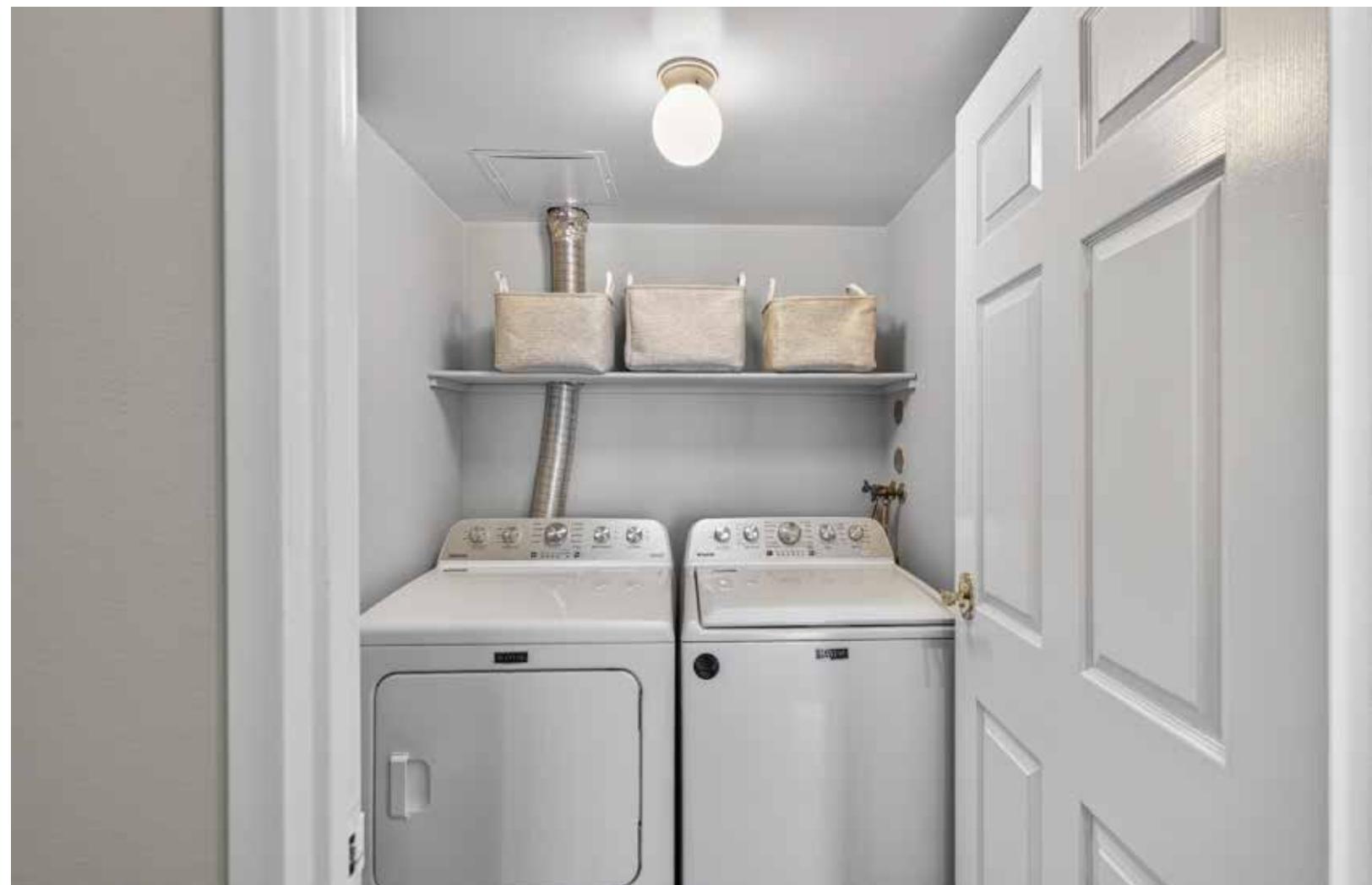
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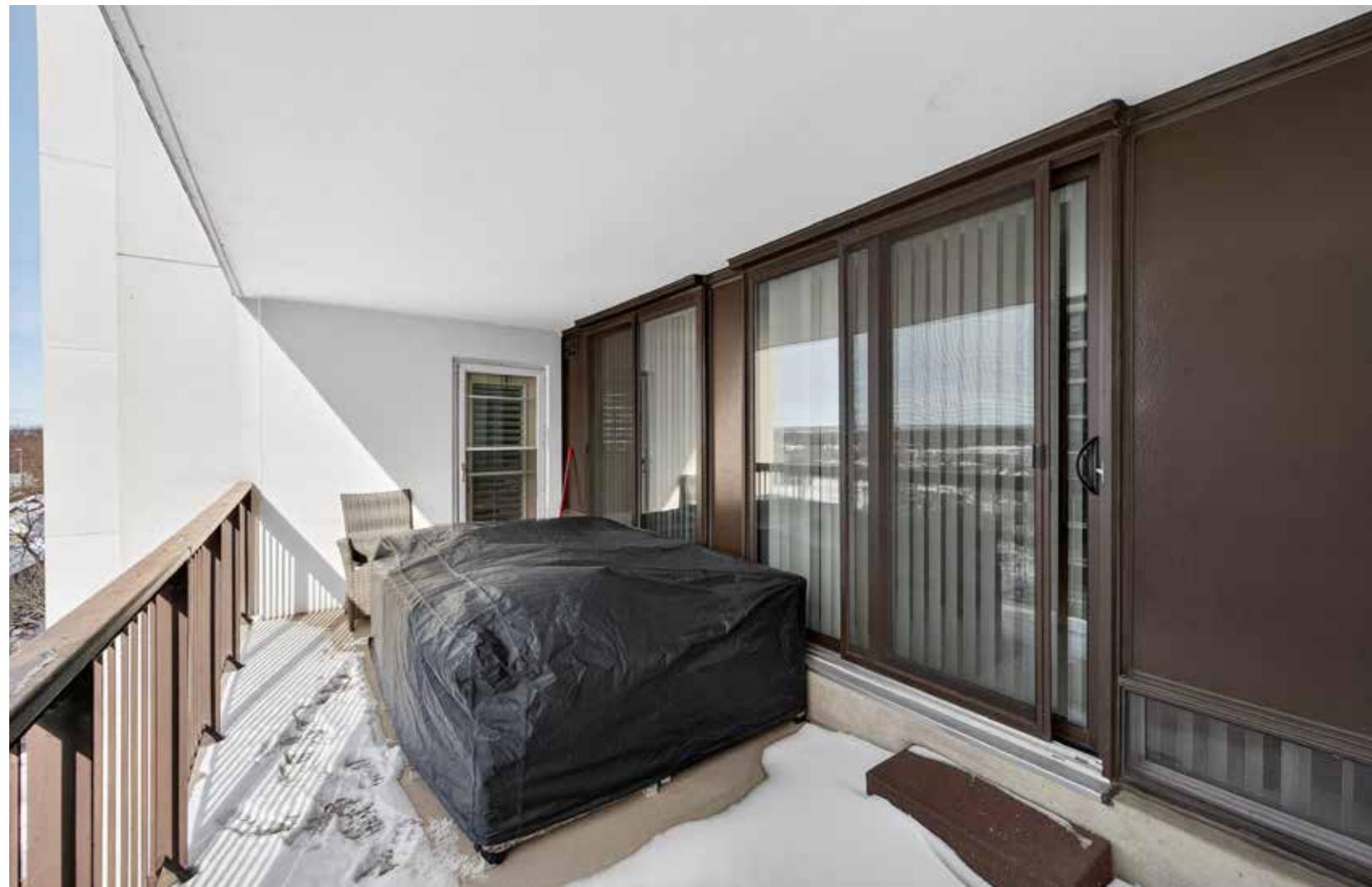
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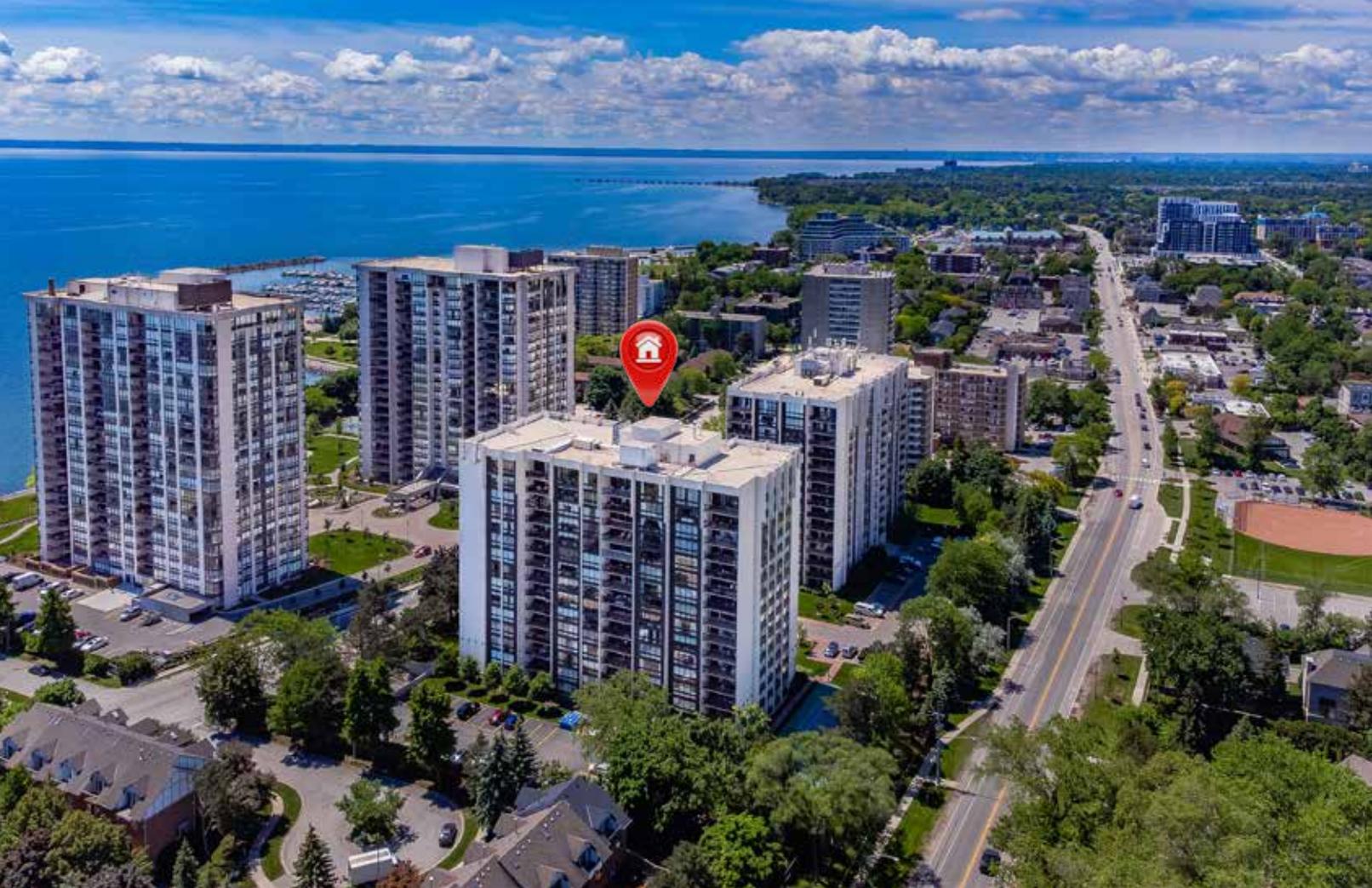
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## 2175 & 2185 Amer

- 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 Amenities

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





# 903 - 2175 Marine Drive, Oakville

Approx. 1,538 sq. ft. plus large balcony



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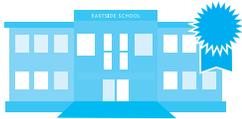
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# Neighbourhood Report

903 - 2175 Marine Drive, Oakville

## SCHOOLS

With excellent assigned public schools very close to this home, your kids will get a great education in the neighbourhood.



### Nearby Schools

#### 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 Gaéтан Gervais

Designated Catchment School  
Grades 7 to 12  
1055 McCraney St E

## PARKS & REC

This home is located in park heaven, with 3 parks and 8 recreation facilities within a 20 minute walk from this address.



#### Bronte Athletic Park

2184 Hixon Street

1 min

#### Donovan Bailey Park

465 Bronte Rd

2 mins

#### Water's Edge Park

2070 Water's Edge Drive

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 rail transit stop is only 2.4 km away, and the nearest street transit stop is a minute walk away.

**Nearest Rail Transit Stop**  
Bronte GO

**Nearest Street Level Transit Stop**  
Lakeshore Rd West west of Solingate Dr

1 min

## 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 7km.

**Halton Healthcare - Oakville Trafalgar Memorial Hospital**  
3001 Hospital Gate

**Fire Station**  
2535 Rebecca Street

**Police Station**  
2485 North Service Rd W



## Property Details

**Inclusions:** Fridge, stove, built-in dishwasher, microwave, washer & dryer, all electric light fixtures & all window coverings

**Legal Description:** UNIT 11, LEVEL 9, 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:** \$4,340.00 for 2025

**Possession:** Flexible

**Square Footage:** Approximately 1,538 sq. ft. plus large balcony

**Deposit:** 5%

**Condo Fee:** \$1,281.16 includes building insurance, common elements, exterior maintenance, heat, central air conditioning, hydro, water, basic cable tv, internet & visitor parking

**Pets:** Restricted - No Dogs

**Parking:** Owned underground #213A

**Locker:** Exclusive use - Room #3 - locker #171

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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Brokerage



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