



#403 - 2170 Marine Drive, Oakville

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— REAL ESTATE —





Experience the best of living at #403 – 2170 Marine Drive. Completely reimagined through a comprehensive renovation, this luxury suite boasts a redesigned layout to enhance flow and functionality, with impeccable attention to detail. Ceilings have been raised to maximize height in key areas, creating a bright, open, and airy feel rarely found in similar units. Significant upgrades include built-in storage solutions complemented by high-end quality finishes, custom millwork, and designer fixtures throughout. Finished with 7.5” Canadian ash hardwood flooring, smooth ceilings, crown moulding, custom 84” doors, and pot lighting.

The foyer features an extended-height closet with custom shelving, additional walk-in closet with custom built-ins, and a stylish niche with cabinetry and pot lights. The living room is a standout presenting a custom entertainment unit with floating shelves, a TV niche (up to 65”), and a Dimplex electric fireplace with mood settings. Enjoy floor to ceiling windows and a walk-out to the balcony. The kitchen is outfitted with custom white shaker cabinetry with glass doors and pull-outs, granite counters, porcelain backsplash, under-cabinet lighting, stainless steel appliances, raised ceiling, and porcelain tile flooring.

The primary retreat includes a fully customized walk-in closet, custom-designed wall sconces for enhanced lighting, and the sitting room floor was raised for improved accessibility. Fully redesigned ensuite with custom shower, vanity, and heated towel rack. The main bath is equipped with a custom vanity and niche with glass shelving, tiled tub surround, soaker tub and toilet, sconces, and raised ceiling. Both bathrooms have been fully reconfigured with upgraded plumbing and electrical, quartz counters, porcelain tile floors and sleek pocket doors. The second bedroom offers a built-in custom closet wardrobe with drawers, shelving, and hanging rods, along with a walkout to the balcony. A functional laundry room hosts custom cabinetry, sink with quartz counter, new washer and dryer, and an upgraded quiet ceiling fan.

Ennisclare II on the Lake offers residents access to an impressive array of amenities designed to enhance everyday living; indoor pool & hot tub, exercise rooms & saunas, club house with library overlooking the lake, party rooms, billiards, golf range, table tennis, workshop, art room, squash court, tennis court, outdoor seating areas, social activities, car wash, bike storage and visitor parking. With 24-hour security gate and secure underground parking for added convenience and comfort. (The windows have been recently replaced with energy-efficient LowE glass.) Please note this is a smoke free community and dogs are not permitted. 1 owned parking space and exclusive use locker.

Ideally situated on 5 acres of waterfront property in Bronte Village. Just moments from iconic landmarks like Bronte Harbour and Bronte Heritage Waterfront Park, this vibrant location puts you steps from dining, cafes, shopping, waterfront trails and so much more!

A thoughtfully crafted, one-of-a-kind residence with exclusive waterfront living!









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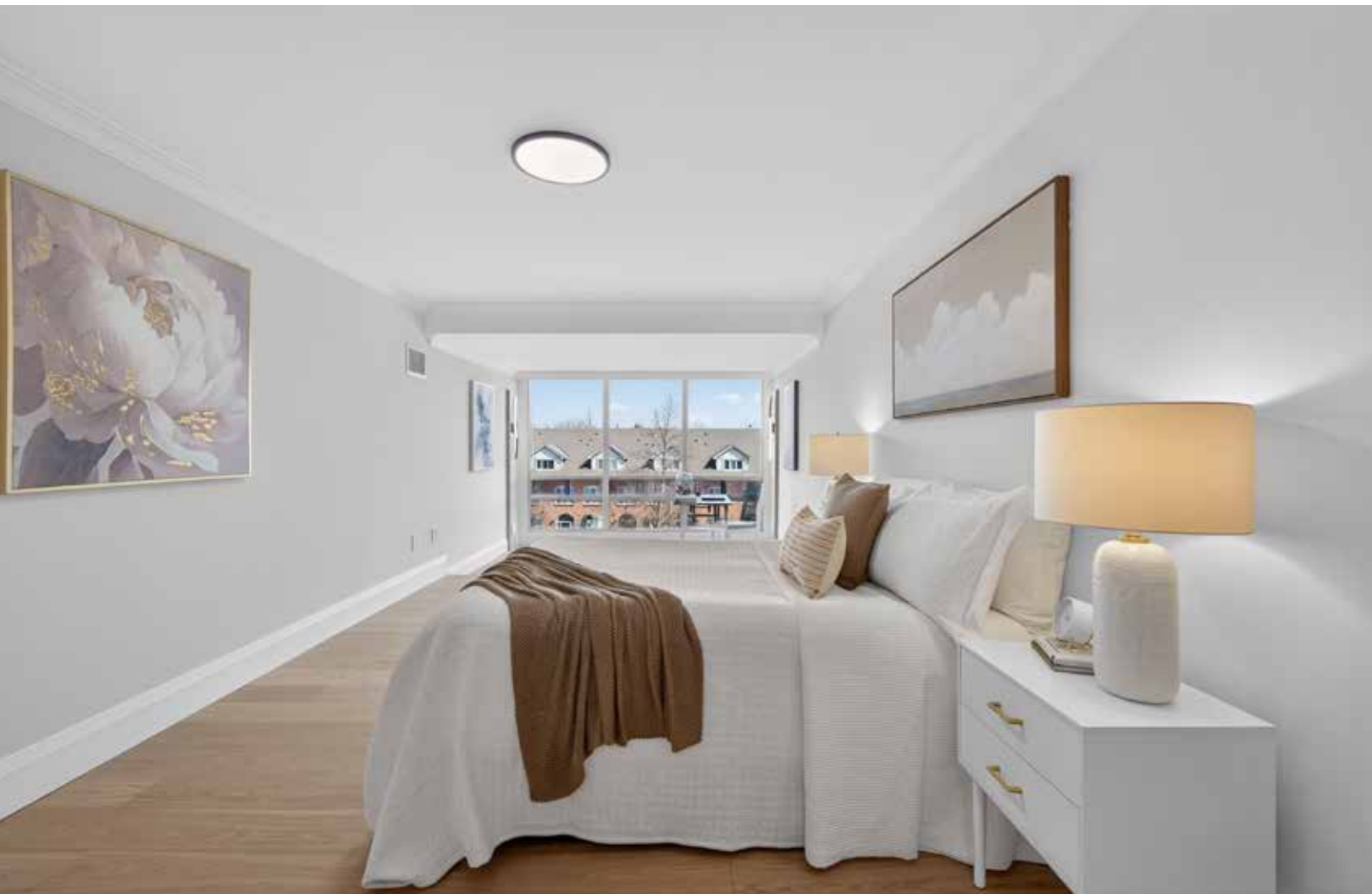
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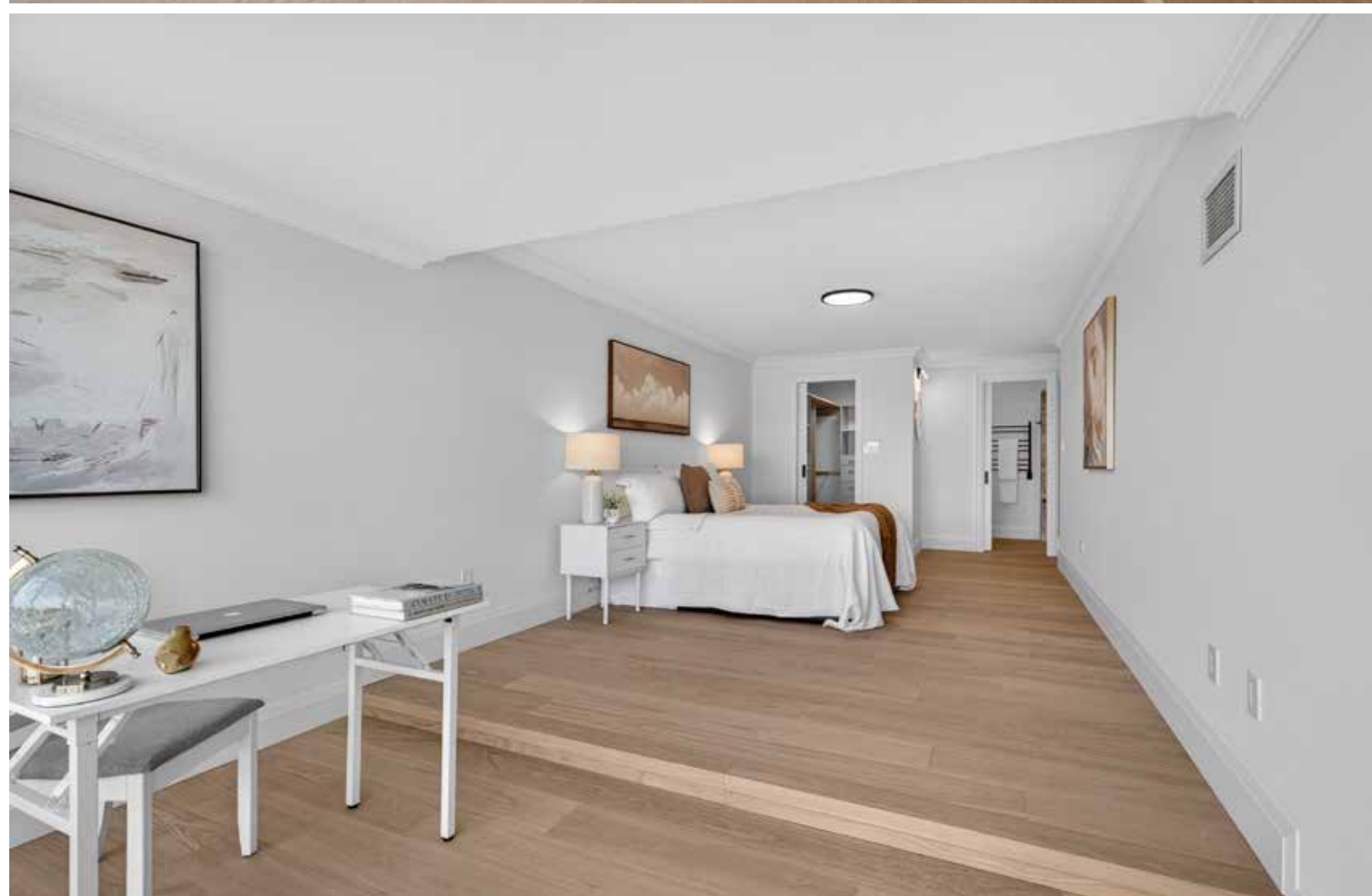


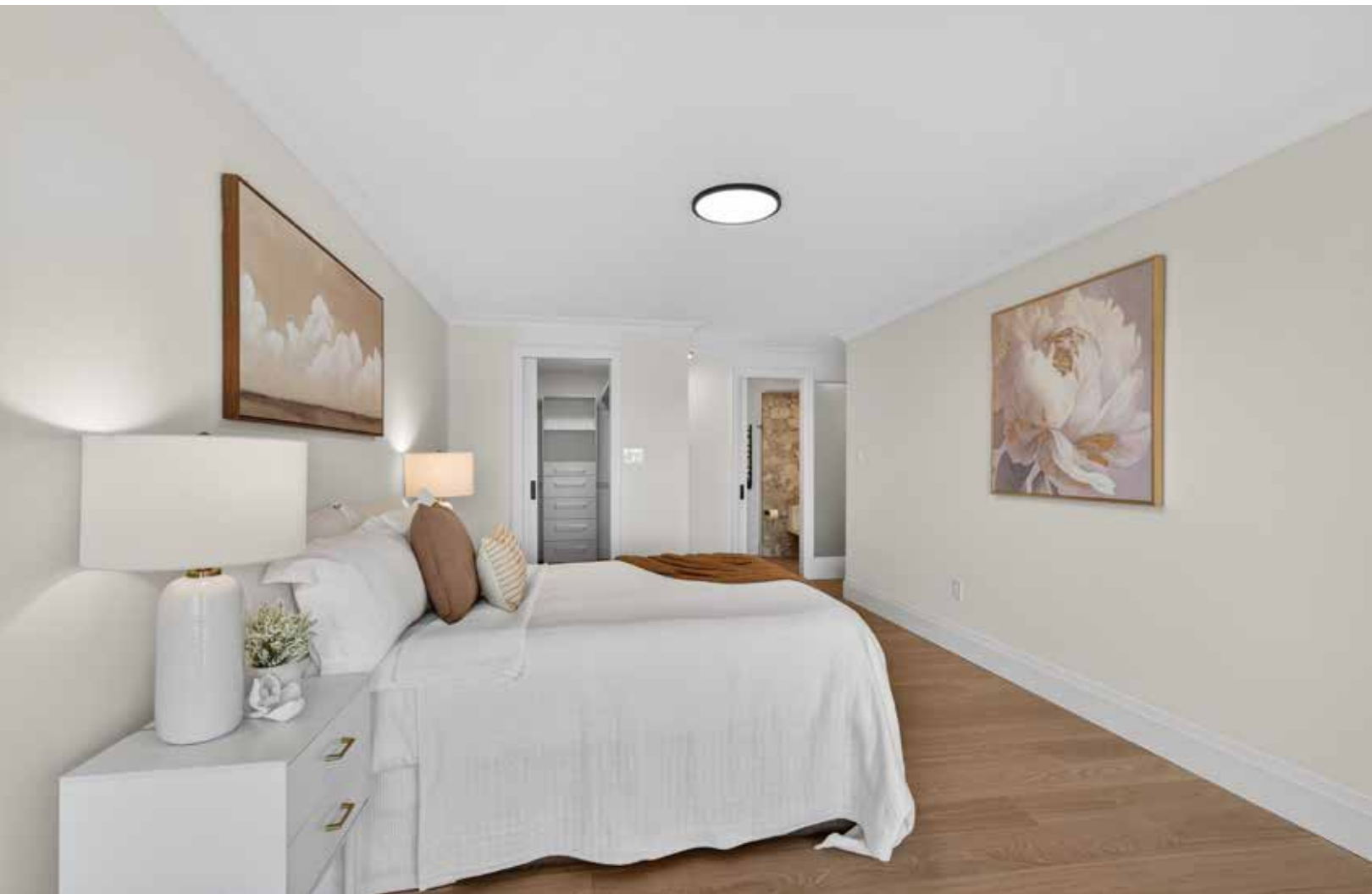




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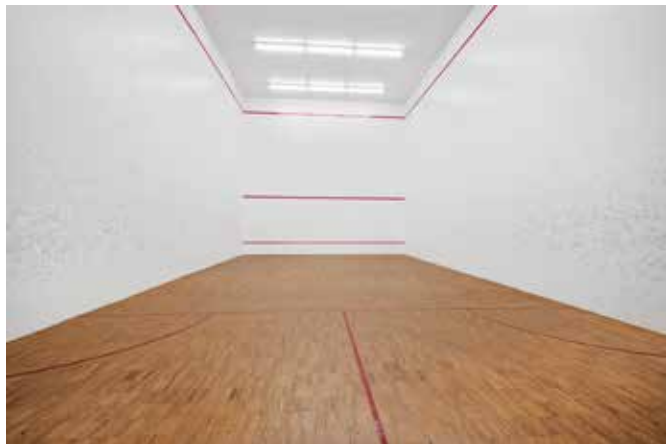






2170 & 2180 Extensive

- 24hr security & gate house
- Club house with kitchen
- Party rooms with kitchen
- Indoor pool and hot tub
- Men's & ladies exercise room
- Men's & ladies saunas
- Indoor golf range & squash
- Organized social activities



Marine Drive Amenities

- Woodworking shop
- Art room
- Billiards room
- Table tennis room
- Library
- Tennis court
- Car wash
- Bike storage



Interior Transformations & Fine Finishes

- 7½ inch Canadian Ash A grade double glued down hardwood floors
- Smooth ceilings complemented by elegant plaster crown moulding
- Custom 84” interior doors with upgraded hardware
- Ambient pot lighting with dimmer switches throughout
- Freshly painted with two full coats of primer and premium neutral finish

Grand Foyer

- Custom sliding closet doors with full-height expansion for enhanced storage including shoe rack
- Thoughtfully redesigned walk-in closet redesigned to maximum 8’ height with custom shelving and integrated electrical
- Architectural niche with built-in cabinetry, shelving, and accent lighting
- Open-concept enhancement with partial wall removal for improved flow and sightlines

Living & Entertaining

- Statement custom entertainment center with floating shelves, cabinetry, TV niche (up to 65”) and Dimplex electric fireplace (1500W) featuring four ambient mood settings
- Integrated accent lighting within step-down and light feature on wall

Chef’s Kitchen

- Custom white shaker kitchen with abundant cabinetry, glass feature doors, and premium pull-out storage
- Granite countertops paired with a sleek porcelain backsplash
- Under-cabinet lighting for both function and ambiance
- Stainless steel appliance package
- Raised ceiling height enhancing volume and light
- Porcelain tile flooring

Primary Retreat

- Spacious walk-in closet with custom organization system and 15 built-in drawers
- Sitting room floor was raised for improved accessibility
- Designer wall sconces
- Pre-wired media outlet for a clean, modern aesthetic

Interior Transformations & Fine Finishes

Spa-Inspired Ensuite

- Fully reimagined layout with upgraded electrical and plumbing systems
- Custom vanity with quartz countertop
- Oversized porcelain tile shower (24" x 48") with integrated bench
- Towel warmer and toilet
- Porcelain tile flooring
- Glass pocket door with sidelight detail
- Elevated ceiling height for an airy, luxurious feel

Second Bedroom

- Custom built-in wardrobe with integrated drawers, shelving, and hanging space

Main Bathroom

- Designer renovation with reconfigured layout and updated systems
- Custom vanity with quartz countertop and seven pull-out drawers
- Illuminated niche with glass shelving
- Large-format porcelain tile tub surround (24" x 48")
- Soaker tub and toilet
- Elegant wall sconces
- Porcelain tile flooring
- Raised ceiling height
- Space-saving pocket door

Laundry Suite

- Custom cabinetry with integrated sink and quartz countertop
- New washer and dryer
- Ultra-quiet ceiling fan
- Raised ceiling height for added openness

#403 - 2170 Marine Drive, Oakville

Approx. 1,615 Square Feet Plus Large Balcony

The Trafalgar '03'



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Property Details

Inclusions: Fridge, stove, built-in dishwasher, built-in microwave, washer and dryer, all electric light fixtures and electric fireplace

Legal Description: UNIT 3, LEVEL 4, HALTON CONDOMINIUM PLAN NO. 129 ; PT LT 27 CON 4 S DUNDAS ST, PTS 2 TO 6 20R5946, AS IN SCHEDULE 'A' OF DECLARATION H278917 TOWN OF OAKVILLE

Taxes: \$5,342.00 for 2025

Possession: Flexible

Square Footage: Approximately 1,615 plus large balcony

Deposit: 5%

Condo Fee Includes: \$1,583.39 includes building insurance, common elements, exterior maintenance, heat, hydro, water, central air conditioning, basic cable TV, high speed internet & visitor parking

Pets: Restricted – No dogs

NO SMOKING COMPLEX

Owned Underground Parking: #186A

Locker: Exclusive use - Room #3 Locker #106

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



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

