



1006 - 2175 Marine Drive, Oakville

**SULLIVAN**

— REAL ESTATE —





Wake up to breathtaking, uninterrupted views of Lake Ontario, the Toronto skyline, and lush treetops from this fantastic updated two-bedroom, two-bathroom suite. Enjoy the fabulous east-facing views, creating a bright, serene, and truly exceptional living experience.

Situated in the highly sought-after Ennisclare on the Lake community, this desirable private “Hillside” model offers a thoughtfully designed floor plan and an expansive balcony— an inviting outdoor retreat for enjoying beautiful morning sunrises and stunning unobstructed panoramic vistas.

The spacious kitchen combines style and functionality with abundant cabinetry and counter space, a charming breakfast nook with built-in cabinetry, and a convenient built-in desk, all offering impressive storage and workspace. Floor-to-ceiling windows fill the elegant living room with natural light, while walk-out access to the balcony seamlessly extends your living space outdoors. A generous dining area provides the perfect setting for entertaining or everyday meals.

The large primary suite is a peaceful retreat featuring sliding glass doors to the balcony, generous closet space, and a private three-piece ensuite. The spacious second bedroom also enjoys direct balcony access and is ideally situated beside a four-piece bathroom, making it perfect for guests or family. Additional features include in-suite laundry and utility rooms, one owned underground parking space, and an exclusive use storage locker.

Extensive building amenities include an indoor pool, exercise room, saunas, lounge and library, party room, billiards room, golf practice range, squash court, workshop, tennis/pickleball court, beautifully landscaped outdoor seating areas, visitor parking, a vibrant calendar of social activities and much more.

Ideally located in the heart of Bronte Village, you’re just steps from the waterfront, Bronte Harbour, scenic parks and trails, shopping, cafés, restaurants and amenities. Commuting is effortless with easy access to the GO Station, major highways, and downtown Oakville, offering the ideal blend of scenic surroundings and everyday convenience.

Enjoy the exceptional lifestyle offered by this welcoming adult community.











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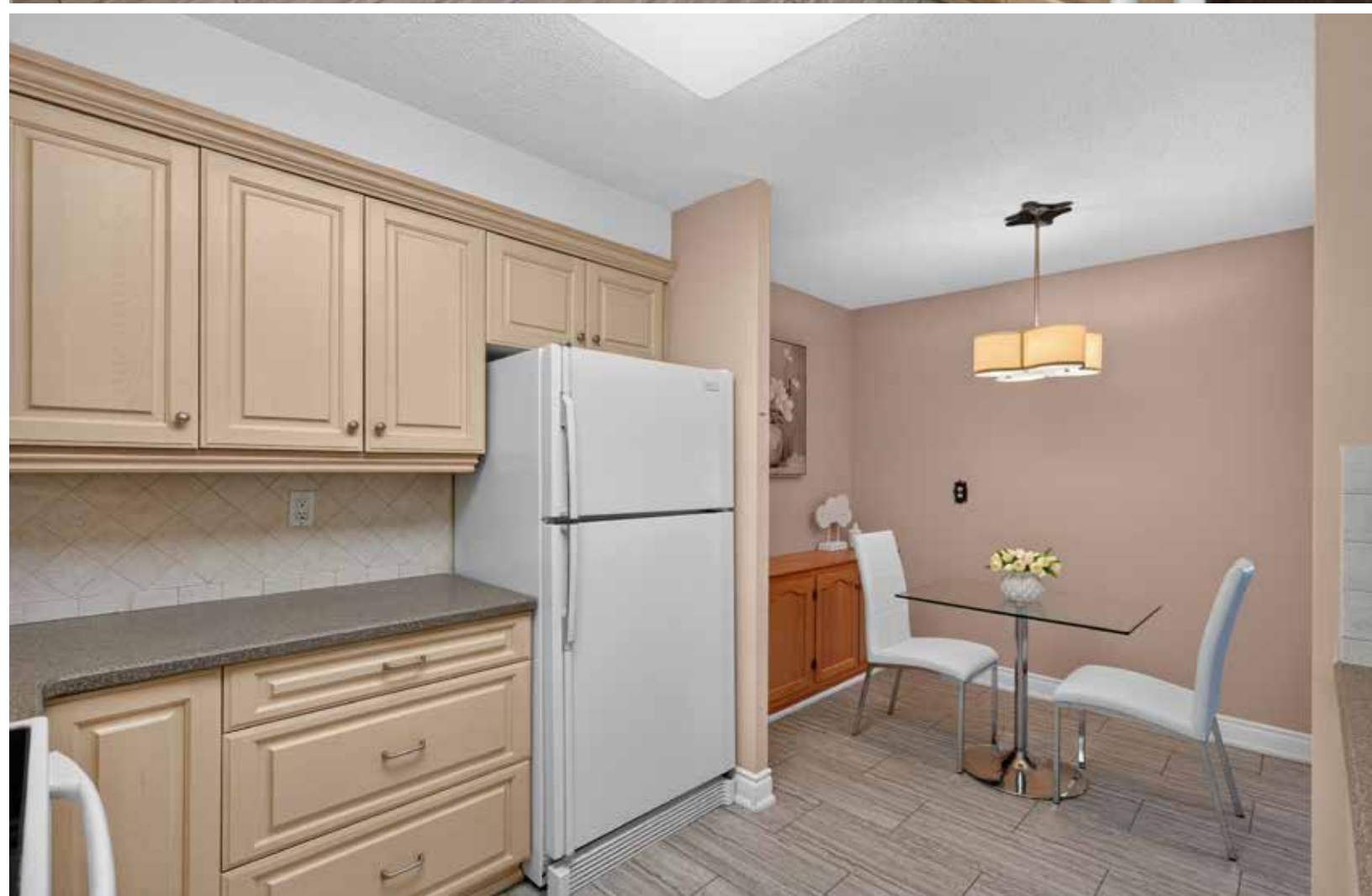
















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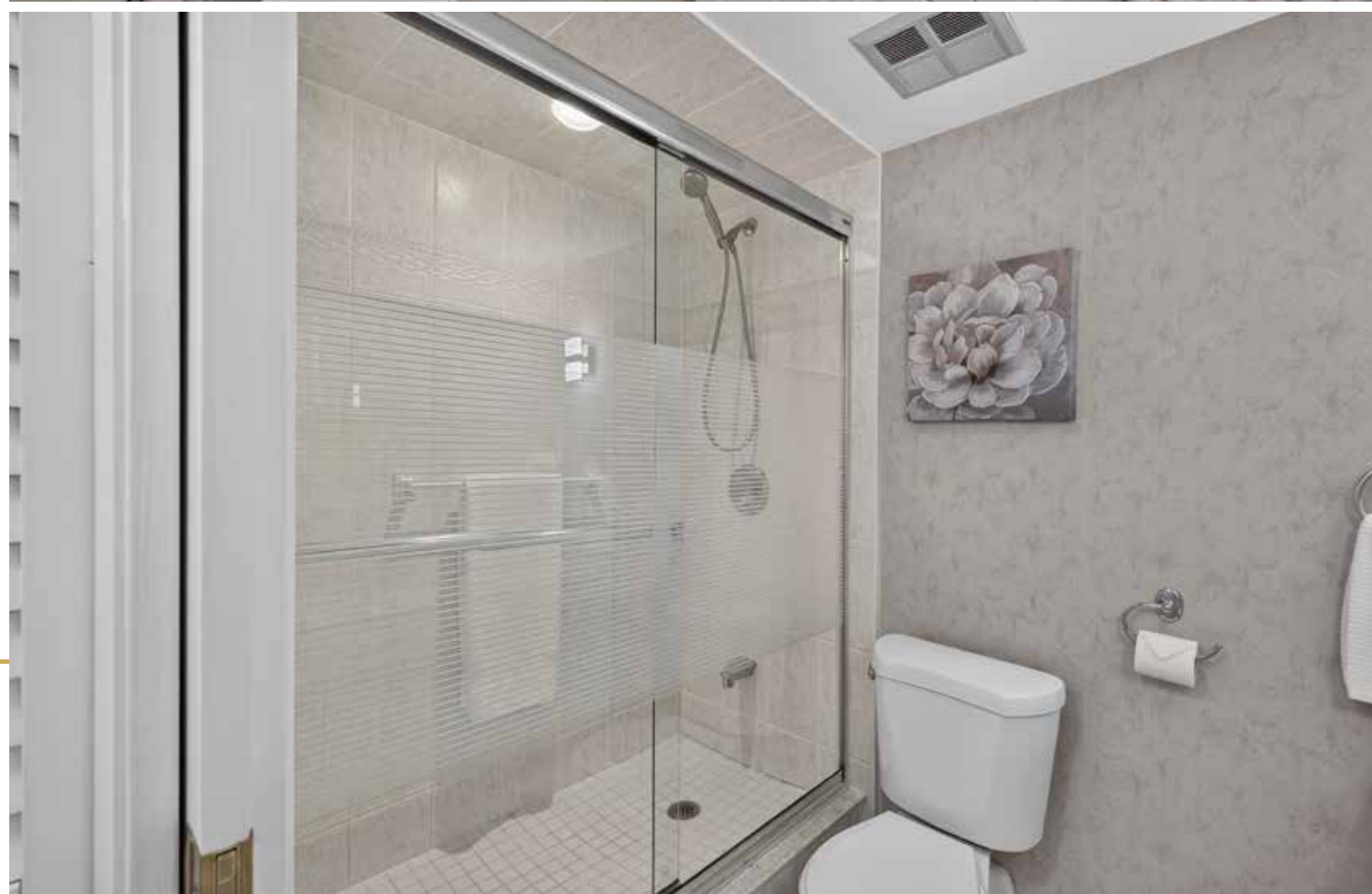


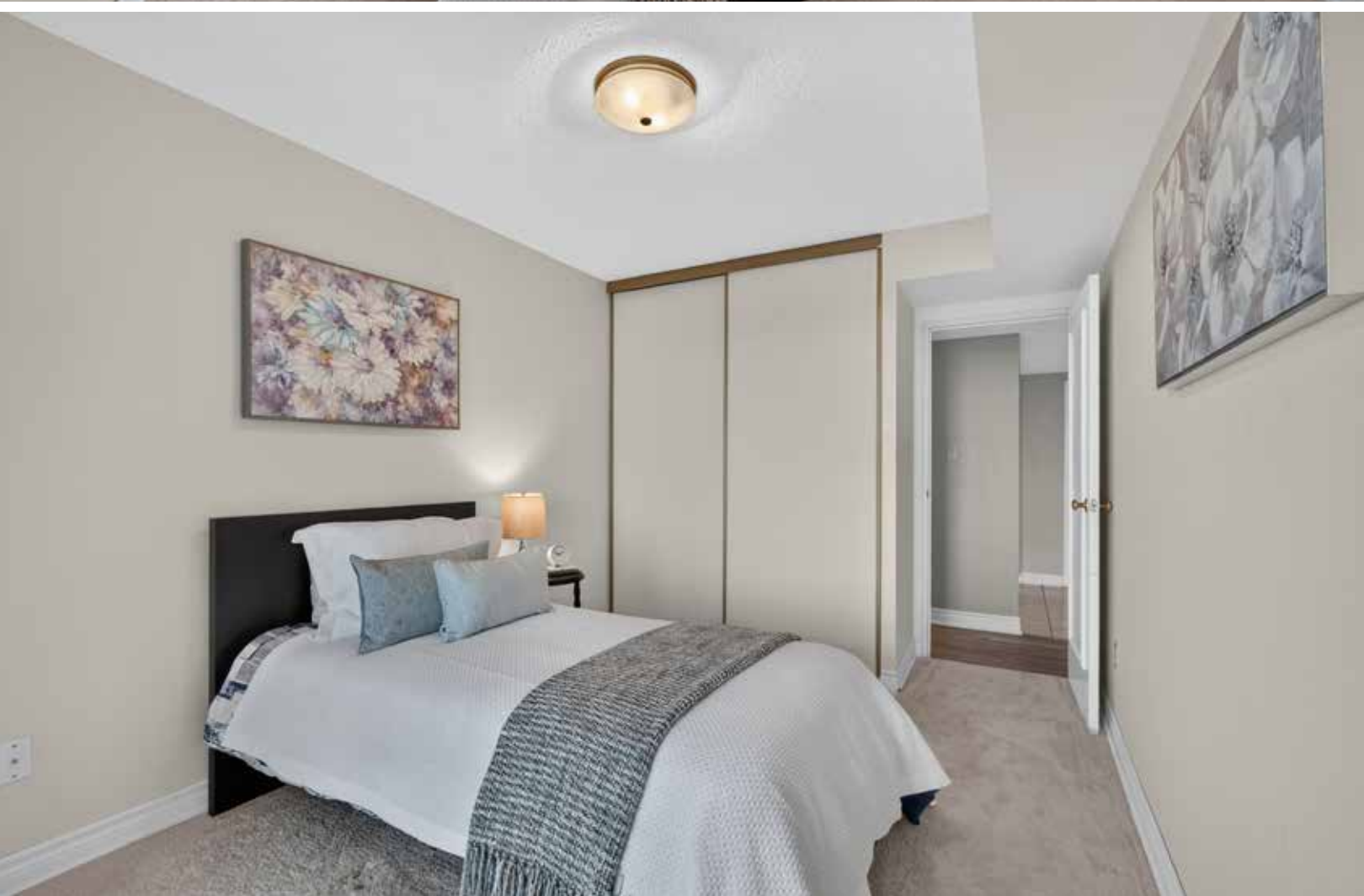
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## 2175 & 2185 Amer

- 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 Facilities

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



# 1006 - 2175 Marine Drive, Oakville

Approx. 1,326 sq. ft. plus large balcony



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# Neighbourhood Report



**2175 Marine Dr**

Oakville, ON

HOODQ ADDRESS REPORT™

Visit the Homebuyer Hub

<https://hoodq.com>

## 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

### LookDeeper

#### 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 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

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## Property Details

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

**Legal Description:** UNIT 14, LEVEL 10, 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:** \$3,982.00 for 2026

**Possession:** 90+ days

**Square Footage:** Approximately 1,326 square feet plus large balcony

**Deposit:** 5%

**Condo Fee Includes:** \$1,093.40 includes building insurance, common elements, exterior maintenance, heat, central air conditioning, hydro, water, basic cable tv, internet & visitor parking

**Pets:** Restricted – No dogs

**NO SMOKING COMPLEX**

**Owned Underground Parking:** #236A

**Locker:** Exclusive use - Room #3 Locker #177

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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