



1208 - 2175 Marine Drive, Oakville

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— REAL ESTATE —





Experience the perfect blend of space, comfort, and location in this sought-after two-bedroom plus den corner suite at Ennisclare on the Lake. Offering 1,574 sq. ft. of well-designed living space, this residence showcases breathtaking views of Lake Ontario and the Toronto skyline.

Floor-to-ceiling windows fill the home with natural light, while three walkouts provide seamless access to a spacious balcony where you can relax and take in the stunning waterfront scenery. The welcoming foyer leads to a well-appointed kitchen featuring ample cabinetry, counters and under-cabinet lighting. The open-concept dining and living areas create an inviting space for both everyday living and entertaining. The versatile den offers flexibility as a home office, tv room, or additional living space.

The primary suite is a peaceful retreat with private balcony access, multiple mirrored closets, and a 3-piece ensuite featuring a walk-in shower. Wake up each morning to spectacular lake views from the comfort of your bedroom. The second bedroom is equally bright and inviting, offering beautiful views of the Toronto skyline and tree-top canopy. A 4-piece bathroom, in-suite laundry room, and storage room complete this well-designed layout. Heating and cooling units were updated in 2022 for added comfort. Includes two underground parking spaces and an exclusive-use storage locker.

Residents enjoy extensive building amenities, including an indoor pool, exercise room, saunas, lounge and library, party room, billiards, woodworking shop, indoor golf range, squash court, 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.

Ideally situated in the heart of desirable Bronte Village, you're just steps from the lakefront, walking trails, shops, cafés, restaurants, and everyday conveniences.

More than just a home, this is a lifestyle opportunity—offering carefree lakeside living in one of Oakville's most desirable waterfront communities.











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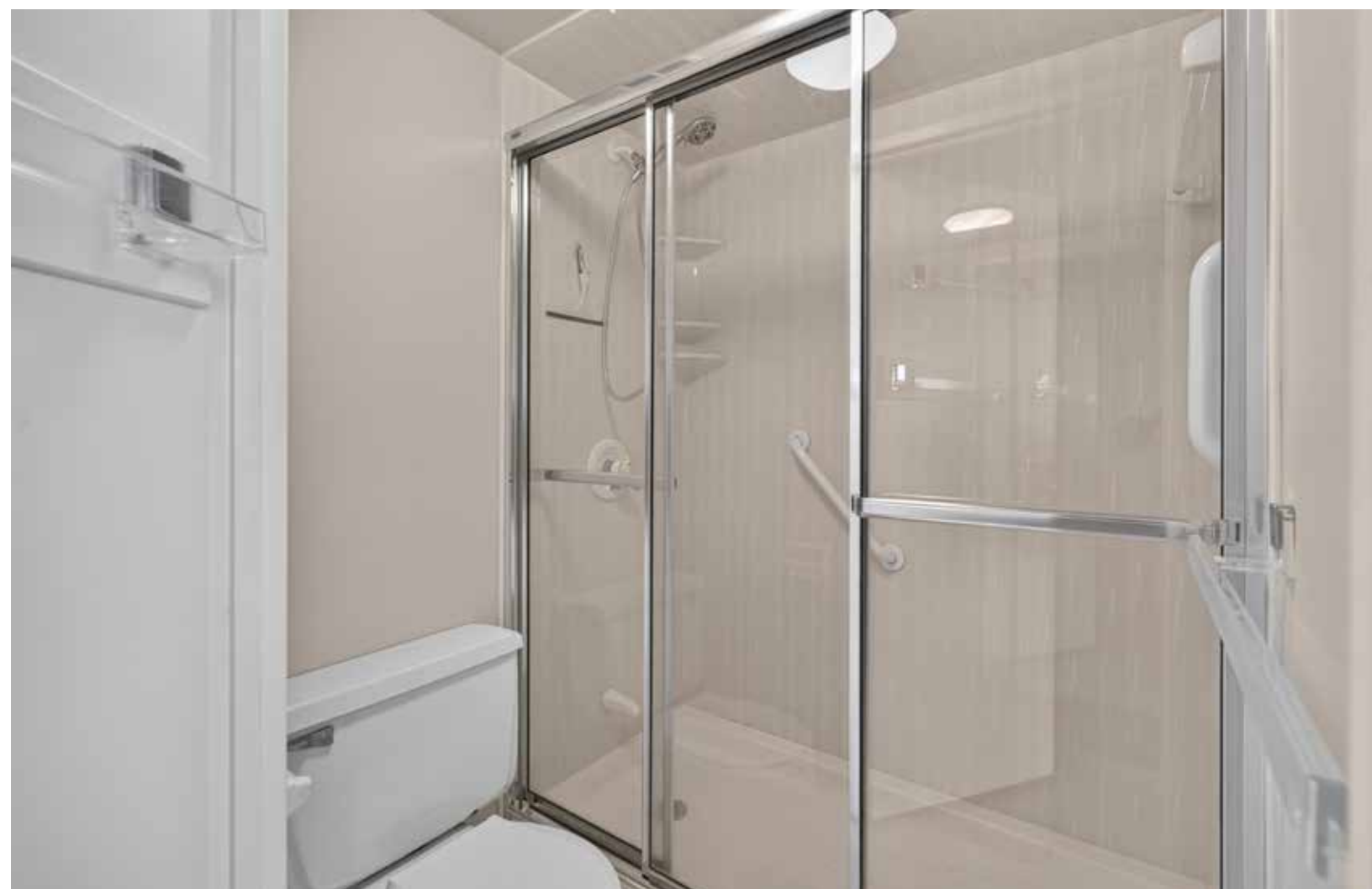












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2175 & 2185 Amer

- Indoor pool with skylight
- Pool lounge & library
- Fully equipped exercise room
- Men's & ladies' saunas
- Billiard room
- Tennis/Pickleball court
- Indoor golf range



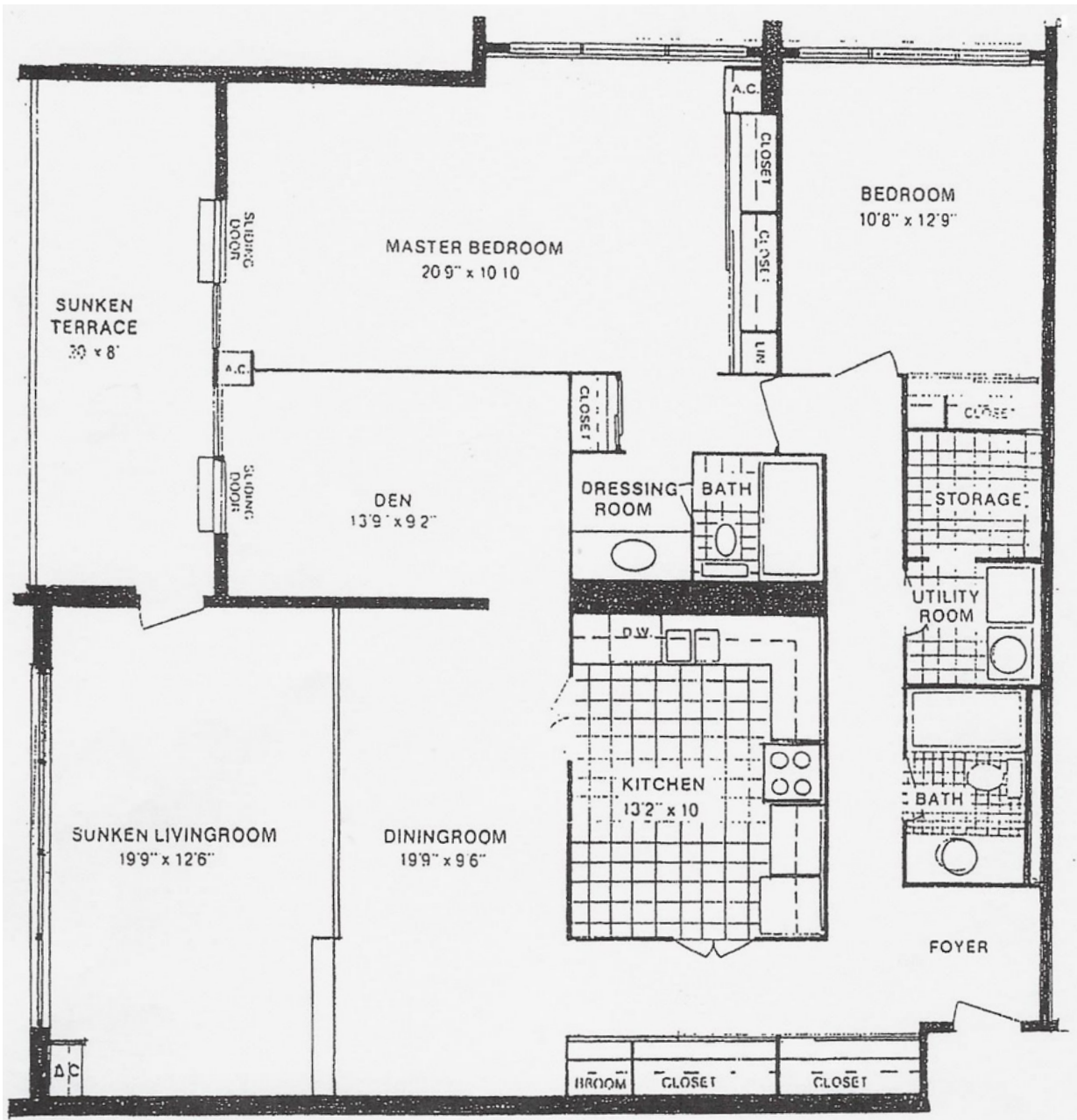
Marine Drive Facilities

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



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Approx. 1,574 sq. ft. plus 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, microwave, washer & dryer, freezer in storage room, electric light fixtures and window coverings

Possession: Immediate

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

Deposit: First and last month's rent

Lease Fee Includes: Heat, hydro, central air conditioning, water, basic cable TV, high speed internet & visitor parking

Pets: Not permitted

Parking: Underground #A187 and #A188

Locker: Room #4 - locker #231

No Smoking Policy

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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