

2086 LAKESHORE ROAD W

BRONTE



MACKEY &
McCORMICK
BLAIRANDPETER.CA













WELCOME HOME

Charming 3-bedroom, 3-bathroom townhome offering 1,645 sq ft of total living space, just steps from the lake, Bronte Harbour and fantastic dining and shopping options. Features include heated porcelain tile flooring, a spacious living room with hardwood floors and walkout to a private courtyard, updated baths and lower level recreation room with convenient access to the underground garage. Affordable opportunity in a lakeside neighbourhood!

TAXES: \$2,658 / 2024
POSSESSION: 90 Days

ADDITIONAL FEATURES

EXTERIOR FEATURES

BACK GARDEN

- Fully Fenced
- Patio

OTHER FEATURES

- 1 Underground Parking Space
- Steps to the Lake, Shops & Restaurants

ROOM DETAILS

MAIN LEVEL

FOYER

- Heated Porcelain Tile Flooring
- Double Closet with Mirrored Doors
- Upgraded Wood Staircase with Wrought Iron Spindles

POWDER ROOM

- 2 Piece
- Heated Porcelain Tile Flooring

LIVING ROOM

- Hardwood Flooring
- Walkout to Patio

DINING ROOM

- Hardwood Flooring
- Open to Living Room

KITCHEN

- Heated Porcelain Tile Flooring
- Granite Countertops
- Kenmore Refrigerator
- Kenmore Dishwasher
- Stainless Steel LG Stove
- Built-In Hotpoint Microwave
- Ceramic Backsplash
- Ceiling Fan
- Window Blinds

UPPER LEVEL

UPPER FOYER

- Hardwood Flooring
- Double Linen Closet

PRIMARY BEDROOM

- Hardwood Flooring
- Ensuite
- Double Closet
- Window Blinds
- Ceiling Fan

ENSUITE

- 3 Piece
- Ceramic Tile Flooring
- Oversized Walk-In Shower

BEDROOM

- Hardwood Flooring
- Window Blinds

BEDROOM

- Hardwood Flooring
- Window Blinds
- Ceiling Fan

BATHROOM

- 4 Piece
- Ceramic Tile Flooring
- Tub/Shower Combination

LOWER LEVEL

RECREATION ROOM

- Broadloom
- Pot Lighting
- Storage Room
- Access to Garage

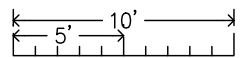
LAUNDRY

- Kenmore Washer & Dryer

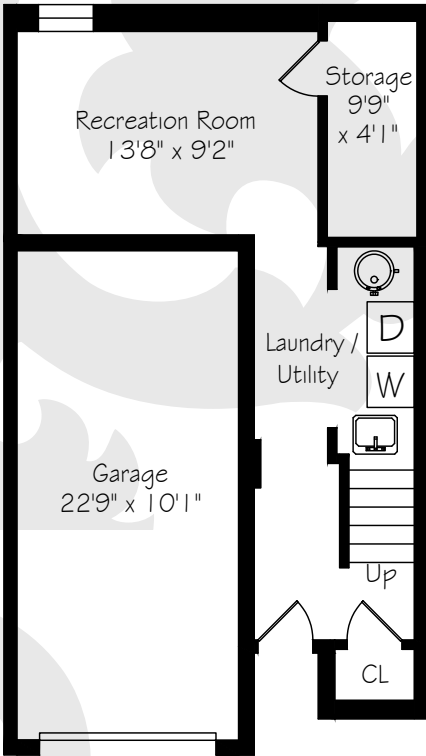


FLOOR PLANS

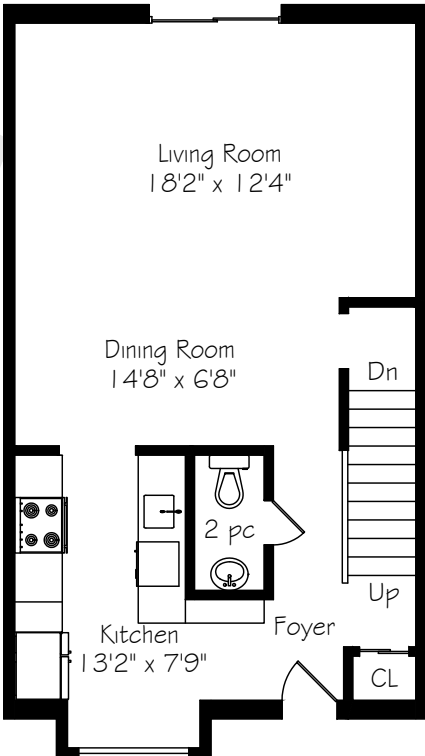
2086 Lakeshore Road W



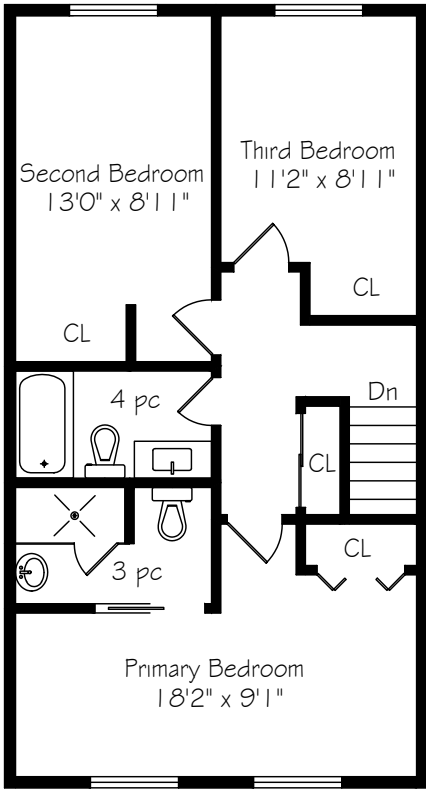
Measurements and Calculations are approximate
To be used as guidelines only
www.measuredup.ca



Lower Level
370 Square Feet
+ 238 Garage



Main Floor
615 Square Feet



Second Floor
660 Square Feet



THE TOWN OF OAKVILLE

A vibrant and impressive community within the Greater Toronto Area (GTA), the Town of Oakville is a beautiful lakeside town with a strong heritage, preserved and celebrated by residents and visitors alike. Founded in 1857, this striking town has become one of the most coveted residential and business centres in Ontario, and for good reason:

- ✓ Great neighbourhoods
- ✓ Great places to do business
- ✓ Quality schools
- ✓ A full-service acute care community hospital
- ✓ Proximity to Lake Ontario and recreational areas
- ✓ Easy access via QEW, 403, 407 and GO Transit
- ✓ Charming shopping districts in the downtown core

This thriving municipality of about 201,200 residents provides all the advantages of a well-serviced urban centre, while also maintaining its small-town ambiance. Along historical downtown streets, Oakville offers a mix of converted 19th century buildings which accommodate over 400 fine shops, services and restaurants.

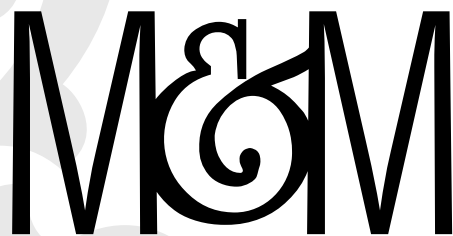
Destination for both visitors and residents
A 30-minute drive from downtown Toronto, and an hour's drive from the U.S. border, Oakville is a great destination for visitors.

Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies and local architecture, especially in heritage neighbourhoods. Oakville is also home to the state-of-the-art Sixteen Mile Sports Complex and the new Queen Elizabeth Park Community and Cultural Centre.

Among the many special attractions and activities for the whole family, Oakville's annual RibFest and Jazz Festival draw crowds from around the GTA. The community also provides plenty of recreational opportunities. Golfers can play at one of Oakville's many golf courses, including PGA-recognized Glen Abbey Golf Course, which has hosted the Canadian Open for many years.

Enjoy the acres of park space, many with groomed hiking trails, or join a recreation centre which provides programs for all ages. For boaters, Oakville features two picturesque harbours with docks and slips for sail and powerboats.

A place to do business
Oakville's strong and diversified economic base offers an excellent location for both new and expanding businesses. Currently, national and international corporate headquarters represent automotive, technology, business service, aerospace, pharmaceutical and tourism sectors.



MACKEY &
McCORMICK

BLAIRANDPETER.CA

TOP 1% NATIONALLY



BLAIR MACKEY

BROKER



PETER MCCORMICK

SALES REPRESENTATIVE



ROYAL LePAGE®
NATIONAL
CHAIRMAN'S
CLUB™ | TOP 1%
LIFETIME MEMBER
2023



Royal LePage Real Estate Services Ltd.
Brokerage

905.845.4267

326 LAKESHORE ROAD EAST

OAKVILLE ONTARIO L6J 1J6

BLAIR@BLAIRANDPETER.CA

PETER@BLAIRANDPETER.CA

WWW.BLAIRANDPETER.CA