

2314 MARINE DRIVE #5  
BRONTE



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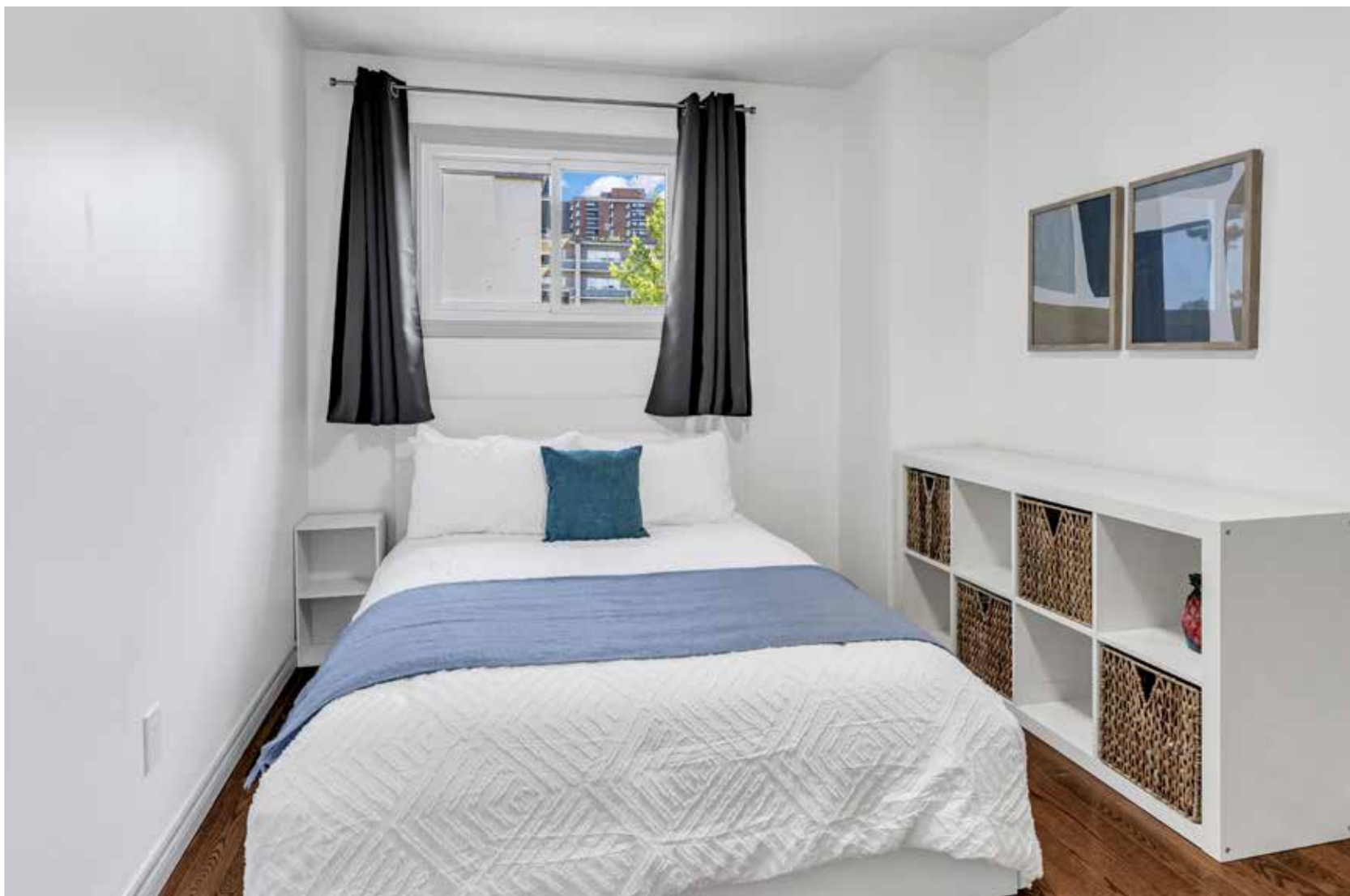
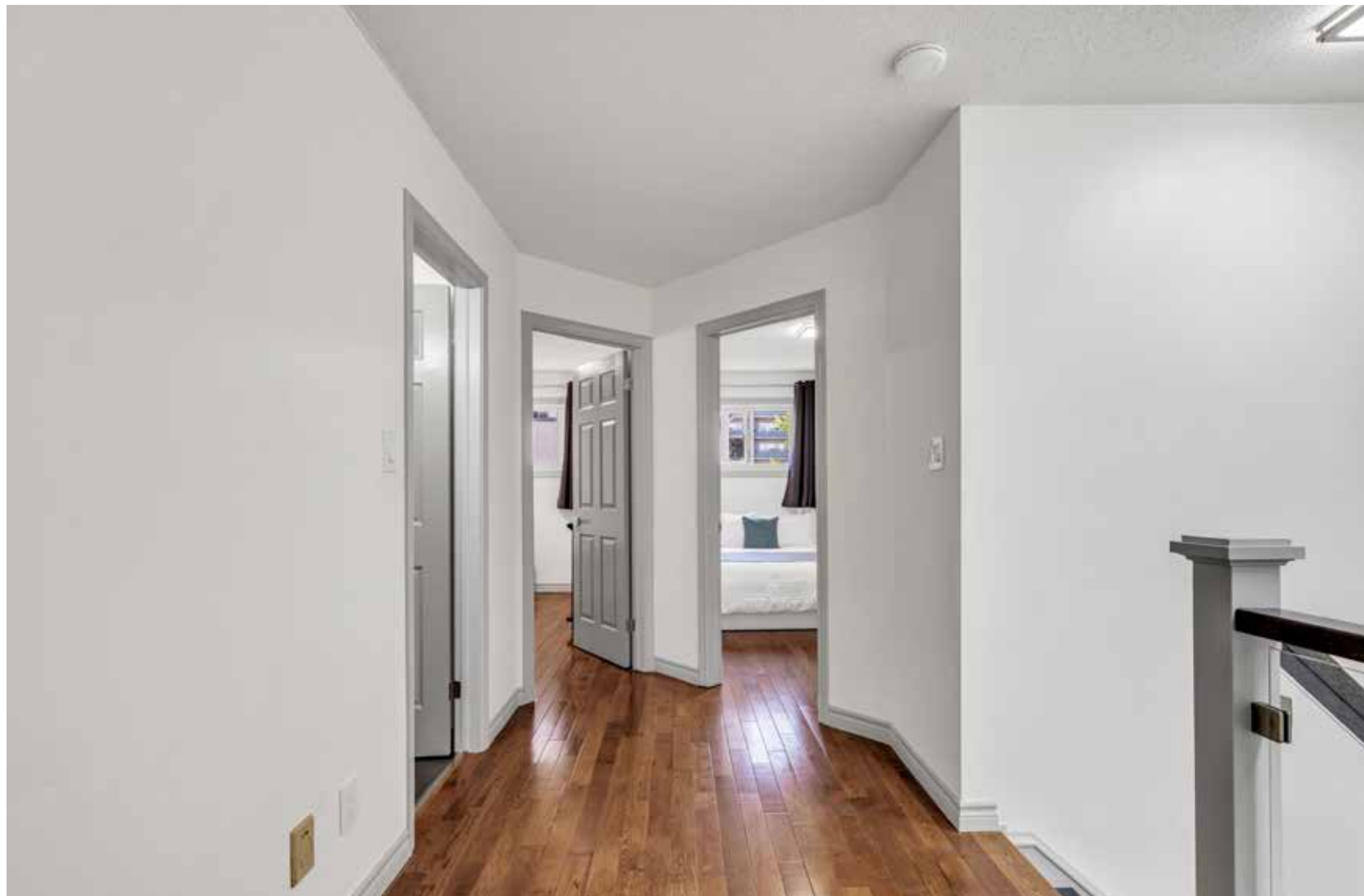








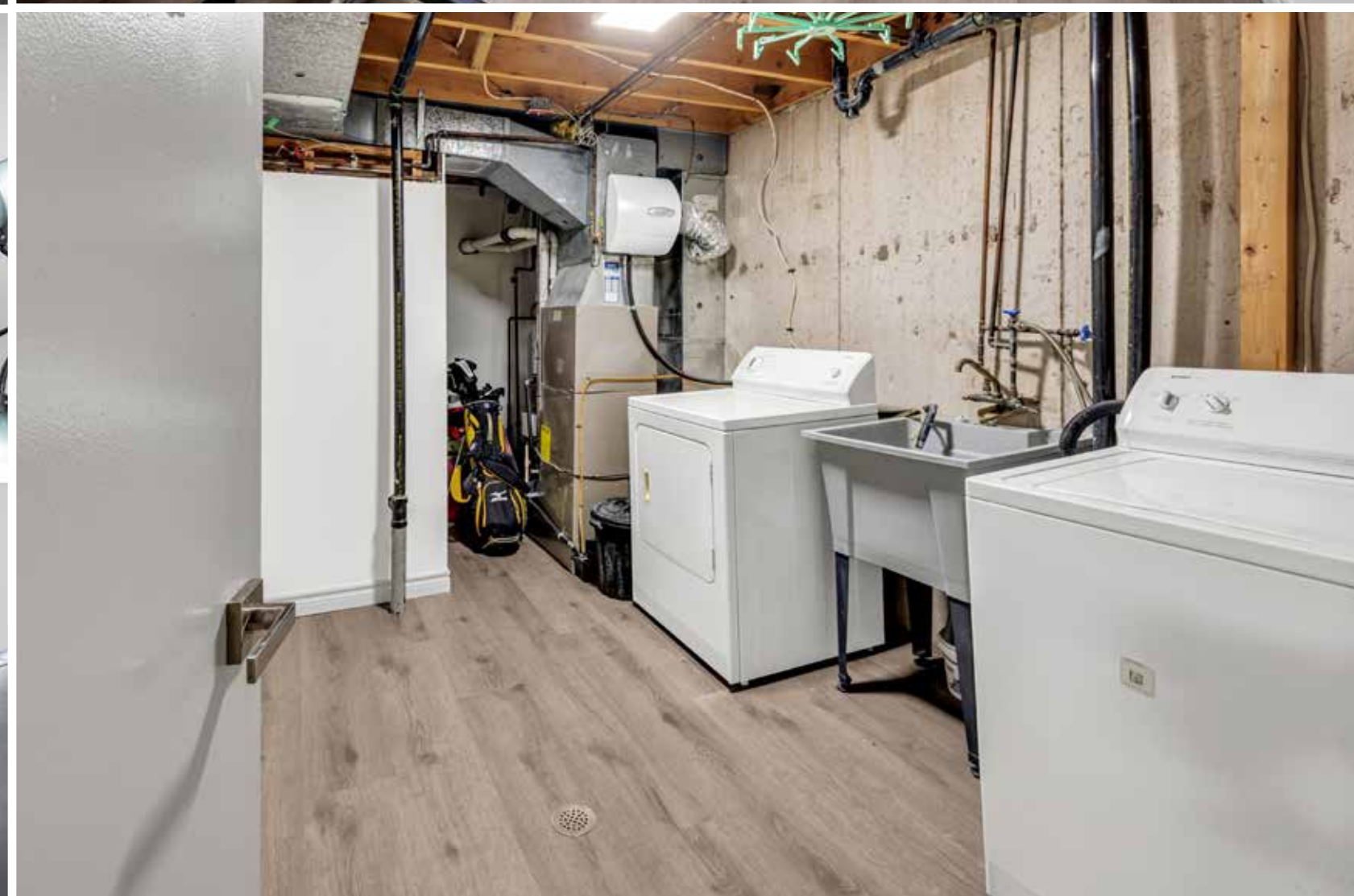
























# WELCOME HOME

TAXES: \$5,114 / 2026  
POSSESSION: Flexible

## ADDITIONAL FEATURES

### EXTERIOR FEATURES

#### FRONT GARDEN

- Single Car Garage
- Interlock Brick Driveway Accommodates 2 Cars
- Interlock Brick Walkway

Beautifully renovated 3 bedroom townhouse tucked away quietly in the heart of Bronte Village. Features include a fabulous kitchen with white cabinetry, stone countertop, stainless steel appliances and a walkout to the back garden, 4 fully renovated bathrooms, smooth ceilings on main floor, hardwood flooring, wood burning fireplace with updated surround and mantle, pot lighting, a spacious primary bedroom retreat with double door entry, walk-in closet and 3-piece ensuite. The lower level has been recently finished with a recreation room, possible 4th bedroom, 2-piece bathroom and laundry area. Front driveway can accommodate 2 cars with inside entry from garage. The back garden is private and fully fenced with a great east facing deck. Great opportunity to enjoy the relaxing pedestrian life within walking distance to the lake, shops, restaurants and nearby marina.

#### BACK GARDEN

- 2-Tier Wood Deck
- Fully Fenced
- Gas BBQ Hookup

#### OTHER FEATURES

- New Nest Thermostat
- Owned Hot Water Heater
- Steps to the Lake & Bronte Harbour

## ROOM DETAILS

### MAIN LEVEL

#### FOYER

- Hardwood Flooring
- Double Mirrored Coat Closet
- Upgraded Lighting
- Inside Entry to Garage

#### POWDER ROOM

- Renovated (2024)
- 2 Piece
- Upgraded Ceramic Tile Flooring
- Upgraded Light Fixture & Mirror
- Upgraded Floating Vanity with Marble Countertop & Undermount Sink
- Upgraded Toilet

#### LIVING ROOM

- Hardwood Flooring
- Wood Burning Fireplace with Upgraded Tile Surround & Beam Mantle
- Pot Lighting
- Bay Window
- Upgraded Window Blinds
- Smooth Ceiling

#### DINING ROOM

- Hardwood Flooring
- Upgraded Light Fixtures
- Smooth Ceiling

#### KITCHEN

- Renovated (2026)
- Hardwood Flooring
- Upgraded White Cabinetry & Stone Countertop
- Double Undermount Sink with Upgraded Faucet
- Stainless Steel Refrigerator (2026)
- Stainless Steel Dishwasher (2026)
- Stainless Steel Frigidaire Stove (2026)
- Stainless Steel Frigidaire Microwave (2026)
- Subway Tile Backsplash
- Under Cabinet Lighting
- Chef's Table Island with Breakfast Bar
- Pot Lighting

- Upgraded Window Blinds
- Walkout to Back Deck with New Patio Door (2026)

### UPPER LEVEL

#### UPPER FOYER

- Hardwood Flooring
- Skylight
- Upgraded Lighting
- Refinished Staircase with Stained Oak Treads & Glass Railing

#### PRIMARY BEDROOM

- Hardwood Flooring
- Double Door Entry
- Walk-In Closet
- Upgraded Lighting
- Draperies
- Ensuite

#### ENSUITE

- Renovated (2024)
- 3 Piece
- Upgraded Ceramic Tile Flooring
- Upgraded Light Fixture & Mirror
- Upgraded Floating Vanity with Marble Countertop & Undermount Sink
- Walk-In Shower with Sliding Glass Door & Subway Tile Surround
- Upgraded Toilet
- Upgraded Wall Cabinet

#### BEDROOM

- Hardwood Flooring
- Upgraded Lighting
- Draperies
- Upgraded Lighting
- Double Mirrored Closet

#### BEDROOM

- Hardwood Flooring
- Upgraded Lighting
- Draperies

- Upgraded Lighting
- Double Mirrored Closet

### BATHROOM

- Renovated (2024)
- 4 Piece
- Upgraded Ceramic Tile Flooring
- Upgraded Light Fixture & Mirror
- Upgraded Floating Vanity with Marble Countertop & Undermount Sink
- Deep Tub with Sliding Glass Door & Subway Tile Surround
- Upgraded Toilet
- Upgraded Wall Cabinet
- Full Sized Linen Closet

### LOWER LEVEL

#### LOWER FOYER

- Upgraded 10mm Plank Flooring
- Upgraded Frosted Glass Door
- Finished Cold Storage Closet
- Pot Lighting

#### RECREATION ROOM

- Upgraded 10mm Plank Flooring
- Upgraded Lighting

#### BEDROOM

- Upgraded 10mm Plank Flooring

### BATHROOM

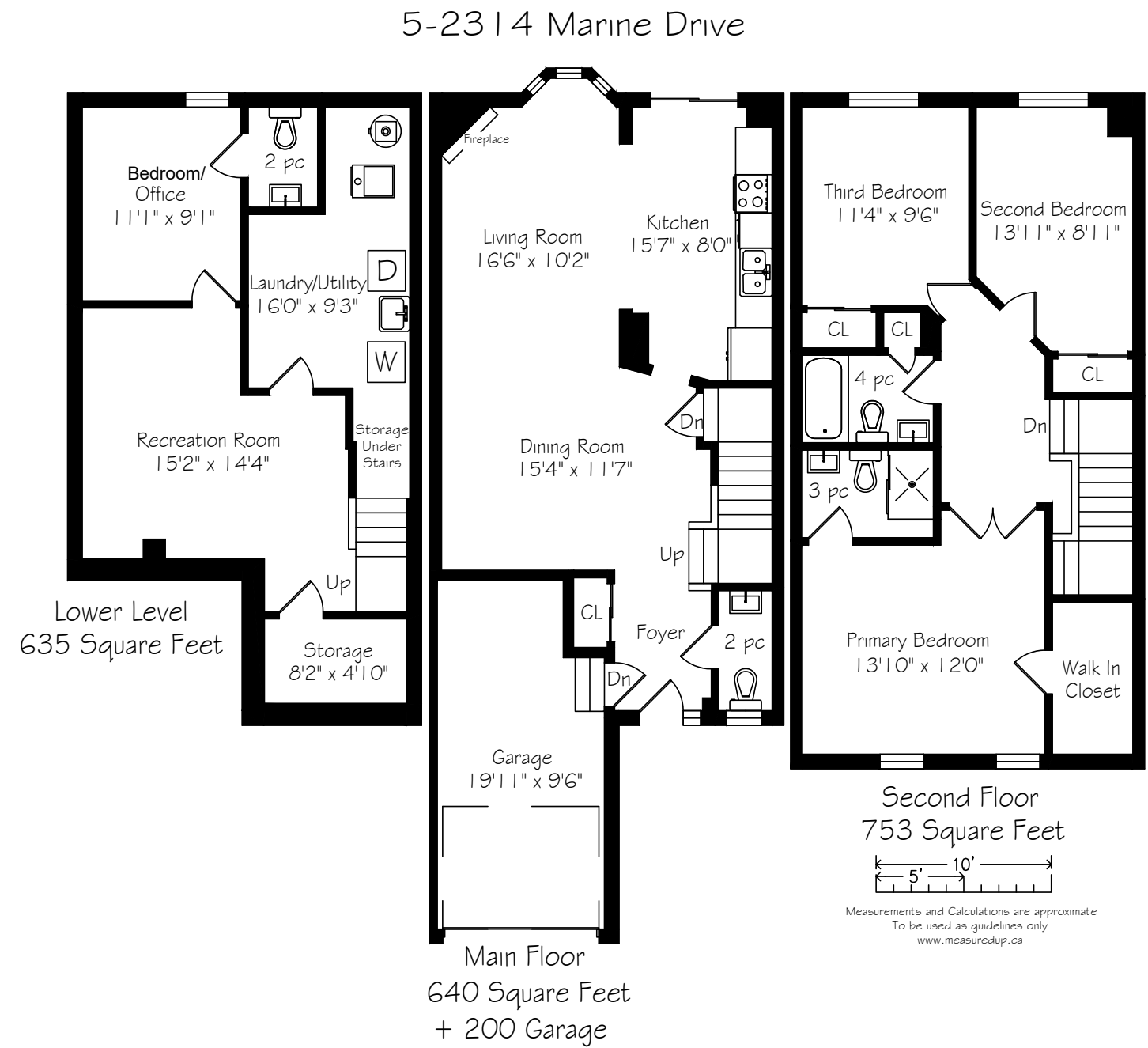
- 2 Piece
- Upgraded 10mm Plank Flooring
- Upgraded Floating Vanity with Marble Countertop & Undermount Sink
- Upgraded Light Fixture & Mirror
- Upgraded Toilet

### LAUNDRY

- Kenmore Washer & Dryer
- Upgraded 10mm Plank Flooring
- Laundry Tub



# FLOOR PLAN



\* Floor plans may not be exactly as shown

# 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 ambience. 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.

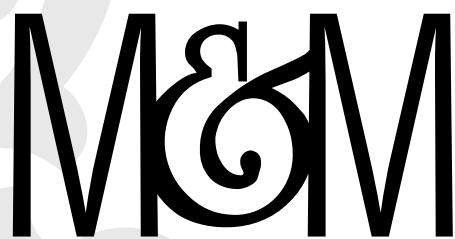
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies 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.





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