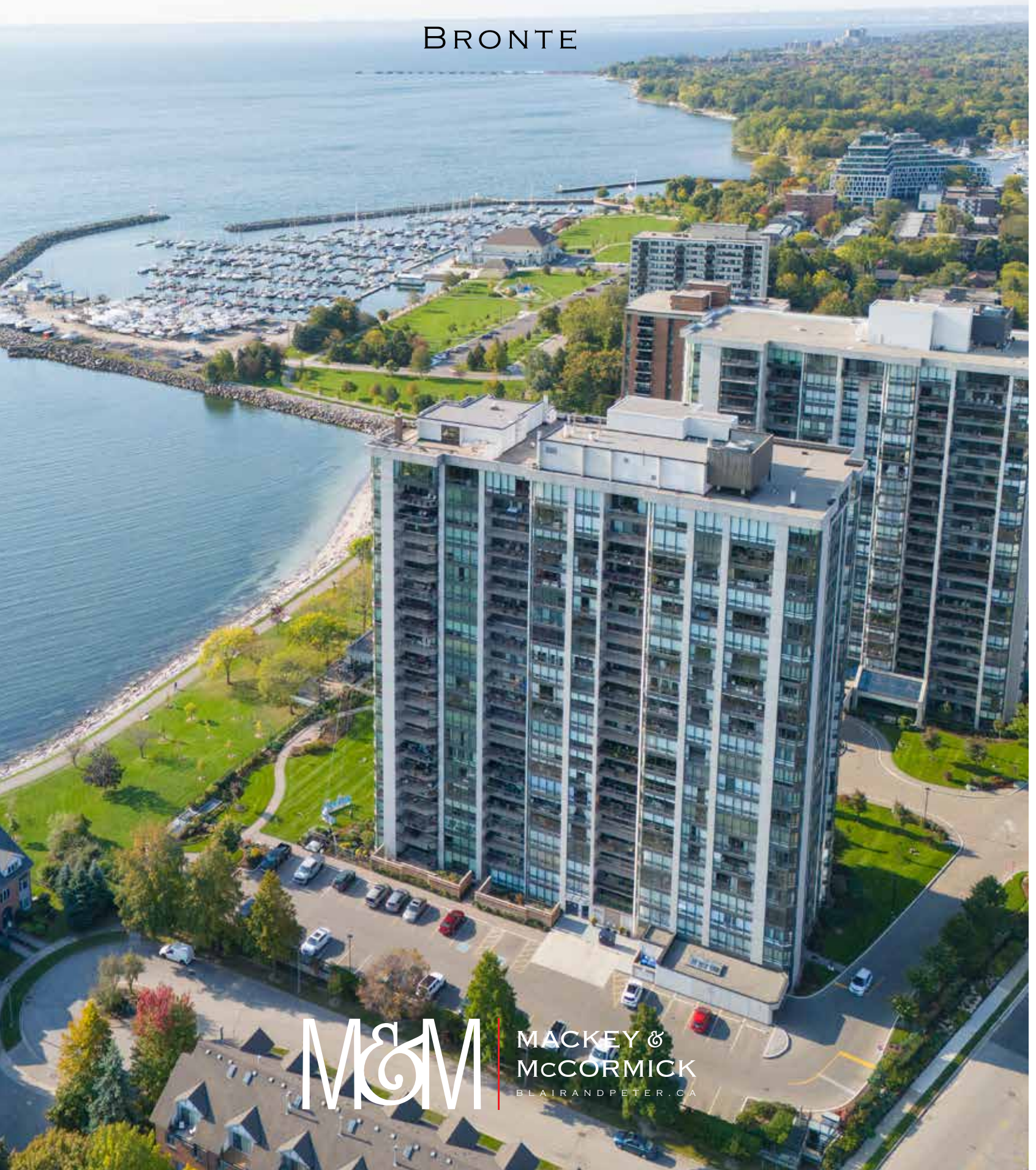


# 2170 MARINE DRIVE PH2

BRONTE



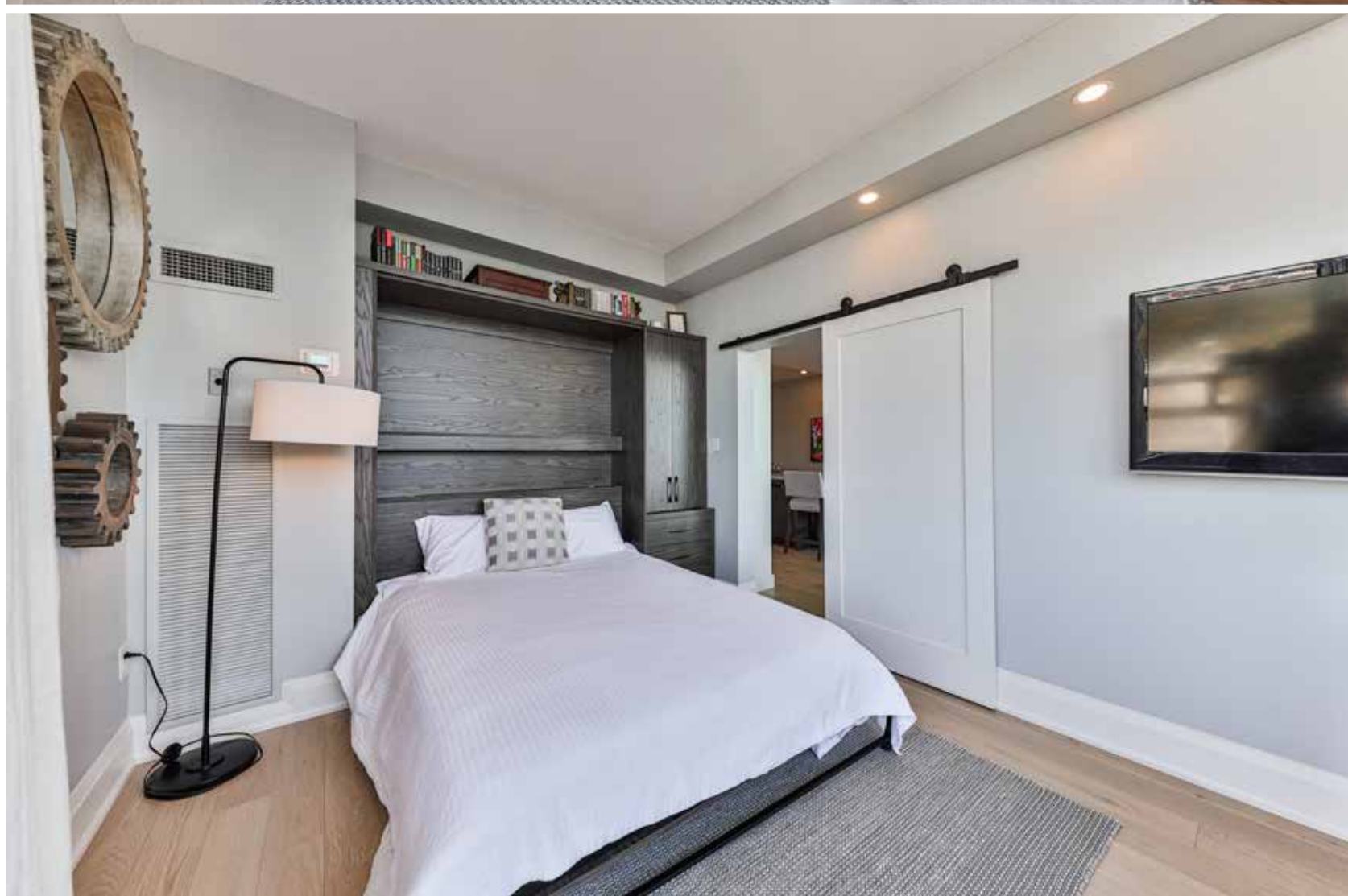
M&M

MACKAY &  
McCORMICK  
BLAIRANDPETER.CA

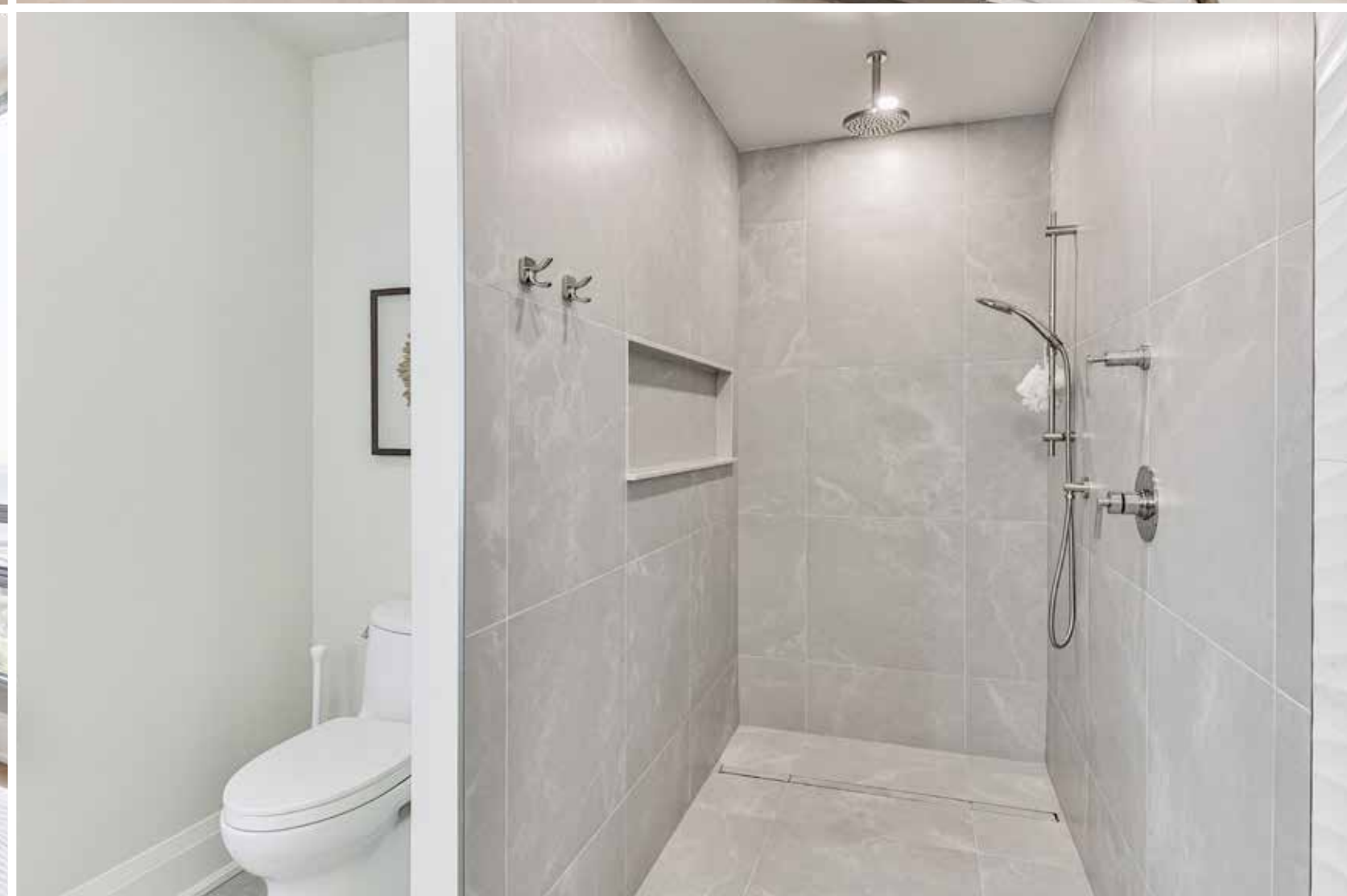






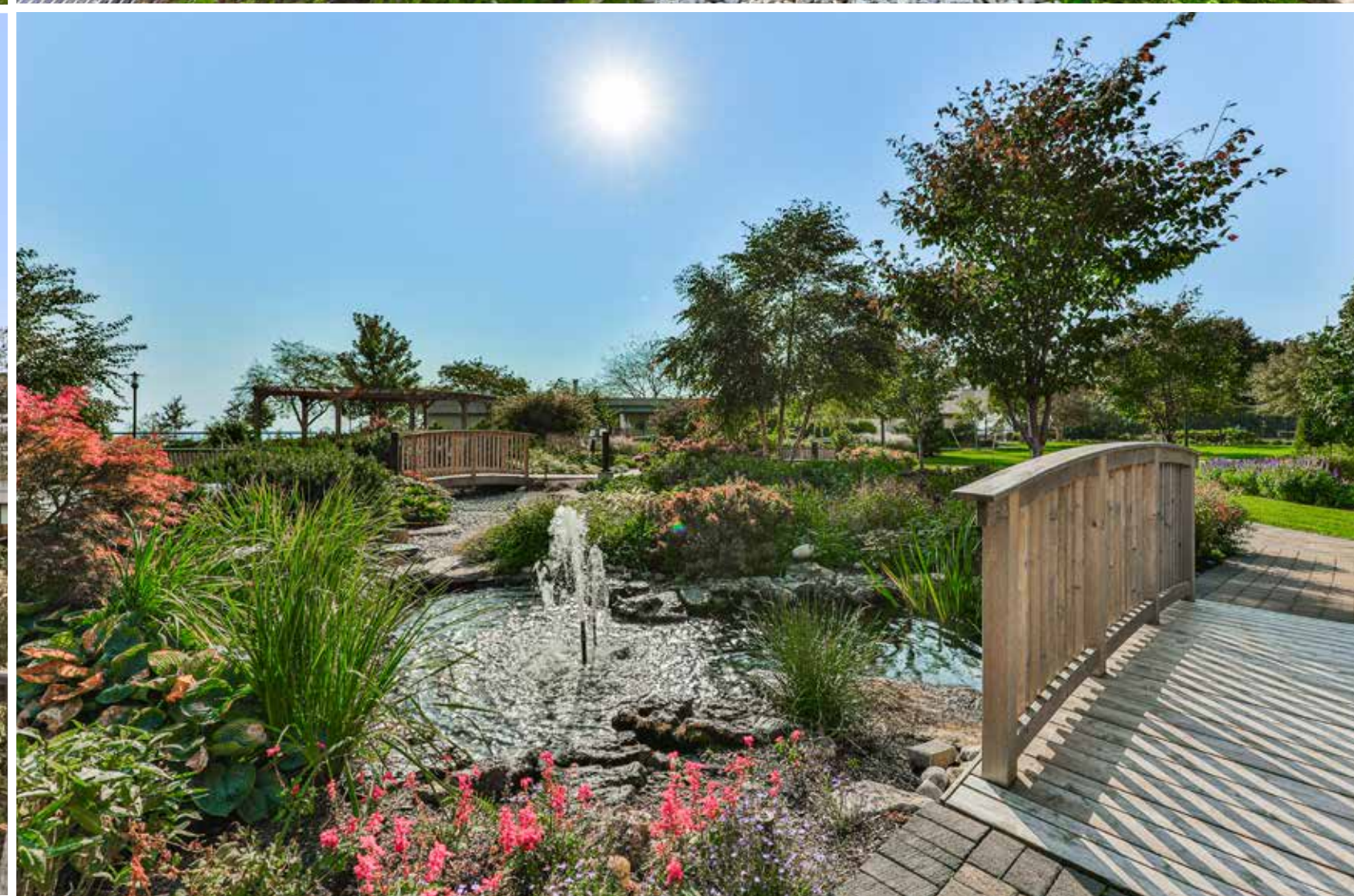














# WELCOME HOME

**TAXES:** \$9,534 / 2024  
**LIVING AREA:** 2,379 Sq Ft  
**POSSESSION:** Flexible

## ADDITIONAL FEATURES

### BUILDING FEATURES

- Car Wash
- Elevator
- Exercise Room with Organized Activities
- Bridge Club
- Games Room
- Table Tennis
- Library
- Media Room
- Party Room with Kitchen
- Pool & Hot Tub
- Sauna
- Tennis & Squash Courts
- Golf Practice & Billiards Room
- Woodworking & Art Room
- 24 Hour Security & Gatehouse
- Lakefront Clubhouse
- Ample Visitor Parking
- Large Landscaped Property with Waterfall & Pond
- Walking Trails Along Lake
- New Windows Coming End of Summer/Early Fall 2025

### OTHER FEATURES

- 2 Large Side-by-Side Parking in Premium Location
- \$6,000 EV Charger Coming Soon
- Oversized Locker Near Elevators

This spectacular penthouse condo has been meticulously renovated with top-tier finishes, offering approximately 2,400 sq ft of luxurious living space, including two bedrooms and a versatile den featuring a murphy bed for added convenience. You'll be captivated by breathtaking views of the lake, harbour and Escarpment from the comfort of your own home. The gourmet kitchen features exquisite custom cabinetry by Top Notch Cabinets, complemented by natural stone counters and Dacor appliances. Throughout the condo, you'll find elegant white oak flooring, 7 baseboards and high-end Emtek satin brass and Schaub hardware, all enhanced by LED pot lights that add a touch of sophistication. Floor-to-ceiling windows flood the space with natural light, while vaulted ceilings create an airy, open feel. Enjoy the convenience of Hunter Douglas motorized blinds and the warmth of a Dimplex Linear 75 electric fireplace, creating a serene atmosphere throughout. Thoughtfully designed California Closets and custom cabinetry provide ample storage solutions, ensuring everything has its place. Step outside onto your spacious west-facing balcony, perfect for unwinding and enjoying stunning sunsets. This exceptional condo truly must be seen to be appreciated. Experience the perfect blend of luxury and comfort in one of Oakville's most sought-after locations.

## ROOM DETAILS

### MAIN LEVEL

#### FOYER

- New 3/4" White Oak Flooring
- New 7 1/4" Baseboards with Shoe Moulding at Base
- New Trim & Backband
- New Shaker Style Doors
- New Emtek Polished Nickel Door Hinges, Handles & Rosettes
- New Decora Switches & Cover
- New Kichler 9 Light Chandelier in Natural Brass
- Smooth 9'6" Cathedral Ceiling

#### COAT CLOSET & STORAGE ROOM

- New 3/4" White Oak Flooring
- New 7 1/4" Baseboards with Shoe Moulding at Base
- New Trim & Backband
- New Shaker Style Doors
- New Emtek Polished Nickel Door Hinges, Handles & Rosettes
- Coat Closet with California Closets Cabinetry
- New LED Pot Lights
- Custom Shelving in Storage Room
- New Decora Switches & Cover
- High Smooth Ceilings

#### LIVING ROOM

- New 3/4" White Oak Flooring
- New 7 1/4" Baseboards with Shoe Moulding at Base
- New Trim & Backband
- New Decora Switches & Cover
- New LED Pot Lights
- New Built-In Cabinetry by Top Notch Cabinets with Upper Lighting
- New Satin Brass Hardware
- 75" TV Bracket & Electrical Outlet
- New Dimplex Linear 75" Electric Fireplace
- New Motorized Hunter Douglas Smart Designer Blinds with Remote & App Feature
- High Smooth Vaulted Ceiling
- Floor to Ceiling Windows
- View of Escarpment

### DINING ROOM

- New 3/4" White Oak Flooring
- New 7 1/4" Baseboards with Shoe Moulding at Base
- New Trim & Backband
- New Decora Switches & Cover
- New Motorized Hunter Douglas Smart Designer Blinds with Remote & App Feature
- High Smooth Vaulted Ceilings
- Floor to Ceiling Windows
- View Of Escarpment & Downtown Toronto

### KITCHEN

- New 3/4" White Oak Flooring
- New 7 1/4" Baseboards with Shoe Moulding at Base
- New Decora Switches & Cover
- High Smooth Vaulted Ceilings
- New LED Pot Lights
- Motorized Hunter Douglas Blinds
- New Custom Cabinetry by Top Notch Cabinets
- New Under Cabinet LED Lighting
- New Coffee Station by Top Notch Cabinets with Pocket Doors
- New Schaub Hardware in Black & Polished Nickel
- New 9 1/2' Maple Island with Natural Stone
- New Natural Stone Countertop Surround with Backsplash & Under Cabinet Outlets
- New Franke Sink with Grid
- New Waterstone Luxury Faucet in Black & Polished Nickel
- New Dacor Built-In Panelled 36" Fridge
- New Dacor Built-In Microwave/Speed Oven
- New Dacor Built-In Oven
- New Dacor 36" Induction Cooktop
- New Zephyr Beverage/Wine Fridge
- New Panelled Blomberg Tall Tub Top Control
- New Sirius Hood Ventilation
- Upgraded Plumbing
- Floor to Ceiling Sliding Doors with Transom
- Partial Lake View & Marina

### DEN/BEDROOM

- New 3/4" White Oak Flooring
- New 7 1/4" Baseboards with Shoe Moulding at Base
- New Trim & Backband
- New Decora Switches & Cover
- New LED Pot Lights
- New Shaker Style Door with Hardware
- New Thermostat
- Motorized Hunter Douglas Blinds
- New Custom Murphy Bed with Storage by Organized Closets
- Neutral Drapery
- High Smooth Ceiling
- Floor to Ceiling Windows
- View Of Escarpment & Downtown Bronte

### BATHROOM

- 3 Piece
- Porcelain Floor & Shower Tile
- Heated Floors
- New 7 1/4" Baseboards with Shoe Moulding at Base
- New Trim & Backband
- New Emtek Polished Nickel Door Hinges, Handles & Rosettes
- New Shaker Style Doors
- New Decora Switches & Cover
- New Vanity by Top Notch Cabinets with Quartz Countertop
- Brushed Gold Hardware
- Black & Brushed Gold Lighted Mirror
- New LED Pot Lights
- Visual Comfort Lighting
- New Toto Toilet
- New Oversized Walk-In Shower with Custom Glass
- Hand-Held & Rain Head by Tenzo with Black & Gold Hardware
- Upgraded Plumbing
- High Smooth Ceilings

## ROOM DETAILS

### PRIMARY BEDROOM

- New 3/4" White Oak Flooring
- New 7 1/4" Baseboards with Shoe Moulding at Base
- New Trim & Backband
- New Emtek Polished Nickel Door Hinges, Handles & Rosettes
- New Shaker Style Doors
- New Decora Switches & Cover
- Double Closets with California Closets Cabinets
- Walk-In Closet with California Closets Cabinets
- New Smooth High Vaulted Ceilings
- New LED Potlights
- New Custom Floating Make-Up Vanity by Top Notch Cabinets
- New Brushed Gold Lighted Mirror
- New Brushed Gold Hanging Pendant Lights
- New Maverick Ceiling Fan
- New Custom Motorized Drapery
- Floor to Ceiling Windows
- Door to Large Balcony with Partial Lake View & Marina

### ENSUITE

- 5 Piece
- New 7 1/4" Baseboards with Shoe Moulding at Base
- New Trim & Backband
- New Emtek Polished Nickel Door Hinges, Handles & Rosettes

- New Shaker Style Doors
- New Decora Switches & Cover
- High Smooth Ceilings
- New Vanity by Top Notch Cabinets with Quartz Countertop & Double Sink
- New Fixtures by House of Rohl
- Brushed Gold Hardware
- 2 Lighted Mirrors
- Heated Floors
- New LED Pot Lights
- New Toto Toilet
- Stand Alone Tub
- Large Walk-In Shower with Linear Tiled Shower Drain
- Porcelain Tiles

### BEDROOM

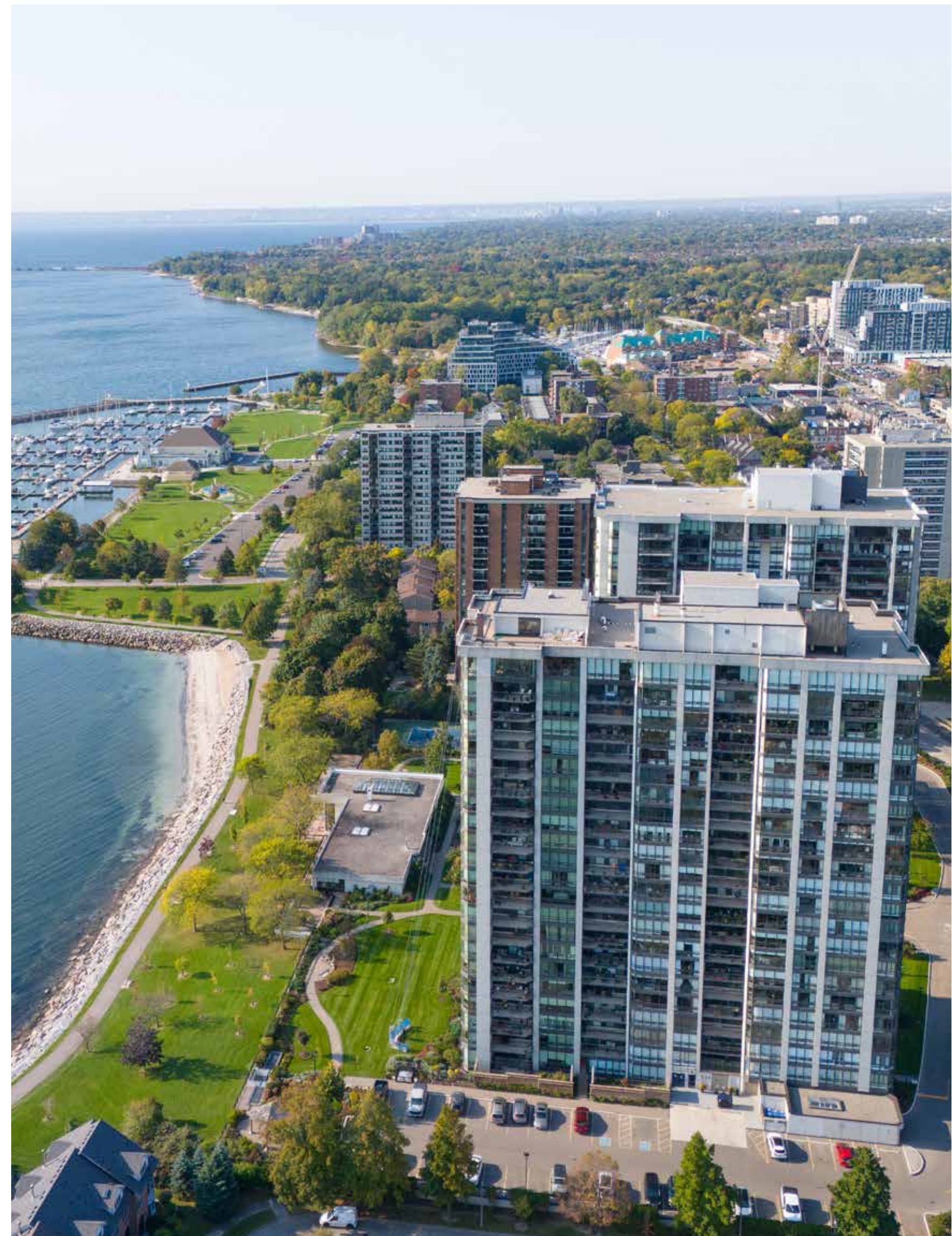
- New 3/4" White Oak Flooring
- New 7 1/4" Baseboards with Shoe Moulding at Base
- New Trim & Backband
- New Emtek Polished Nickel Door Hinges, Handles & Rosettes
- New Shaker Style Doors
- New Decora Switches & Cover
- New High Smooth Vaulted Ceilings
- Motorized Hunter Douglas Blinds
- New LED Pot Lights
- Double Closets & Linen Closet with California Closets Cabinets
- Floor to Ceiling Sliding Doors with Transom
- Partial Lake View & Marina

### HALLWAY

- New 3/4" White Oak Flooring
- New 7 1/4" Baseboards with Shoe Moulding at Base
- New Trim & Backband
- New Emtek Polished Nickel Door Hinges, Handles & Rosettes
- New Shaker Style Doors
- New Decora Switches & Cover
- 2 Double Closets with California Closets Cabinets
- Linen Closet with California Closets Cabinets
- New LED Potlights
- New Smooth High Ceilings

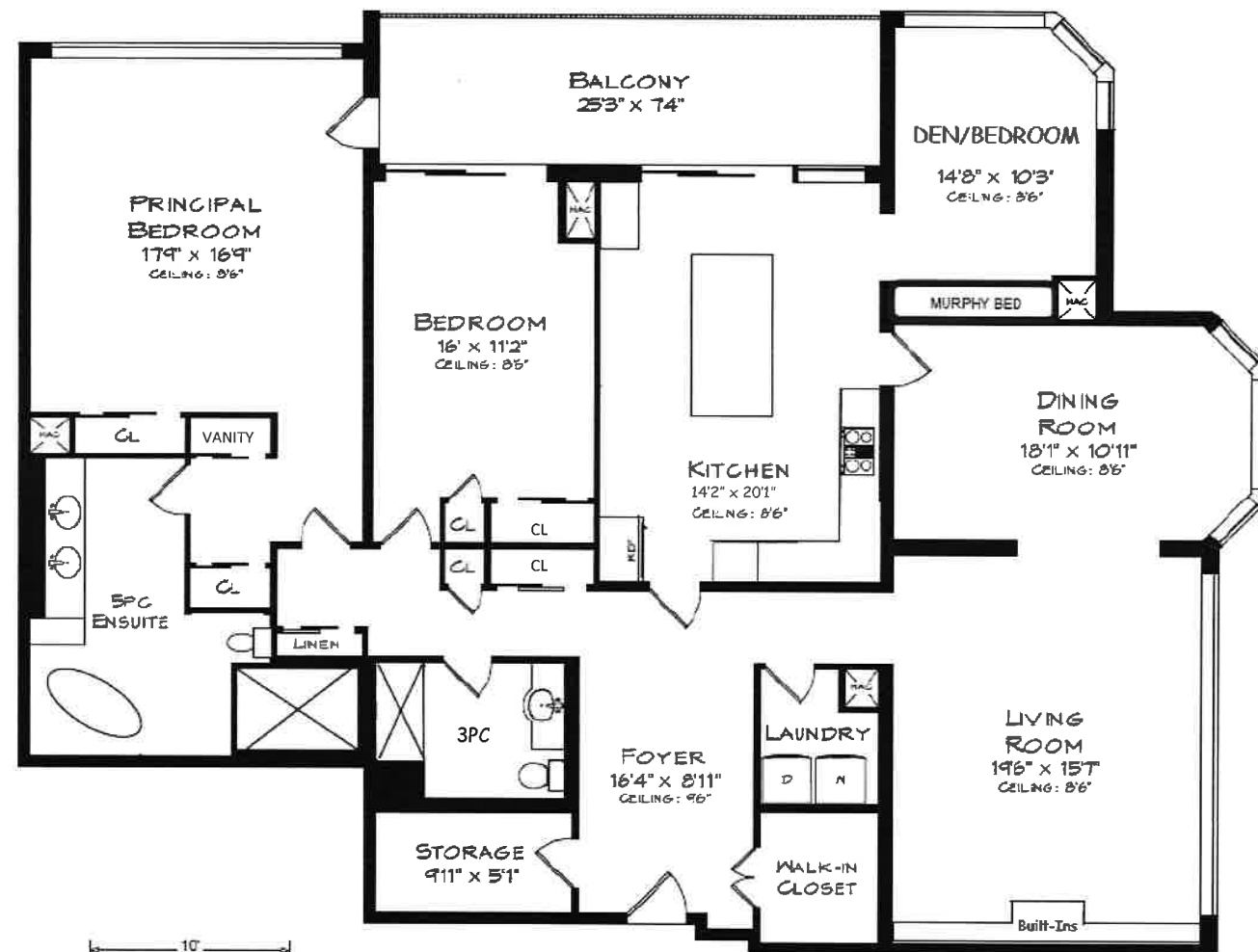
### LAUNDRY

- New 7 1/4" Baseboards with Shoe Moulding at Base
- New Trim & Backband
- New Emtek Polished Nickel Door Hinges, Handles & Rosettes
- New Shaker Style Doors
- New Decora Switches & Cover
- New Kuzco 16" Black & Natural Brass Light
- New Cabinetry by Top Notch Cabinets
- Door Hardware by Top Knobs
- Drying Pole
- LG Front Load Steam Washer & True Steam Dryer
- High Smooth Ceilings



# FLOOR PLANS

2170 MARINE DRIVE  
SUITE #PH2



10'  
Measurements may not be 100% accurate  
and should be used as a guideline only.  
August - 2023

LIVING AREA  
2,379 SQUARE FEET

\* 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 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.

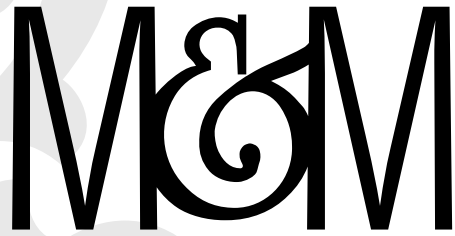
Enjoy the acres of park space, many with groomed hiking trails, or join a recreation centre which provides programs for all ages. For boaters, Oakville features two picturesque harbours with docks and slips for sail and powerboats.

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.

Information captured from: [www.oakville.ca](http://www.oakville.ca)

\* Floor plans may not be exactly as shown



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



905.845.4267  
326 LAKESHORE ROAD EAST  
OAKVILLE ONTARIO L6J 1J6

BLAIR@BLAIRANDPETER.CA  
PETER@BLAIRANDPETER.CA  
WWW.BLAIRANDPETER.CA

ALL information contained herein has been supplied by the Seller to the best of their knowledge and while deemed accurate is NOT guaranteed by Royal LePage Real Estate Services Ltd., Brokerage. ALL measurements are approximate.