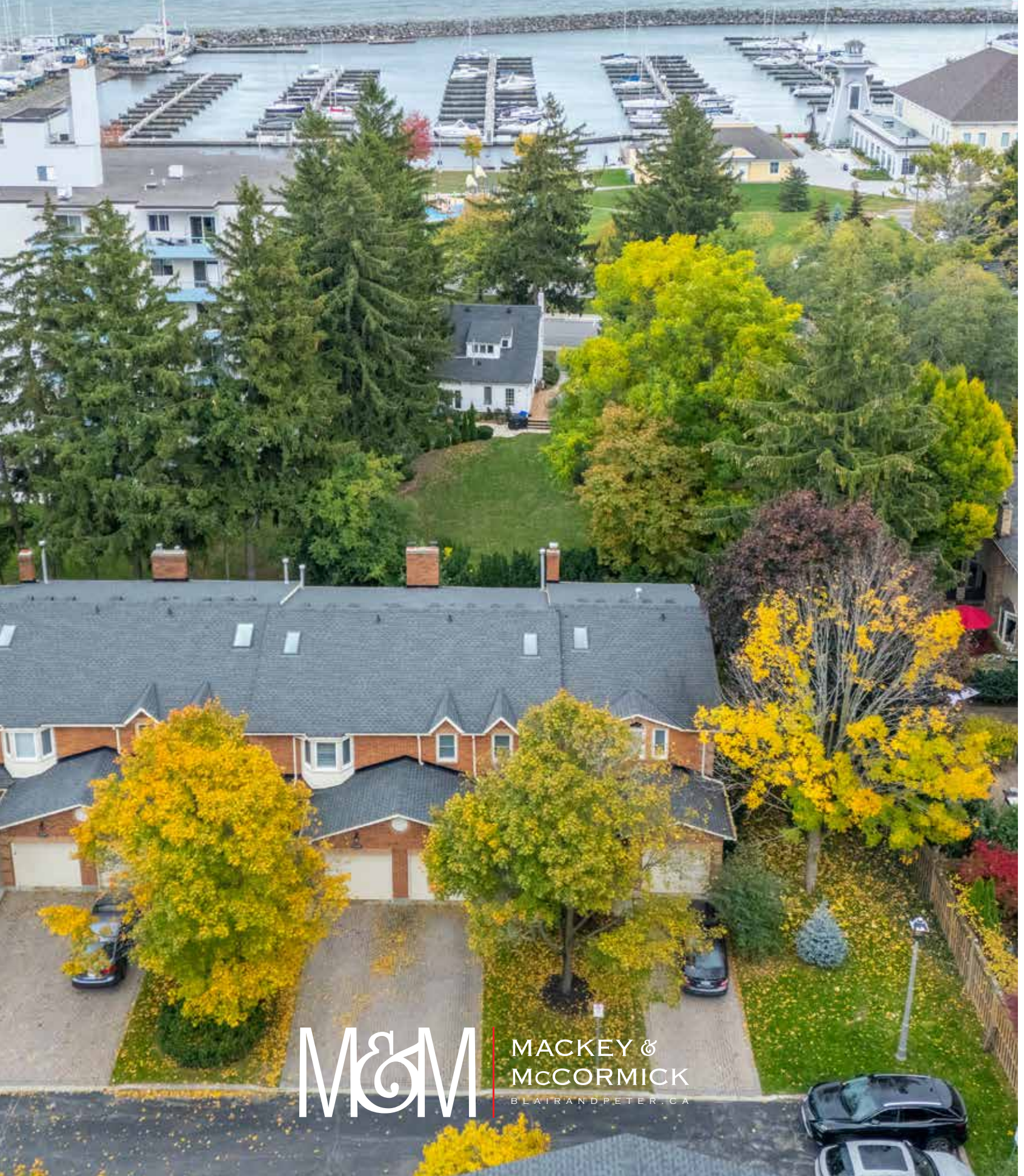


2318 MARINE DRIVE #2

BRONTE

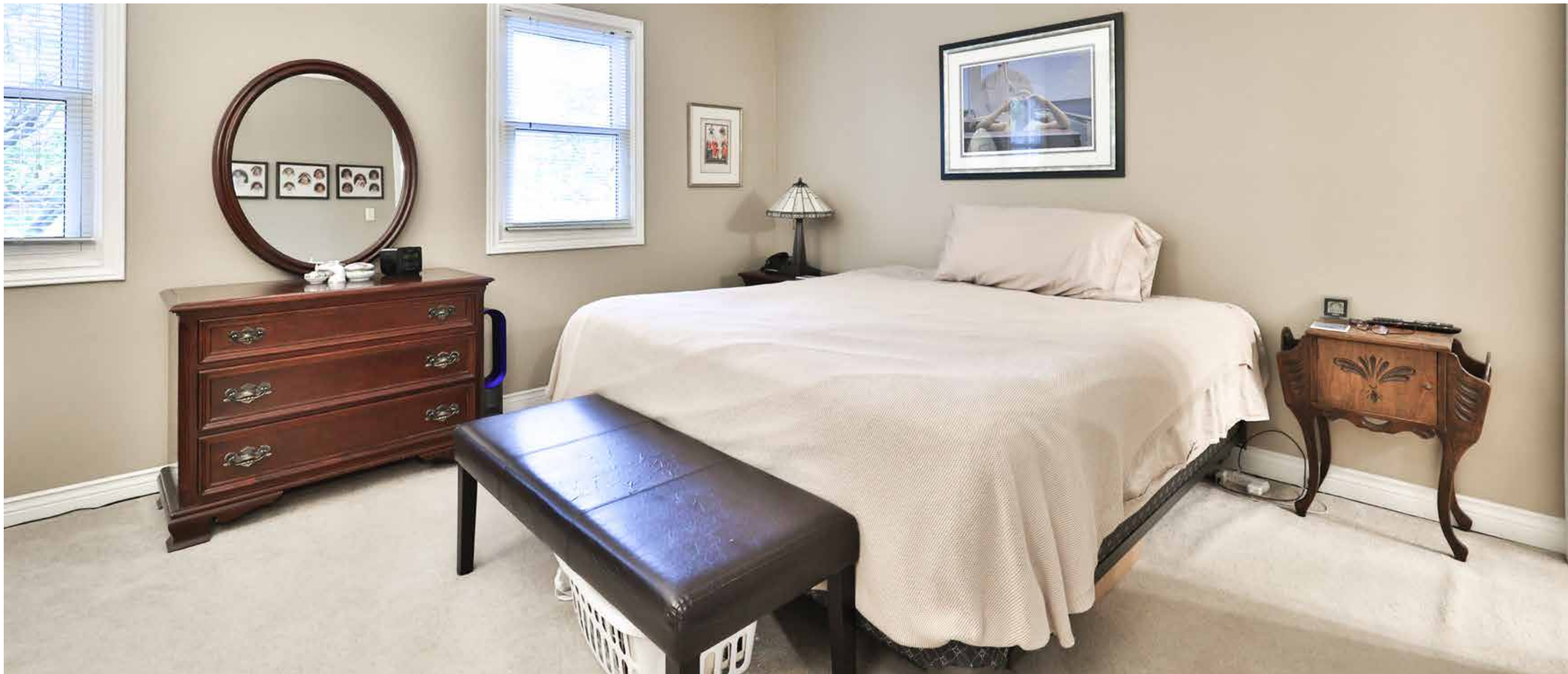


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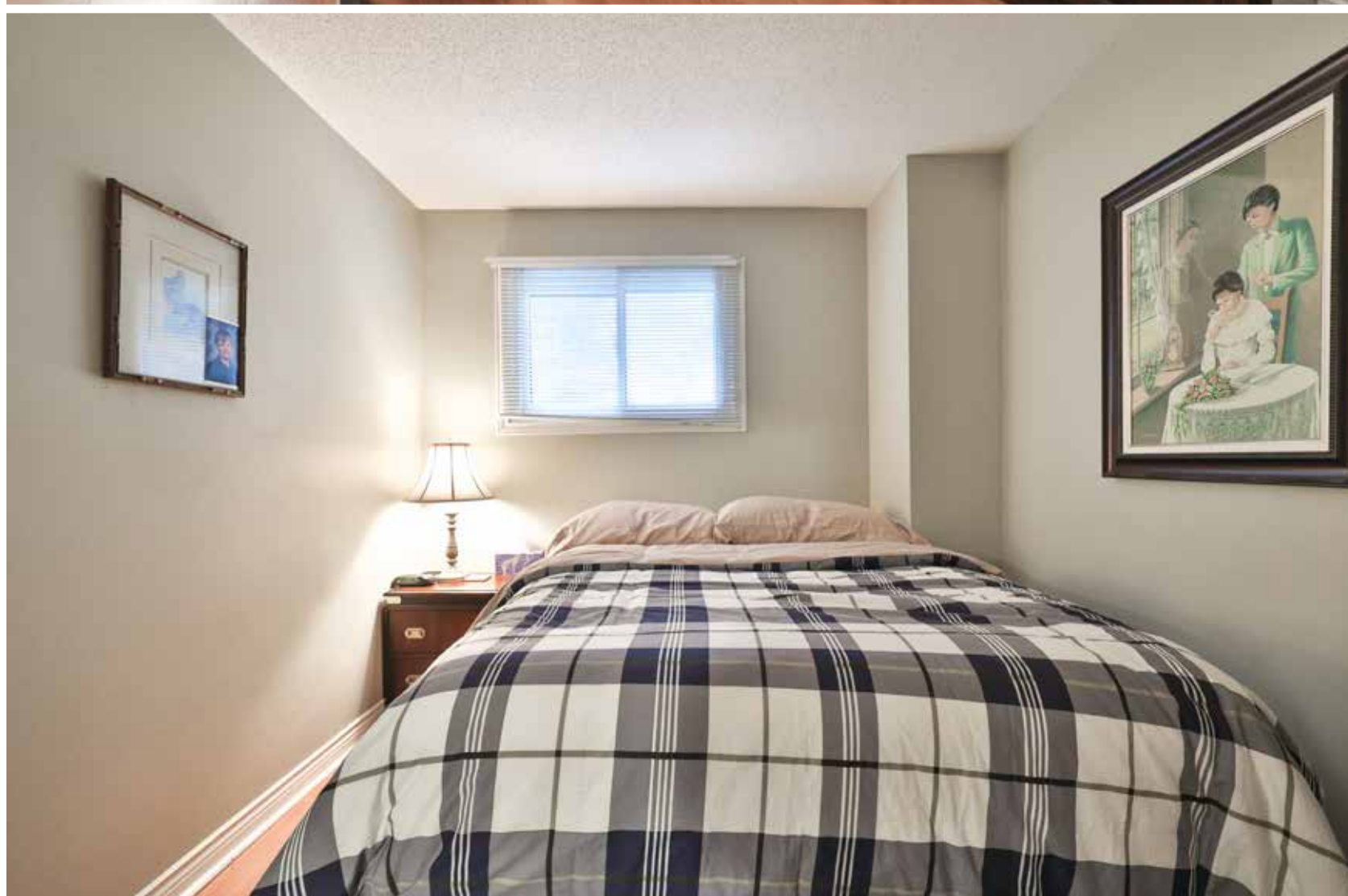
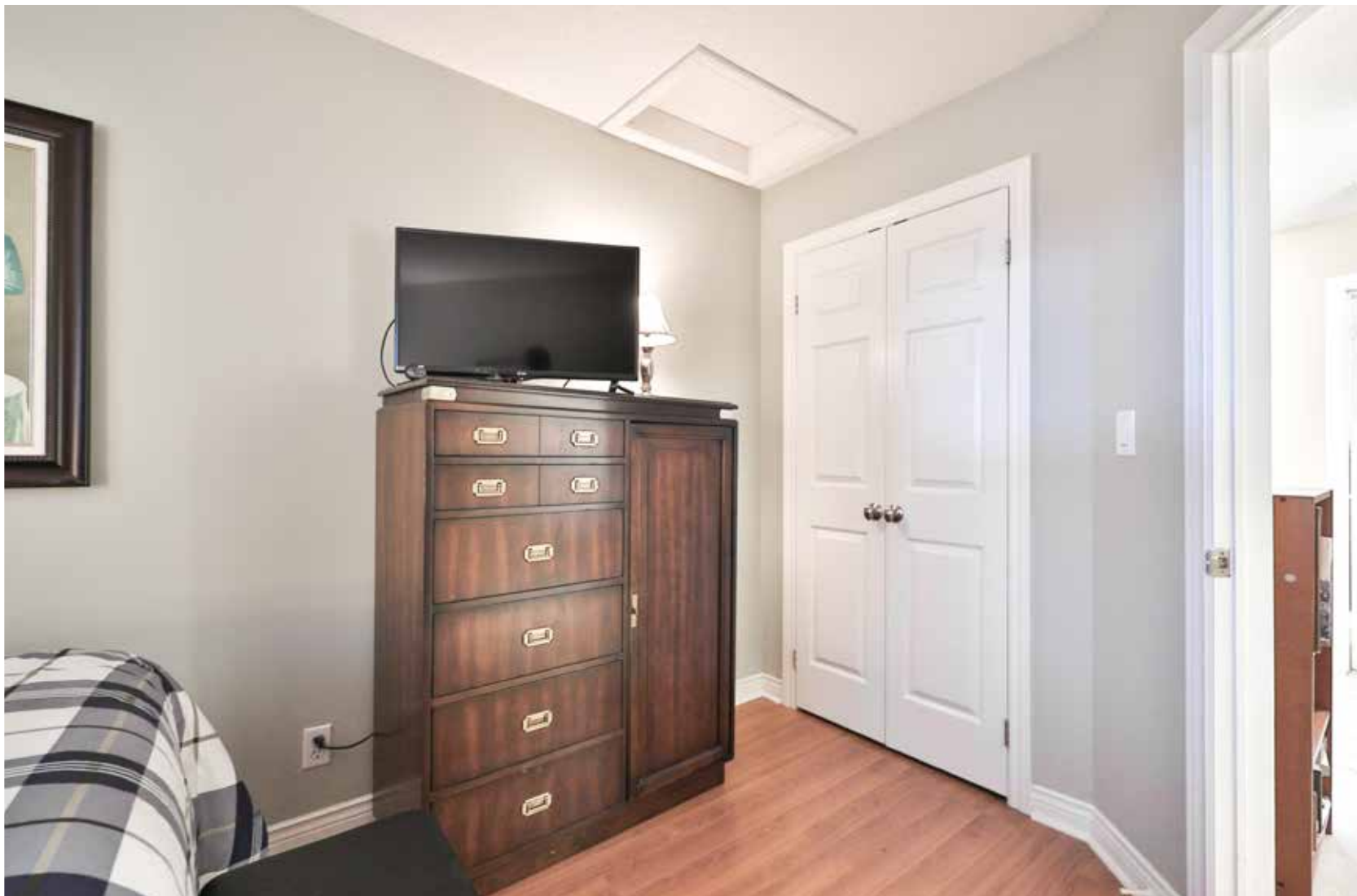


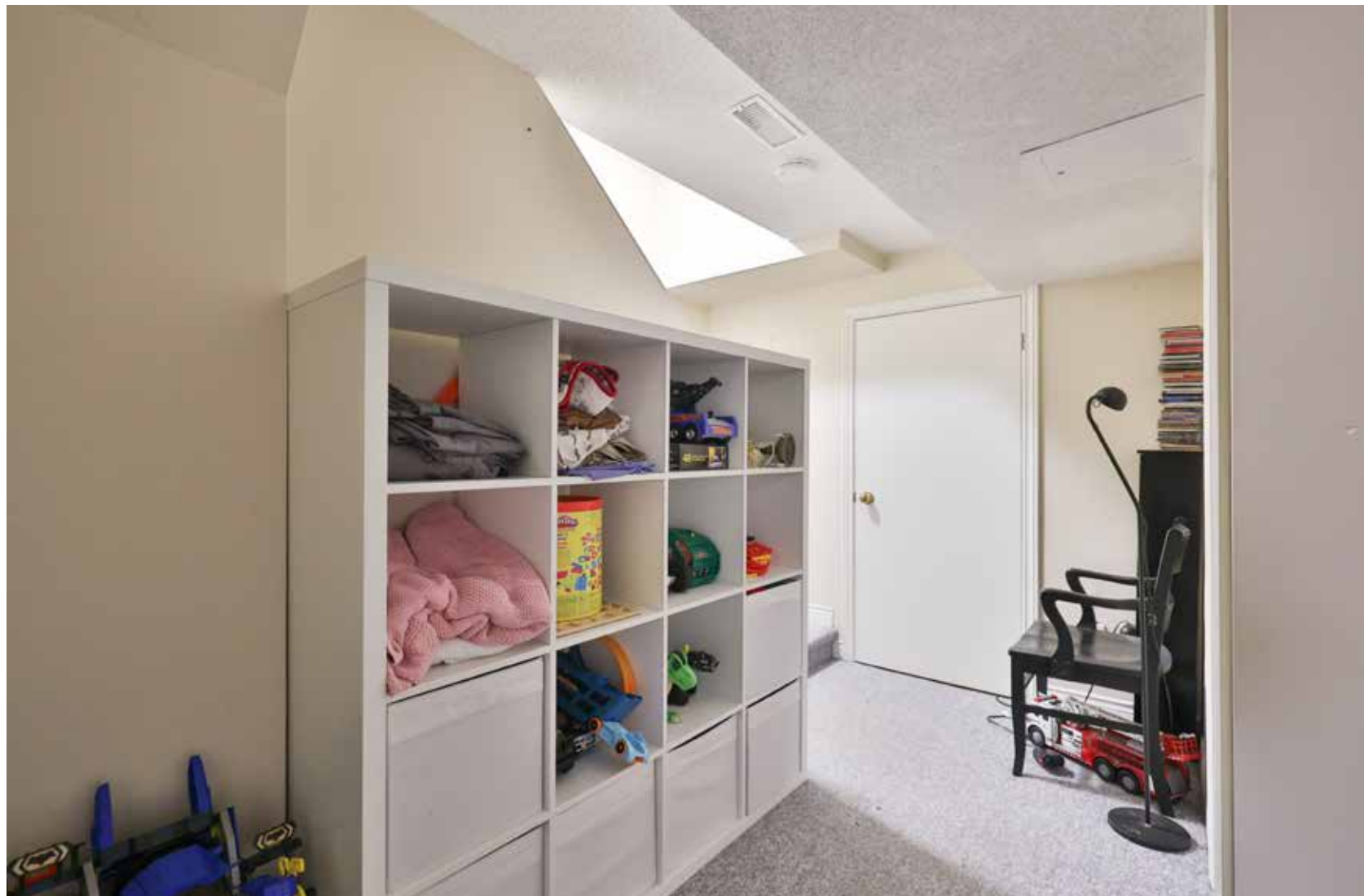


















WELCOME HOME

Great 3 bedroom townhouse tucked away quietly in the heart of Bronte Village and ideally located in the complex with no highrises directly behind and even offering lake views at some times of the year. Great opportunity to enjoy the relaxing pedestrian life walking to the lake, shops, restaurants and nearby marina. Interior features include hardwood flooring, crown molding, wood burning fireplace, updated kitchen and a spacious primary bedroom retreat with double door entry, walk-in closet and a 4-piece ensuite. The lower level has been finished also with a rec room or possibly 4th bedroom and a 3-piece bathroom. Front driveway can accommodate 2 cars and the back garden is private and fully fenced with a great South East facing deck.

TAXES: \$4,833 / 2025
POSSESSION: Flexible

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Interlock Brick Driveway Accommodates 2 Cars
- Single Car Garage with Inside Entry
- Private Covered Front Porch
- Nicely Landscaped

BACK GARDEN

- Partial Lake Views in Winter
- Prime Location in Complex with No Direct View of Highrise Condos
- Deck (2020)
- Fully Fenced

ROOM DETAILS

MAIN LEVEL

FOYER

- Upgraded Ceramic Tile Flooring
- Double Coat Closet with Built-Ins
- Upgraded Light Fixture
- Inside Entry from Garage
- Crown Molding

POWDER ROOM

- 2 Piece
- Upgraded Ceramic Tile Flooring
- Neutral Cabinetry & Countertop

LIVING ROOM

- Upgraded Hardwood Flooring
- Wood Burning Fireplace
- Bay Window
- Pot Lighting
- Crown Molding

DINING ROOM

- Upgraded Hardwood Flooring
- Pot Lighting
- Crown Molding

KITCHEN

- Upgraded Hardwood Flooring
- Neutral Cabinetry & Countertop
- Stainless Steel LG Refrigerator (2017)
- Stainless Steel Built-In Dishwasher (2017)
- Stainless Steel GE Stove (2017)
- Stainless Steel GE Built-In Microwave
- Double Sink
- Walkout to Back Deck
- Pot Lighting
- Draperies

UPPER LEVEL

UPPER FOYER

- Neutral Broadloom
- Skylight
- Upgraded Light Fixture

PRIMARY BEDROOM

- Neutral Broadloom
- Double Door Entry
- Spacious Walk-In Closet
- Ensuite
- Window Blinds

ENSUITE

- 4 Piece
- Neutral Vinyl Flooring
- Neutral Cabinetry & Upgraded Countertop
- Shower/Tub Enclosure with Ceramic Surround
- Upgraded Light Fixture

BEDROOM

- Neutral Laminate Flooring
- Double Closet
- Window Blinds

BEDROOM

- Neutral Laminate Flooring
- Double Closet
- Window Blinds

BATHROOM

- 4 Piece
- Neutral Vinyl Flooring
- Neutral Cabinetry & Countertop
- Upgraded Light Fixture
- Shower/Tub Enclosure with Ceramic Surround

LOWER LEVEL

RECREATION ROOM

- Neutral Broadloom
- Double Closet

BATHROOM

- 3 Piece
- Ceramic Tile Flooring
- Pedestal Sink
- Walk-In Shower with Sliding Door Entry

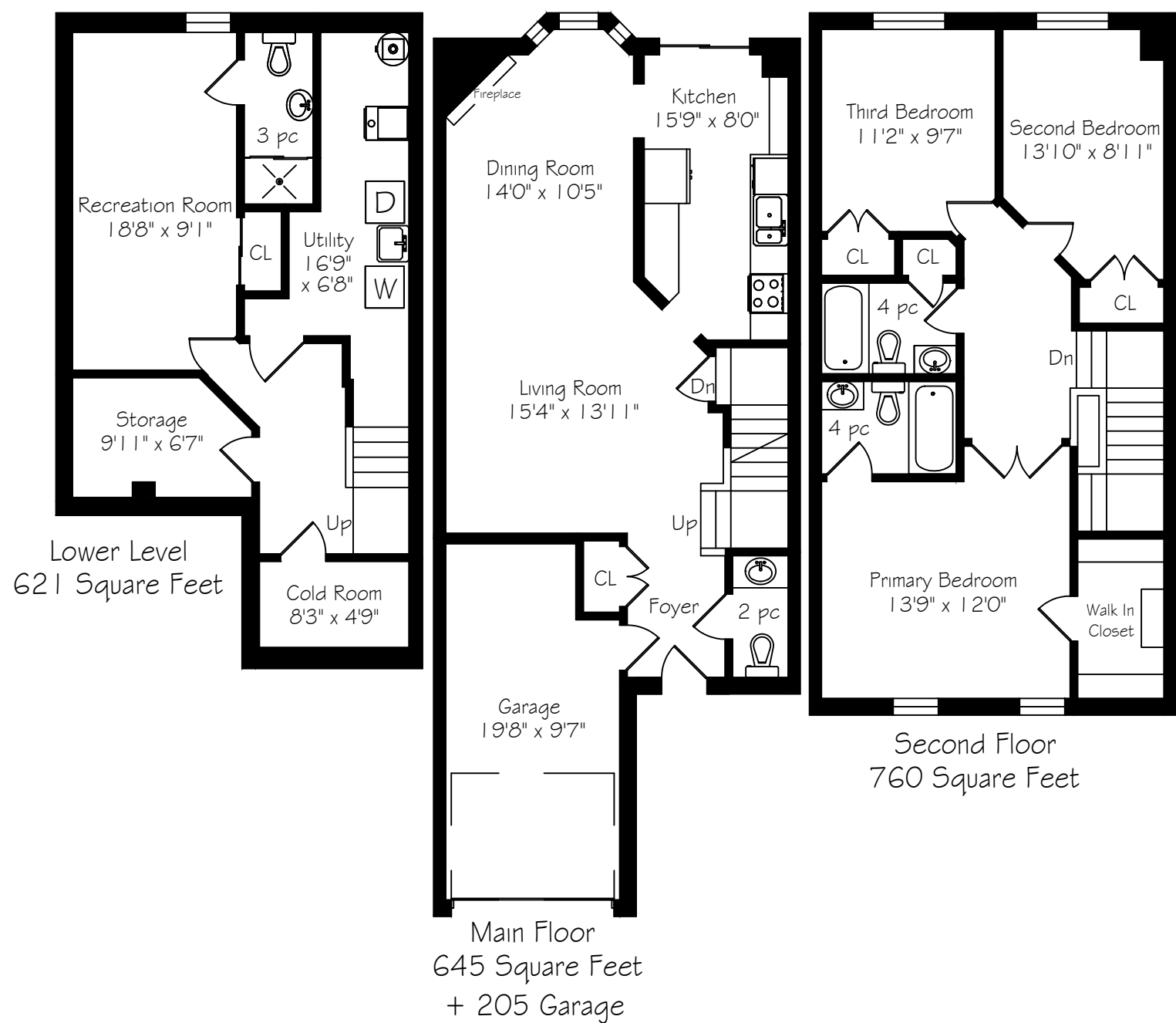
STORAGE ROOM

- Neutral Broadloom

LAUNDRY

- Samsung Front Load Washer & Dryer (2025)

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.

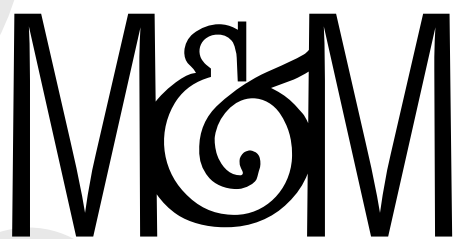
Among the many special attractions and activities for the whole family, Oakville's annual RibFest and Jazz Festival draw crowds from around the GTA. The community also provides plenty of recreational opportunities. Golfers can play at one of Oakville's many golf courses, including PGA-recognized Glen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

Information captured from: www.oakville.ca



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