

# 100 LAKESHORE ROAD E #402

OAKVILLE



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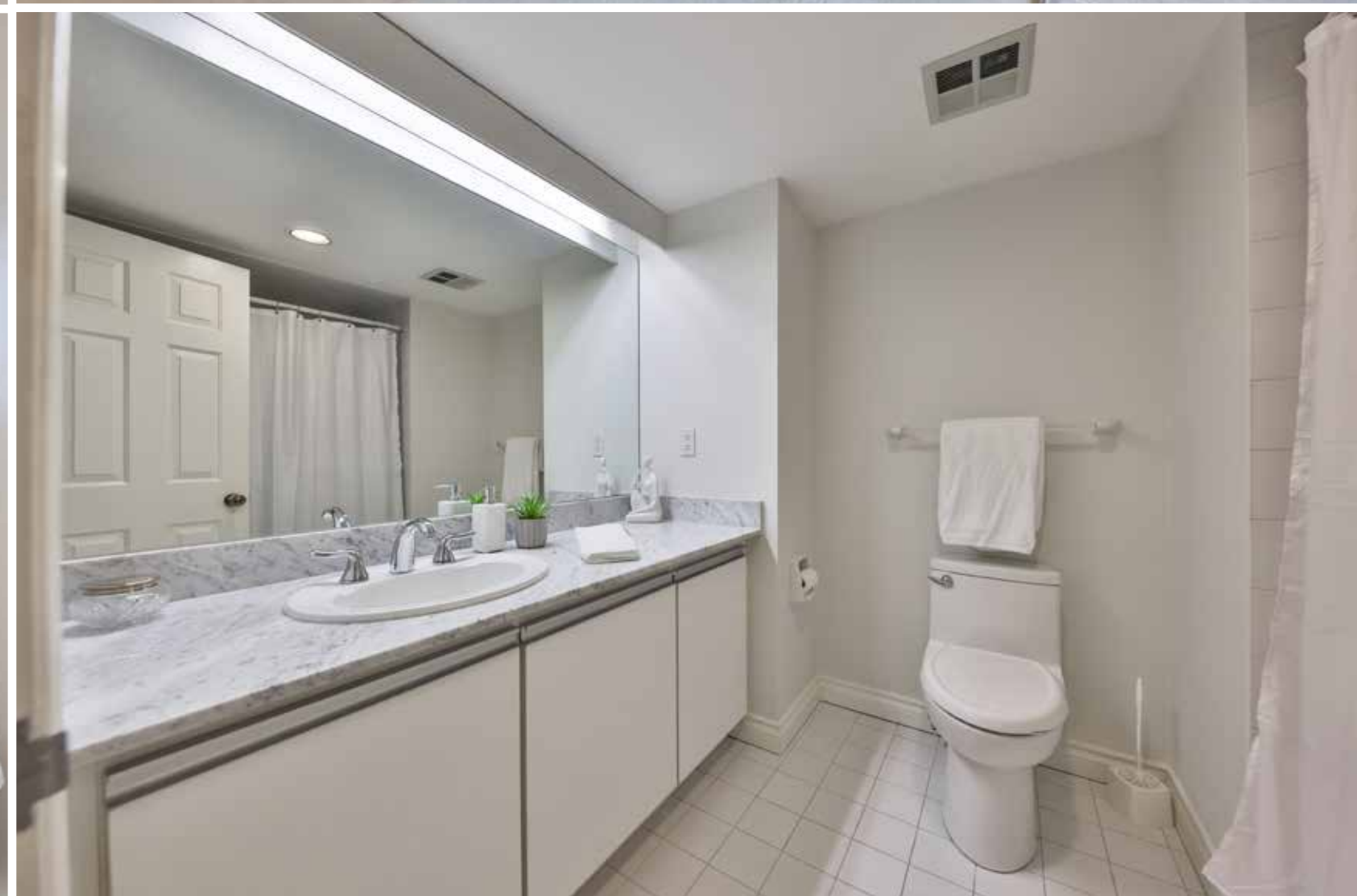


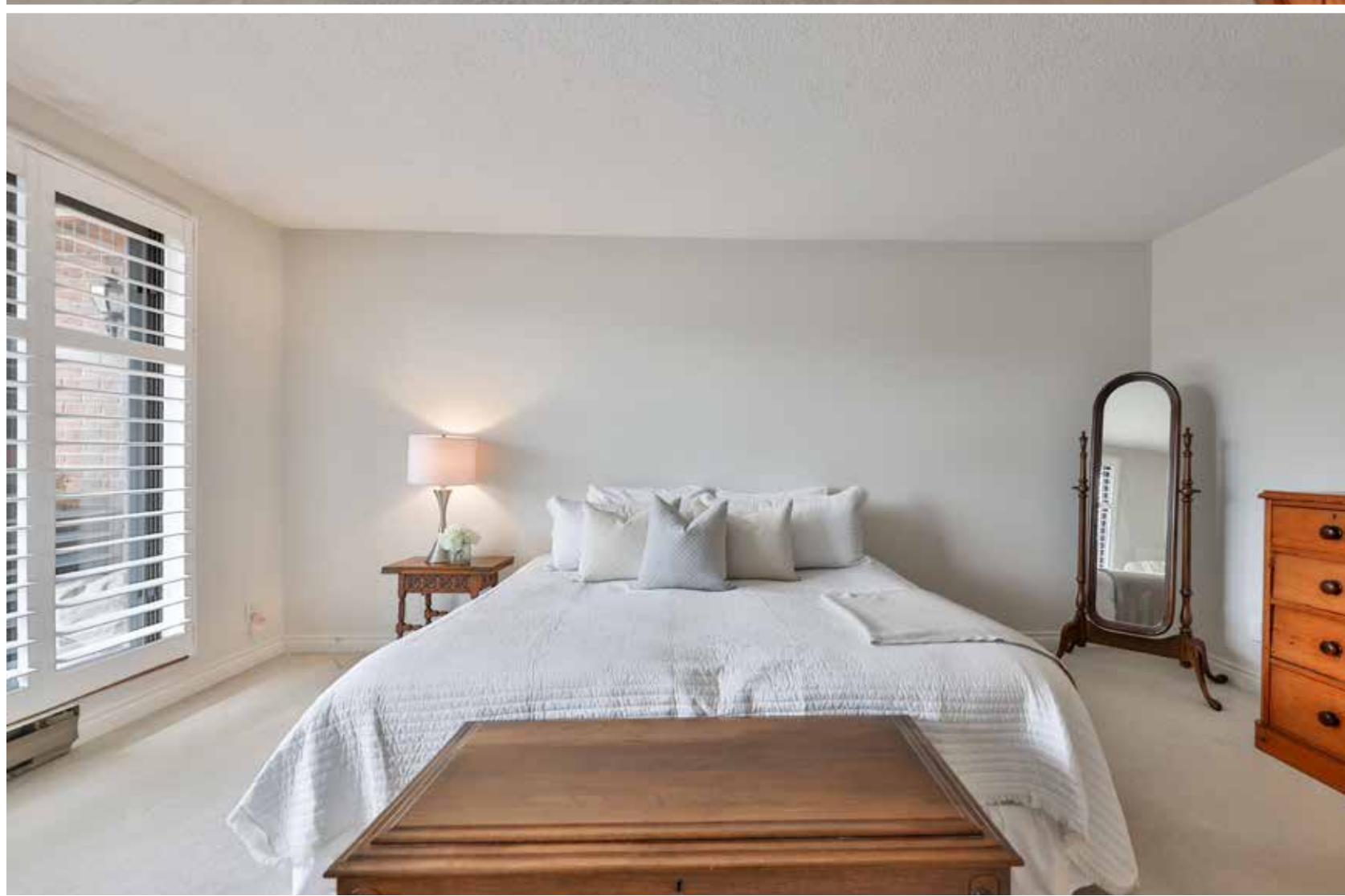
VIRTUALLY STAGED













## ROOM DETAILS

### MAIN LEVEL

#### FOYER

- Ceramic Tile Flooring
- Double Coat Closet

#### LIVING ROOM

- Broadloom
- Wood Burning Fireplace
- Wall of West Facing Windows Overlooking 16 Mile Creek
- Walkout to Solarium & Terrace (12 x 12) with Gorgeous Views of Oakville Harbour & Lake

#### DINING ROOM

- Broadloom
- Large & Spacious

#### KITCHEN

- Ceramic Tile Flooring
- Pot Lighting
- Under Cabinet Lighting
- Quartz Countertops
- Stainless Steel Samsung Refrigerator
- Stainless Steel Blomberg Dishwasher
- Stainless Steel GE Stove
- Stainless Steel Broan Hood Vent
- Mosaic Glass Ceramic Backsplash
- Stainless Steel Double Sink
- Built-In Desk Area
- Pocket Doors to Dining Room

#### SOLARIUM

- Ceramic Tile Flooring
- 4 Season
- Walkout to 2 Terraces with Lake & Harbour Views

#### PRIMARY BEDROOM

- Broadloom
- Large Dressing Area with His/Hers Double Closets
- Linen Closet

- Double Sliding Glass Doors with Walkout to Beautiful (11 x 20) Terrace Overlooking Harbour

#### ENSUITE

- 5 Piece
- Ceramic Tile Flooring
- Large Soaker Tub
- Separate Walk-In Shower
- Bidet

#### BEDROOM

- Broadloom
- Large Walk-In Closet
- Walkout to Large Terrace Overlooking Harbour

#### BATHROOM

- 4 Piece
- Ceramic Tile Flooring
- Marble Countertop
- Deep Soaker Tub

#### LAUNDRY

- Ceramic Tile Flooring
- Whirlpool Washer & Dryer
- Laundry Tub
- Additional Cabinetry



# WELCOME HOME

**TAXES:** \$8,711 / 2023  
**POSSESSION:** Flexible

Located in the highly desirable Granary Building in the heart of Downtown Oakville, this fabulous condo offers fantastic views of the Oakville Harbour and the lake. Steps to restaurants, shops, galleries, cultural events, parks and the lake, this 2 bedroom unit (1810 sq ft including solarium) offers a large functional kitchen with stainless steel appliances, spacious dining and living rooms with wood burning fireplace, 4 season solarium, primary bedroom retreat with dressing area including his & hers double closets and 5 piece ensuite with separate shower & soaker tub, second bedroom with large walk-in closet & 4 piece main bath. Walkouts from both bedrooms and the living room to two large southwest facing terraces with spectacular water views. Direct access to Lakeshore Road just steps from your front door. Extensive amenities (car wash, concierge, exercise room, guest suites, party room, pool, sauna, workshop), 2 parking spots and more! A great opportunity for lakeside living in Downtown Oakville!

## ADDITIONAL FEATURES

### OTHER FEATURES

- 2 Owned Parking Spaces
- 1 Exclusive Use Locker

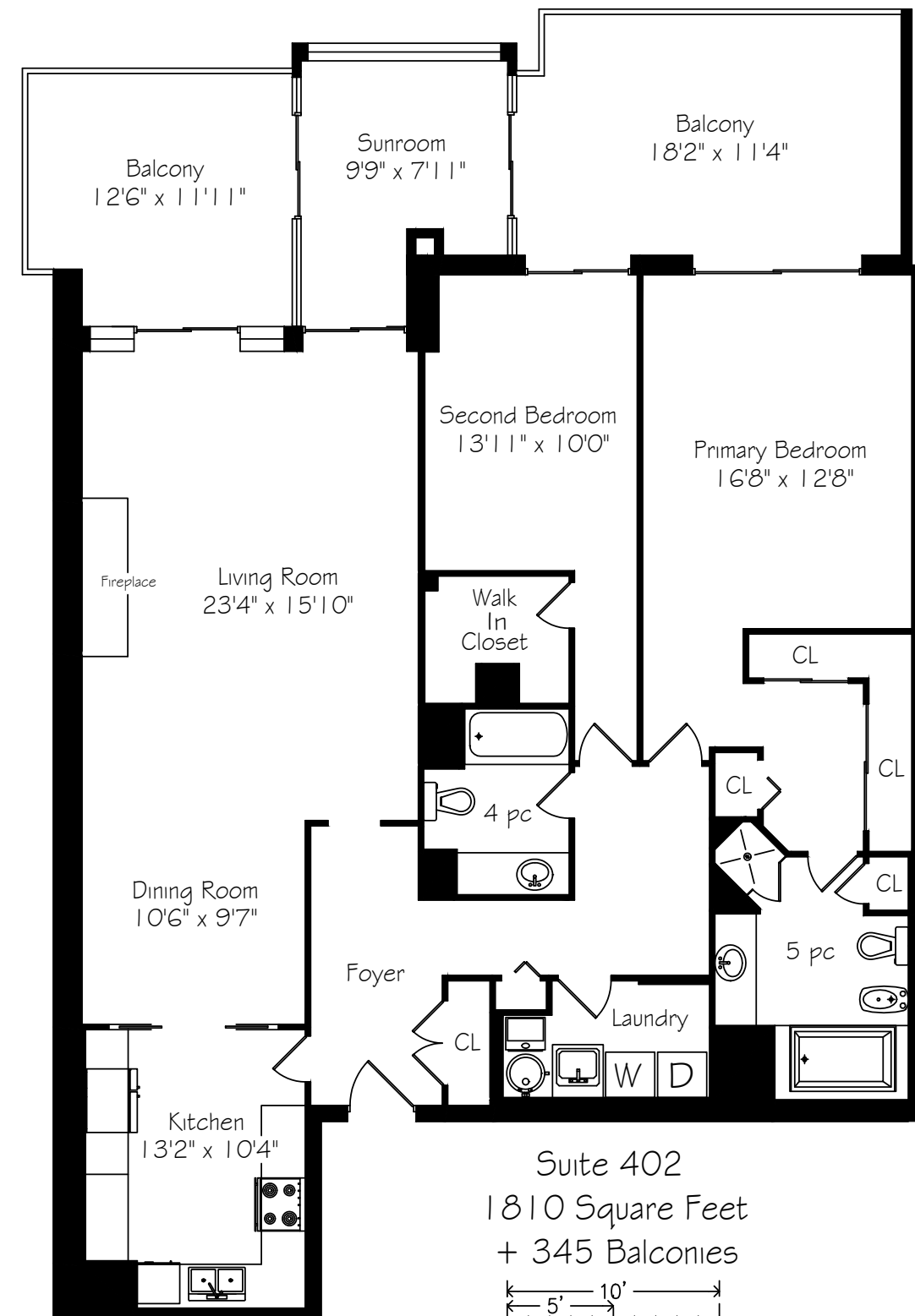
### CONDO AMENITIES

- Car Wash
- Concierge
- Exercise Room
- Guest Suites
- Party Room
- Pool
- Sauna
- Visitor Parking
- Workshop
- Live In Superintendent





100 Lakeshore Road East



Suite 402  
1810 Square Feet  
+ 345 Balconies

Measurements and Calculations are approximate  
To be used as guidelines only  
[www.measuredup.ca](http://www.measuredup.ca)



# 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.

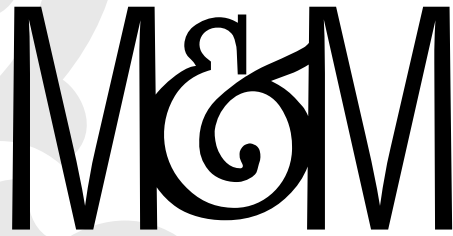
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies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



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