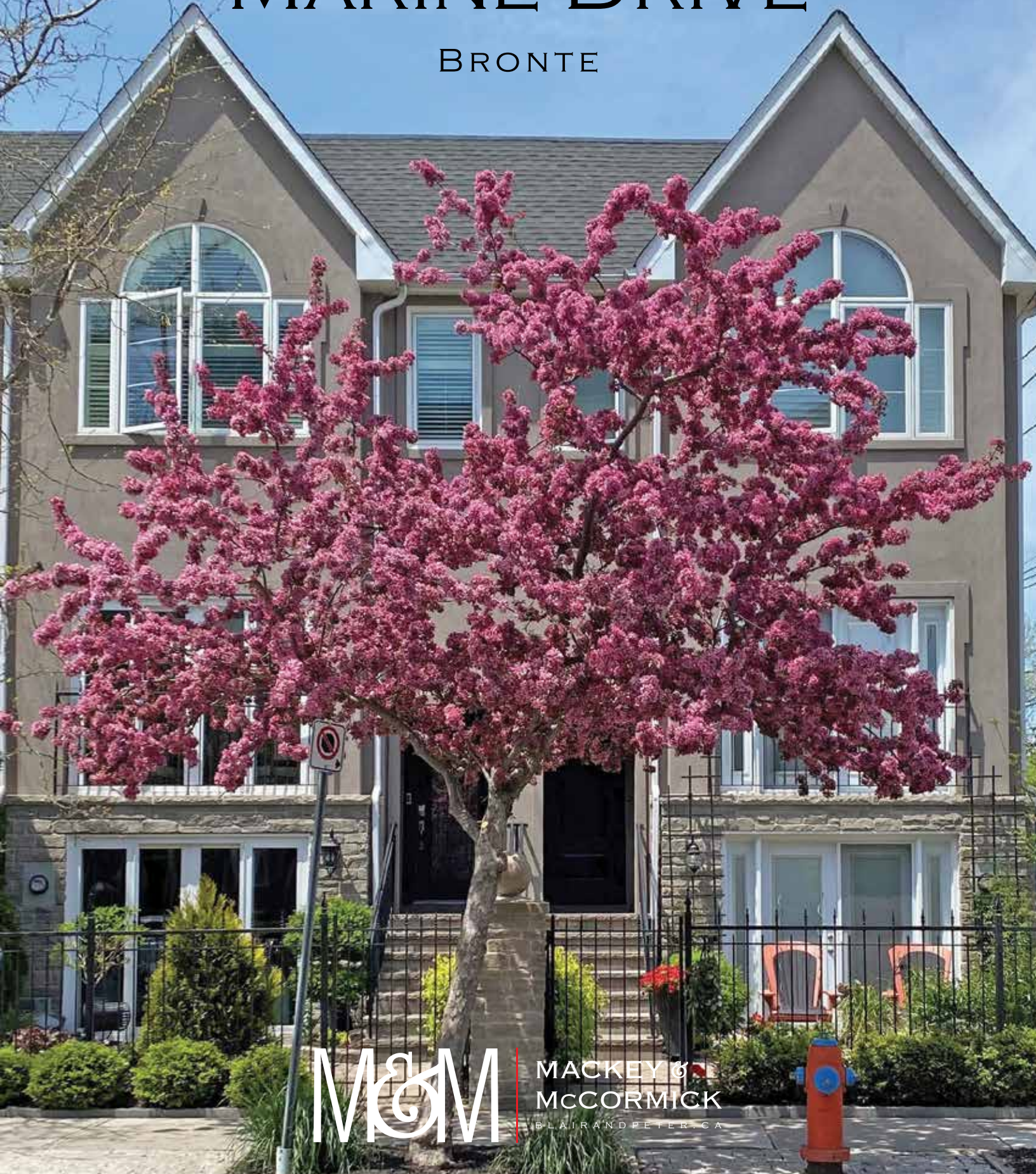


# 2399 MARINE DRIVE

BRONTE



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# WELCOME HOME

**TAXES:** \$6,488 / 2022  
**LOT SIZE:** 22.4' x 99.93'  
**POSSESSION:** 90-120 Days

Urban living at its finest! Beautifully updated end unit freehold in the heart of Bronte Village. Over 2800 sq ft on 3 levels, all above grade. Excellent main floor plan featuring accent brick wall, spacious and bright living room with 2 french doors leading to Juliette balconies, 9 ft ceiling with cathedral feature and expansive windows. Step up dining room leading to kitchen with dual tone Cartier cabinets, quartz countertops and beehive accent backsplash. Breakfast island overlooking family room with gas fireplace. Step out to Trex deck with gas BBQ hookup, hose bib, privacy fence and Nesling shades. Main floor also features a powder room, hardwood floors and crown molding throughout. Upper level with generous sized primary bedroom, palladian windows, coffered ceiling, walk-in closet and 4 piece ensuite with separate tub and walk-in glass shower. Two more good sized bedrooms with 4 piece main bath and convenient upper level laundry with tub. Ground level features a large recreation room with chic custom built-in cabinets, office nook, powder room and walkout to front patio with mature perennials. Plenty of storage space leading to the mudroom with built-in coat and storage space with access to 2 car tandem garage. Recent upgrades include french doors, some windows, family room slider, skylight, feature brick wall, back fence and front steps. Stroll to Bronte Harbour and lake, shops and cafes. Truly a gem!

## ROOM DETAILS

### MAIN LEVEL

#### FOYER

- Hardwood Flooring
- Coat Closet
- Custom Pendant Lighting & Pot Lights
- Feature Brick Wall (2015)
- Crown Molding

#### LIVING ROOM

- Hardwood Flooring
- 9' Ceiling
- 2 French Doors with Juliet Balconies (2015)
- Cathedral Feature with Expansive Windows
- Crown Molding

#### DINING ROOM

- Hardwood Flooring
- Custom Pendant
- Step Up
- Crown Molding

#### KITCHEN

- Hardwood Flooring
- Window Blinds
- Pot Lighting
- Custom Pendant Lighting
- White & Black Cartier Kitchen Cabinetry
- Quartz Caesarstone Countertop
- KitchenAid Stainless Steel Fridge
- Miele Stainless Steel Dishwasher
- Bosch Induction Stove
- Sharp Stainless Steel Built-In Microwave
- Beehive Backsplash
- Under Cabinet Lighting
- Island with Breakfast Bar
- Central Vac Kick Plate
- Crown Molding

### FAMILY ROOM

- Hardwood Flooring
- Pot Lighting
- Gas Burning Fireplace with Beehive Tile & White Surround
- Walkout to Deck
- New Slider with Built-In Screen & Sunshade (2021)
- Crown Molding

### POWDER ROOM

- 2 Piece
- Ceramic Tile Flooring
- Chandelier
- Decorative Mirror
- Crown Molding

### SECOND LEVEL

#### FOYER

- Broadloom
- Skylight (2016) with Built-In Shade & Remote
- Custom Pendant Lighting
- Linen Closet
- Mirror Included

### PRIMARY BEDROOM

- Broadloom
- Walk-In Closet
- Ceiling Fan
- Coffered Ceiling
- Palladian Window
- California Shutters
- High Baseboards

### ENSUITE

- 4 Piece
- Basket Weave Tile Flooring
- California Shutters
- Pendant Lighting
- White Cabinetry
- Separate Tub
- Walk-In Glass Shower





ROOM DETAILS

BEDROOM

- Broadloom
- Window Blinds & Curtains
- Ceiling Fan
- Double Closet

BEDROOM

- Broadloom
- Curtains
- Ceiling Fan
- Single Closet
- Walkout to Private Balcony

BATHROOM

- 5 Piece
- Ceramic Tile Flooring
- Granite Countertop
- Double Sinks
- Tub with White Tile Backsplash

LAUNDRY

- Maytag Front Load Washer & Dryer
- Laundry Tub

STREET LEVEL

FOYER

- Hardwood Flooring
- Pendant Lighting

RECREATION ROOM

- Hardwood Flooring
- Built-In TV & Storage Unit by Custom Millwork (2017)
- Pot Lighting
- Walkout to Courtyard Patio

BATHROOM

- 2 Piece
- Built-In Storage

MUDROOM

- Coat Closet
- Custom Coat & Storage Nook
- Abundant Storage
- Access to 2 Car Tandem Garage



ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

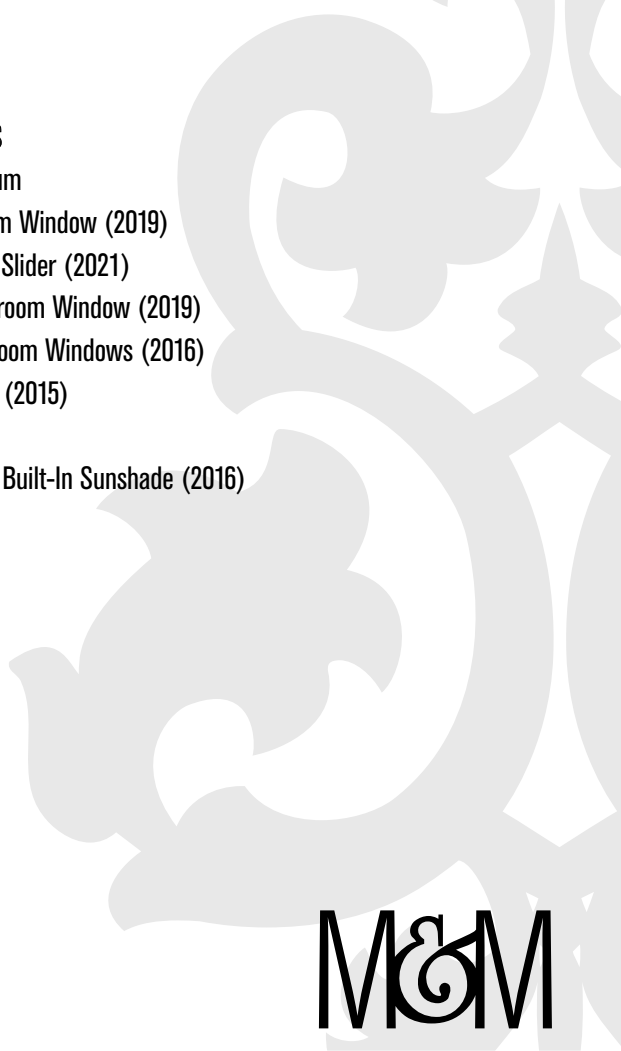
- Covered Front Door with Coach Lamp
- Beautiful Custom Cut Flagstone Stairs (2022) with Wrought Iron Railing
- Tumbled Stone Terrace with Surrounding Perennial Gardens & Wrought Iron Gate
- Mature Perennials
- Overlooking Vibrant Activities of Bronte Village

BACK GARDEN

- Tandem Parking Garage
- Trex Deck (2019)
- Gas Hookup & Water Supply
- Privacy Screen
- Nesling Shades
- Fence at Back Exterior (2015)

OTHER FEATURES

- Central Vacuum
- Third Bedroom Window (2019)
- Family Room Slider (2021)
- Primary Bathroom Window (2019)
- Primary Bedroom Windows (2016)
- French Doors (2015)
- Roof (2015)
- Skylight with Built-In Sunshade (2016)

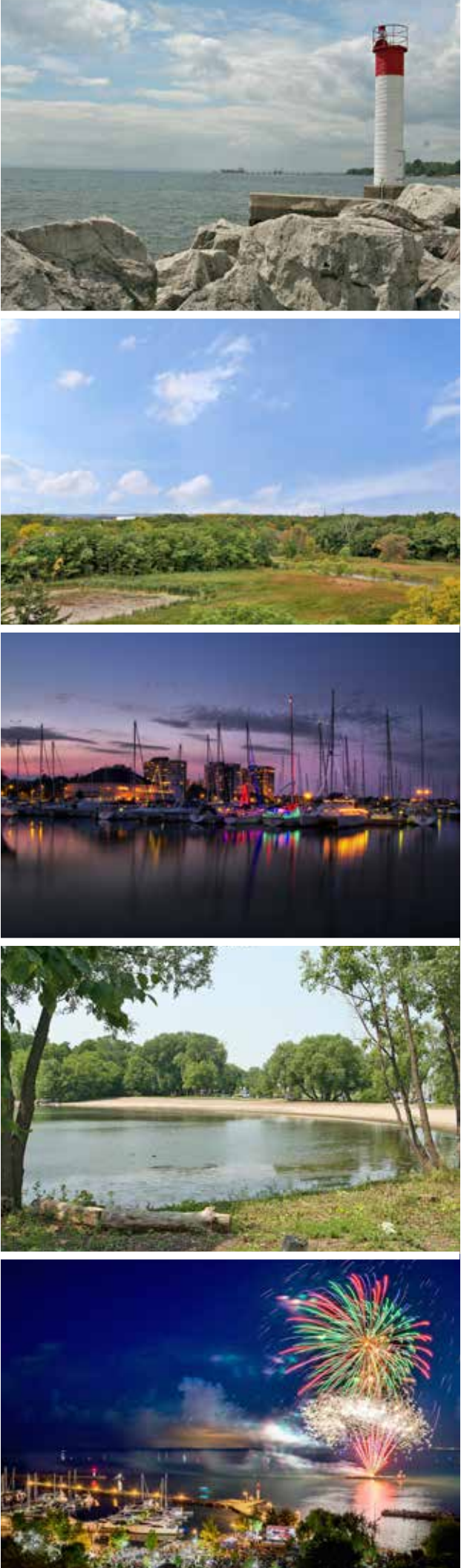
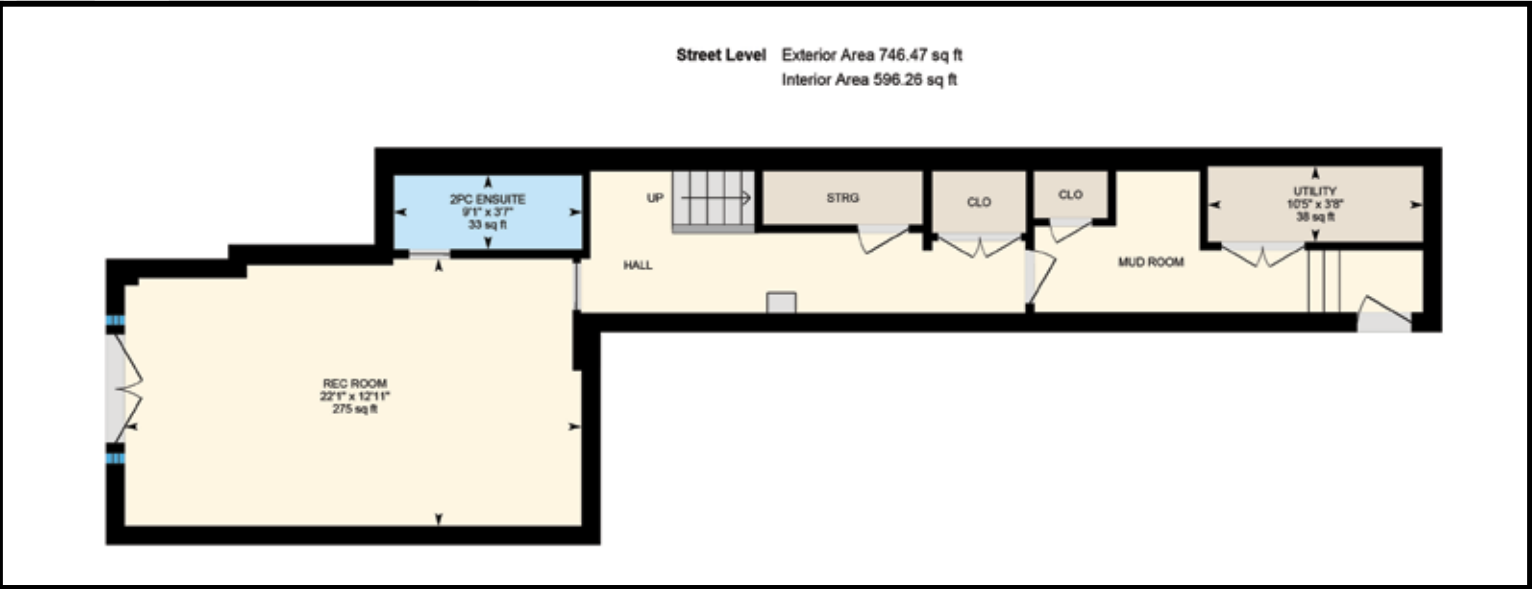
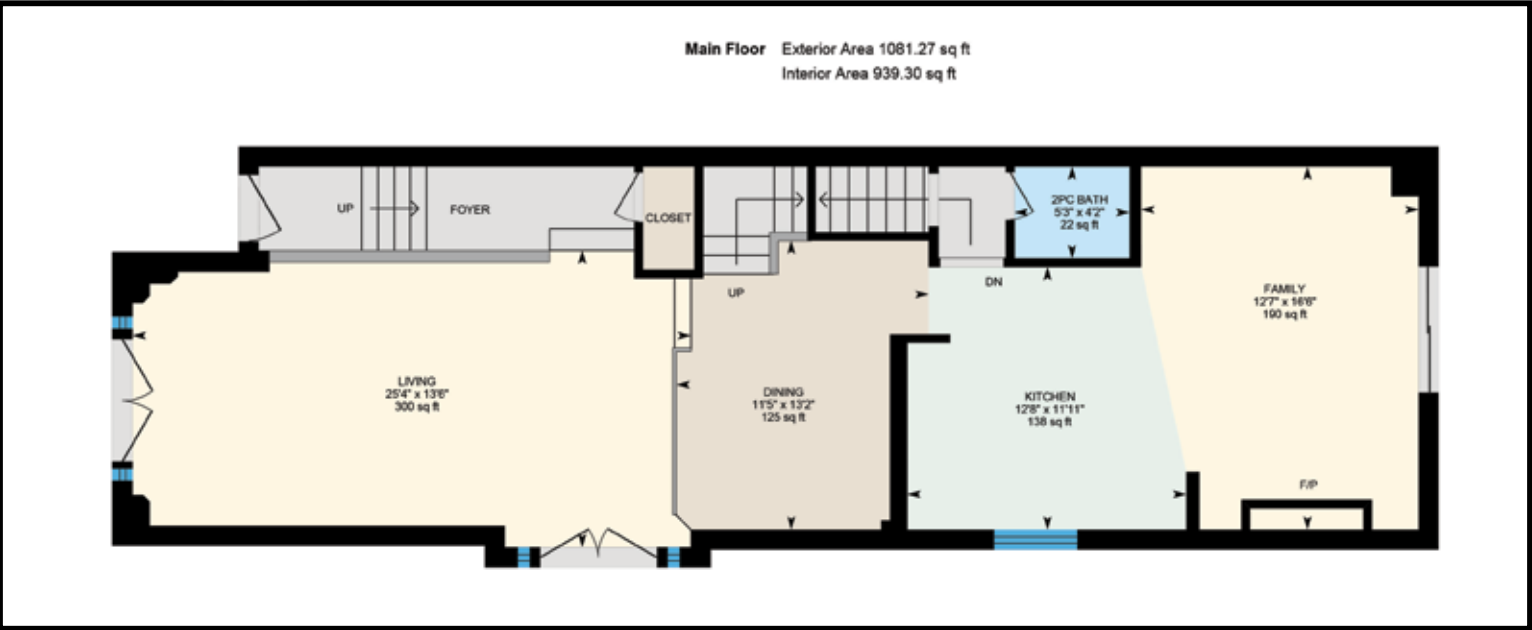


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# FLOOR PLANS

\* Floor plans may not be exactly as shown



# THE VILLAGE OF BRONTE

Established in 1834, Bronte Village (southwest Oakville) is one of the oldest Ontario communities, and arguably, one of its most scenically beautiful, having two open and publically accessible harbours – Inner and Outer. Bronte was a commercial shipping centre for grain and timber but evolved to a commercial fishing port by the 19th century.

Bronte Harbour is a main access point to the Waterfront Trail system.

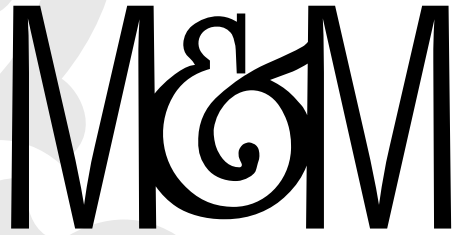
Stroll Bronte’s spectacular Heritage Waterfront Park – harbour, boardwalk and pier, lighthouse, beach, parklands, cycling and walking trails, picnic and children’s play areas. Visit the friendly merchants or just relax and watch the boats and swans glide by. For ‘on the water’ excitement, charter a sport-fishing outing to catch trophy salmon.

See the historic Sovereign House on Bronte Bluffs and the Fishermen’s Memorial at the Pier.

Bronte’s marine heritage, with its “small-town” specialty shops and “big-city” health and professional services, dining options, shopping, exciting events and location midway between Toronto and Niagara, makes Bronte a great place to visit.

Shop, dine, walk, bike, picnic or just sit on the grass to take in one of Bronte’s special events such as Oakville’s Canada Day – July 1st with fireworks, or Art in the Park in August.





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TOP 1% NATIONALLY



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