

3236 ULMAN ROAD

BRONTE

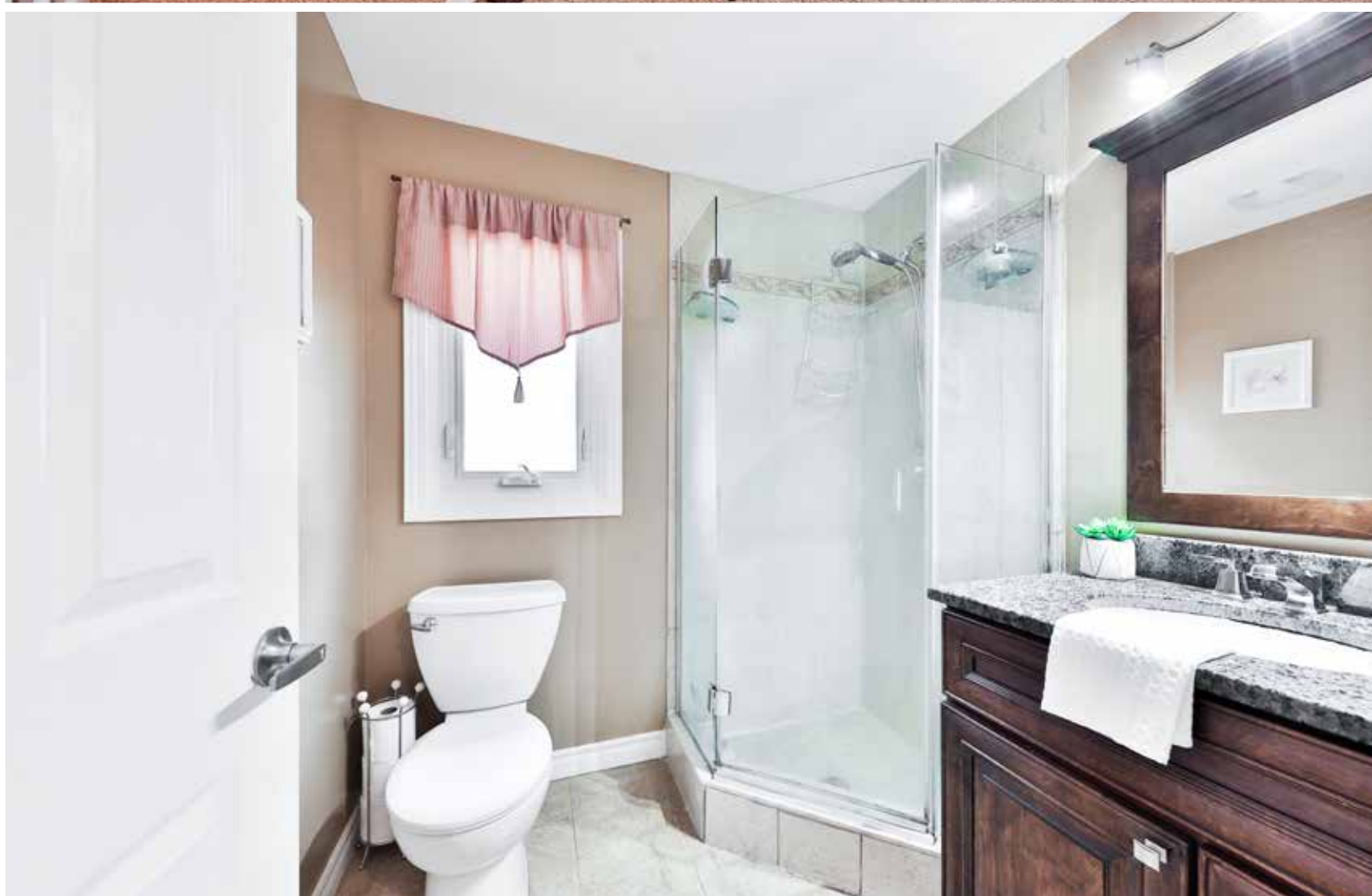
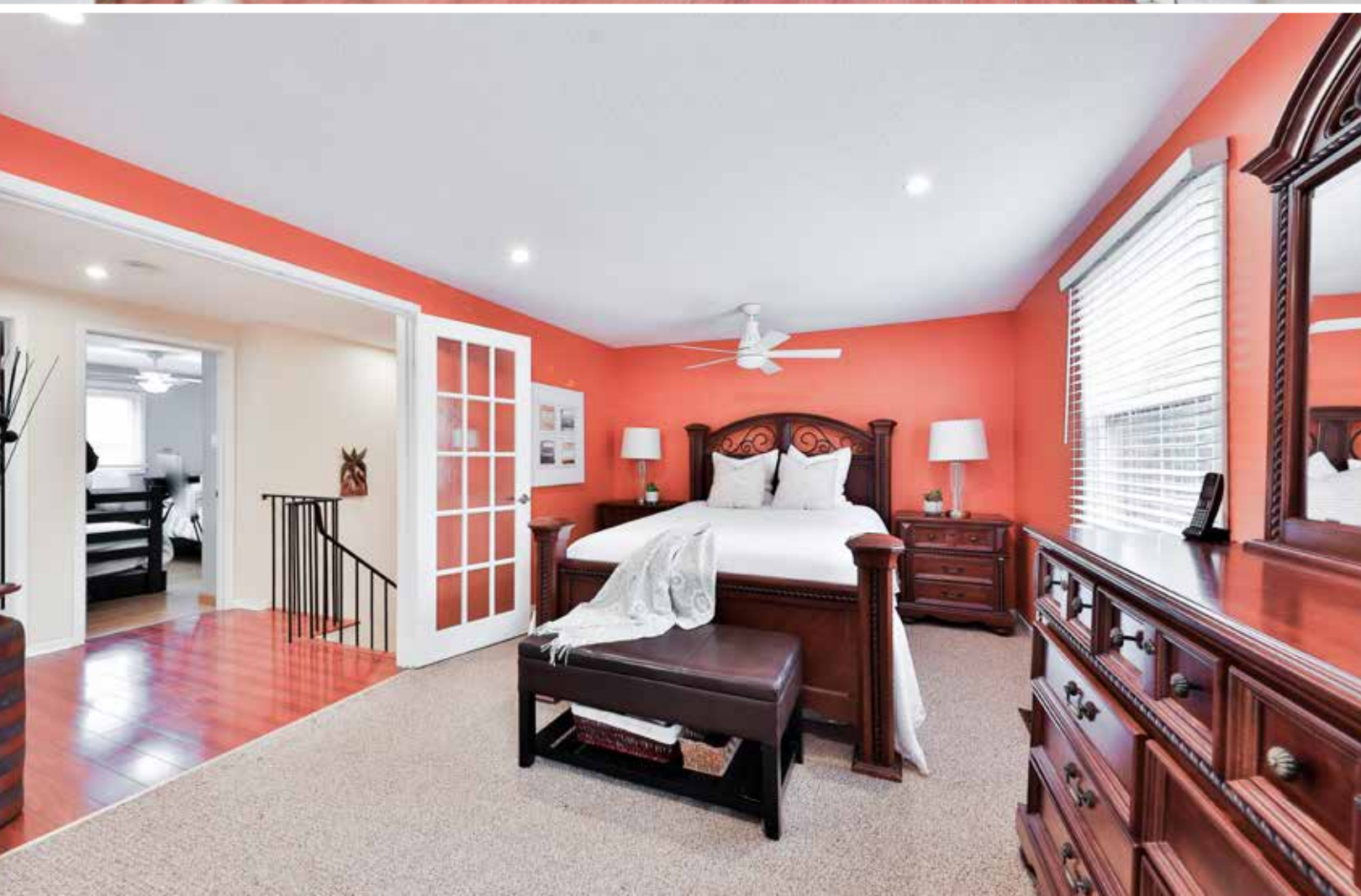
3236



MACKEY &
MCCORMICK
BLAIR AND PETER, CA











WELCOME HOME

TAXES: \$4,628 / 2022
LOT SIZE: 37.63' x 107.41' Irregular
POSSESSION: Flexible

Beautifully maintained 2 storey home on a quiet street in desirable Bronte offering a spacious bright kitchen with extended island offering the perfect spot to have a coffee and admire your mature, treed neighbourhood. Open concept dining and family room, fully finished lower level with a fabulous rec room with corner gas fireplace, double french door entry to primary bedroom retreat complete with a walk-in closet and 3-piece ensuite. Other features making this home special include a double garage with inside entry, full double driveway, 2.5 bathrooms including a main floor powder room, separate ensuite and a southerly facing private back garden with covered patio, gazebo and hot tub with electronic cover lift. Great curb appeal with flagstone front porch. Walk to parks and the lake.

ROOM DETAILS

MAIN LEVEL

FOYER

- Upgraded Laminate Flooring
- Double Mirrored Coat Closet
- Front Door with Decorative Insert
- Inside Entry from Garage
- Pot Lighting

LIVING ROOM

- Upgraded Laminate Flooring
- Pot Lighting
- Bay Window
- Window Blinds

DINING ROOM

- Laminate Flooring
- Ceiling Fan
- Walkout to Backyard

KITCHEN

- Laminate Flooring
- Neutral Upgraded Cabinetry & Countertop
- Stainless Steel LG Fridge (2022)
- Stainless Steel LG Stove (2022)
- Built-In KitchenAid Dishwasher
- Upgraded Backsplash
- Extended Island with Seating
- Pot Lighting

POWDER ROOM

- 2 Piece
- Laminate Flooring
- Upgraded Light Fixture
- Upgraded Vanity with Granite Countertop
- Undermount Sink
- Upgraded Faucet & Mirror

UPPER LEVEL

UPPER FOYER

- Upgraded Laminate Flooring
- Broadloom on Stairs
- Pot Lighting

PRIMARY BEDROOM

- Neutral Broadloom
- Double French Door Entryway
- Walk-In Closet
- Ceiling Fan/Pot Lights
- Ensuite
- **Master Bedroom Suite Available*

ENSUITE

- 3 Piece
- Upgraded Tile Flooring
- Upgraded Cabinetry & Countertop with Undermount Sink
- Upgraded Faucet, Mirror & Light Fixture
- Corner Shower with Glass Surround

BEDROOM

- Laminate Flooring
- Ceiling Fan
- Double Closet
- Window Blinds

BEDROOM

- Laminate Flooring
- Window Blinds
- Ceiling Fan



ROOM DETAILS

BATHROOM

- 4 Piece
- Ceramic Tile Flooring
- Upgraded Cabinetry & Countertop with Undermount Sink
- Tub with Tile Enclosure

OFFICE

- Tile Flooring
- Pot Lighting

LAUNDRY ROOM

- Kenmore Washer & Dryer
- Laundry Tub
- Additional Cabinetry
- Freezer Included

LOWER LEVEL

RECREATION ROOM

- Neutral Broadloom
- Pot Lighting
- Corner Gas Fireplace with Upgraded Tile Surround
- Window Blinds
- **Loveseat, Couch Included*

M&M



ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

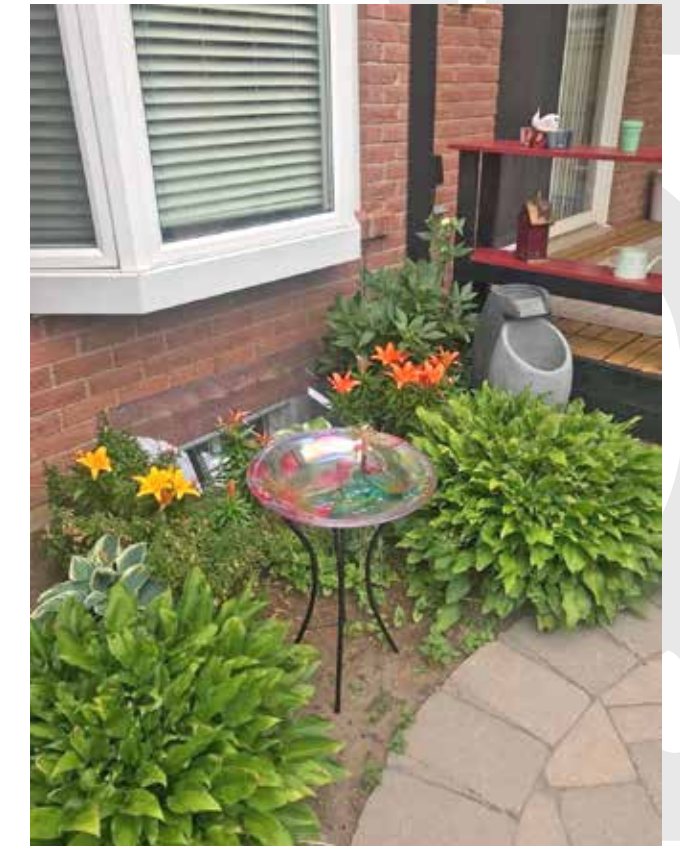
- Double Car Garage with Inside Entry
- Double Car Driveway with Flagstone Curbs
- Flagstone Front Porch
- Gutter Guards
- Exterior Soffit Lighting
- Nicely Landscaped

BACK GARDEN

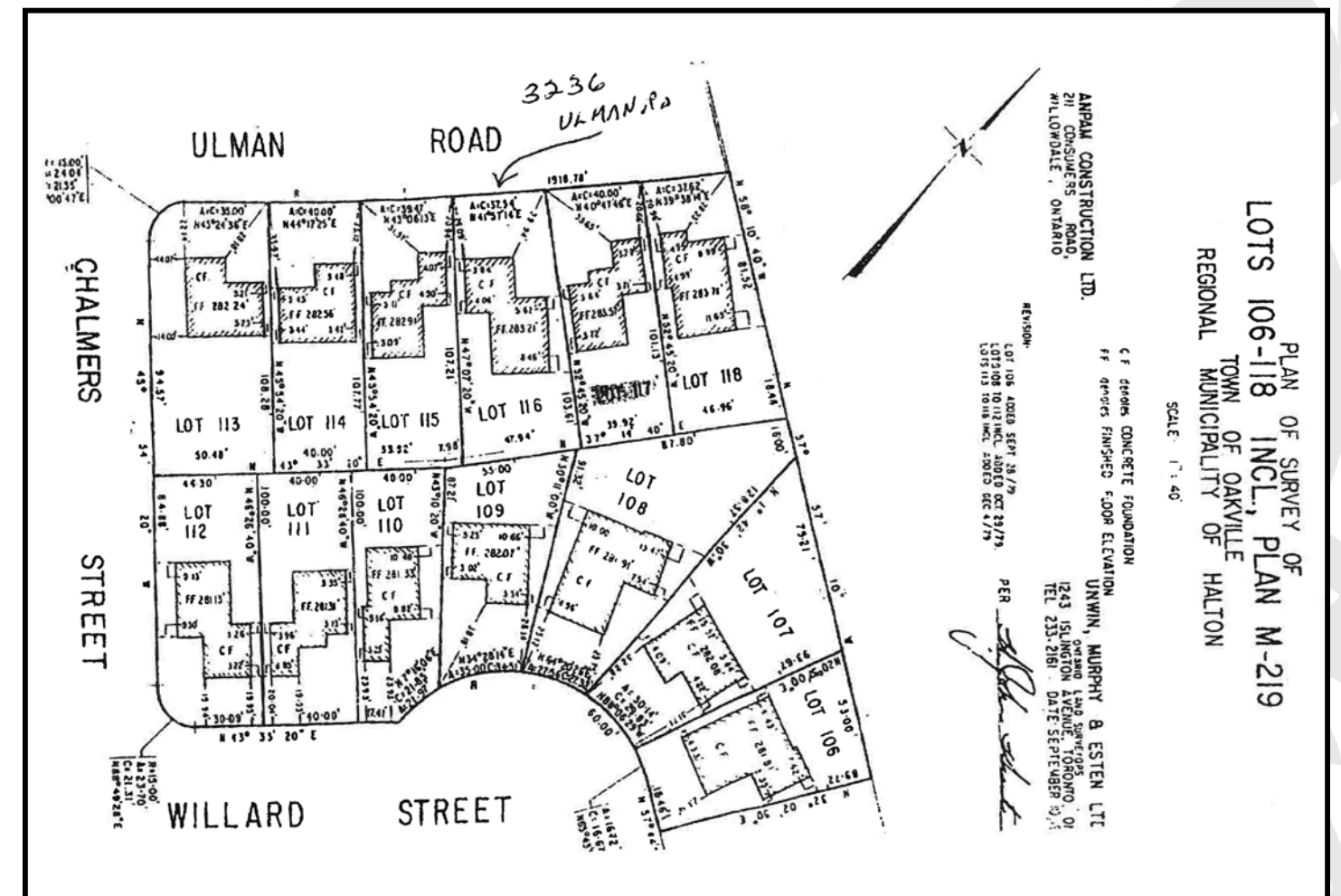
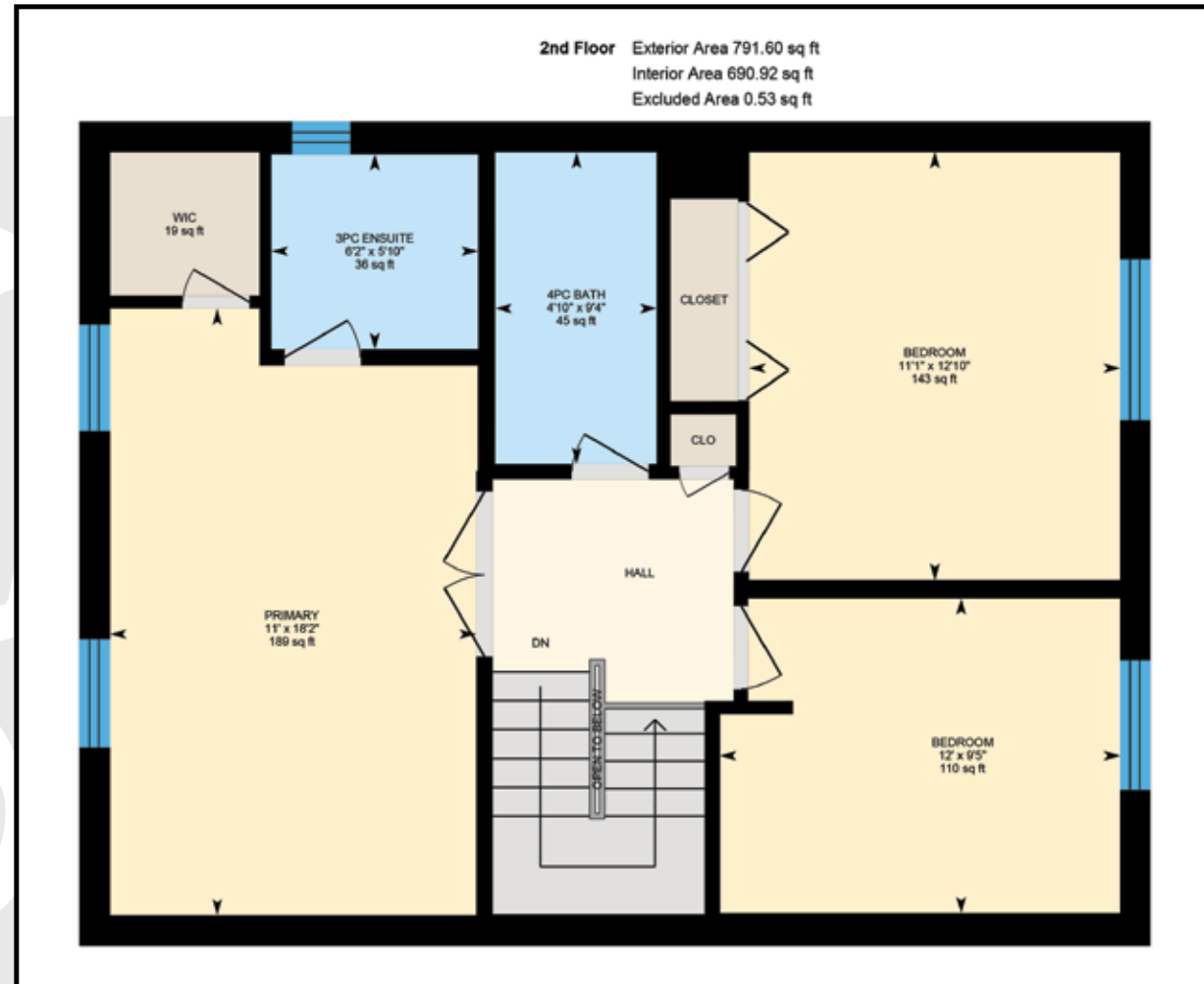
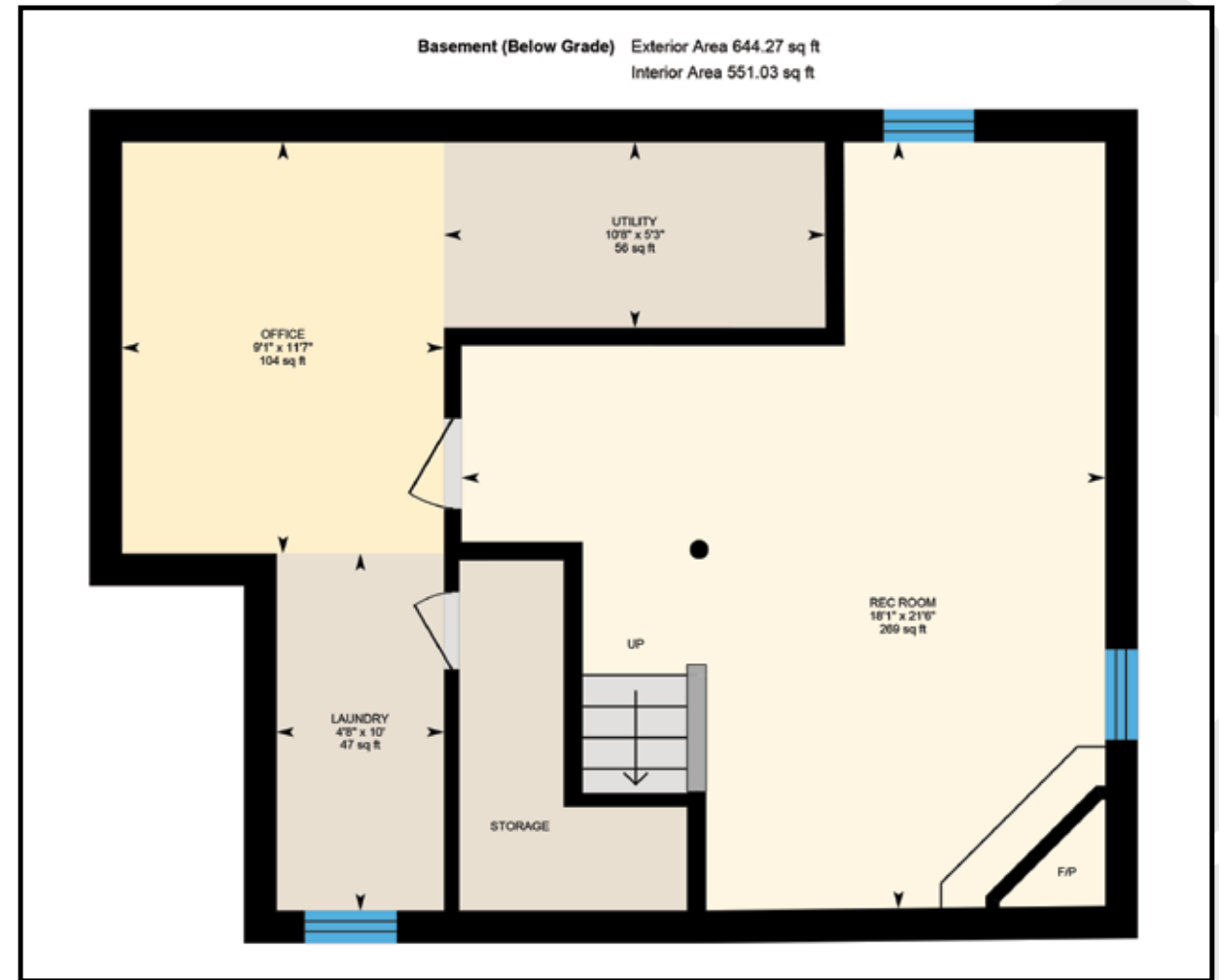
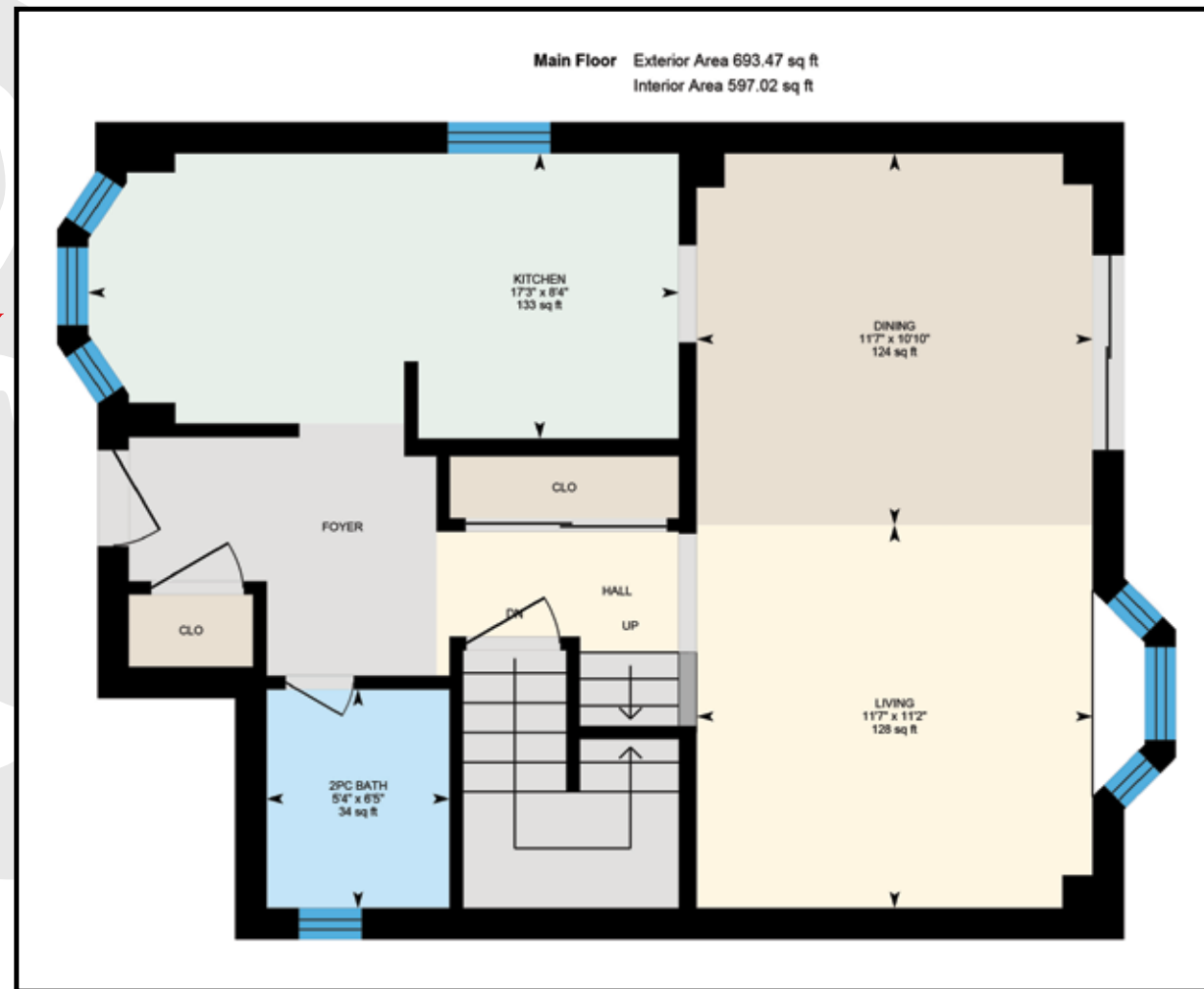
- Fully Fenced
- Interlock Stone Patio & Walkway
- Covered Deck
- Gazebo
- Shed
- Hot Tub with Electric Cover
- Southern Facing

OTHER FEATURES

- Walk to Lake & Bronte Village

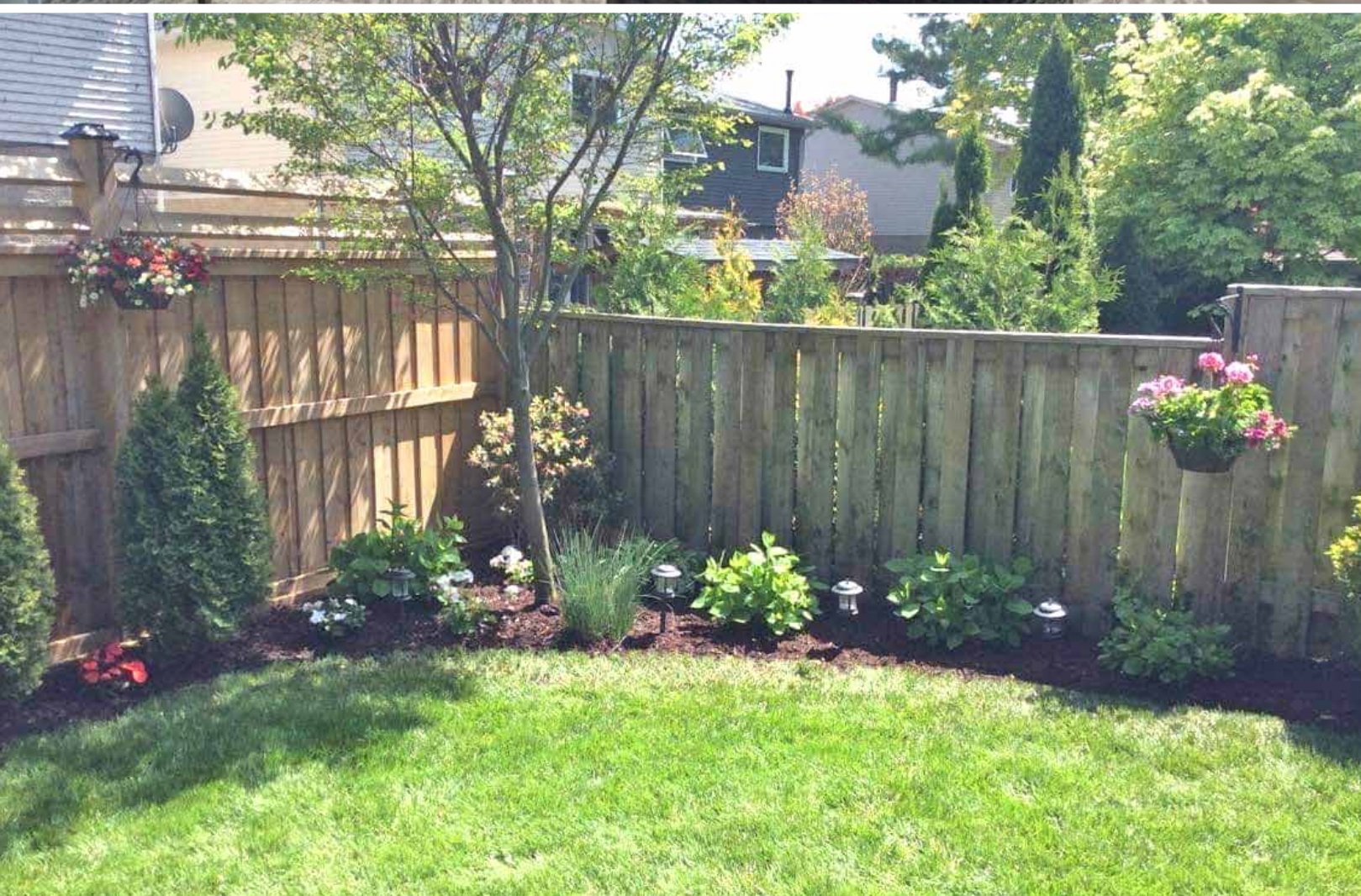


FLOOR PLANS & SURVEY



* 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.

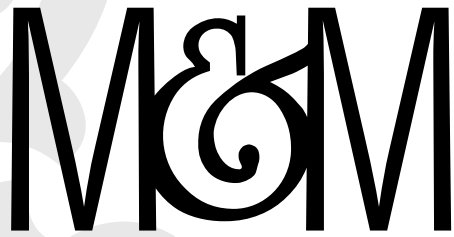
Bronte Harbour is a main access point to the Waterfront Trail system.

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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