

















WELCOME

TAXES: \$2,149 / 2024 POSSESSION: Flexible

ADDITIONAL FEATURES

OTHER FEATURES

- Corner Unit
- No Unit Above & Sharing Wall with Only 1
 Neighbour
- 9' Smooth Ceilings
- Freshly Painted
- New Light Fixtures
- 1 Oversized Parking Space
- 1 Oversized Farking Space
- 1 Storage Locker Located on Same Floor
- Private Balcony

This elegant one-bedroom condo, located in the heart of Oakville, offers a spacious and modern design. The sleek kitchen features granite countertops, a ceramic backsplash and stainless-steel appliances. The open-concept living and dining area boasts 9-foot ceilings and floor-to-ceiling windows, flooding the space with natural light. Enjoy the dual-access balcony that connects the living room and bedroom with wraparound windows, perfect for relaxation and entertaining.

The unit includes access to resort-like amenities such as a rooftop terrace, party room, car wash area exercise room and an indoor pool. Additionally, one oversized parking space and a storage locker on the same floor are provided. Recently painted with smooth ceilings and new light fixtures, this quiet corner unit shares only one wall with a neighbor and offers the benefit of no units above, ensuring complete privacy and peace. All conveniently located within strolling distance of the shops & restaurants of Kerr Village and the GO Station.

Pet Wash & Car Wash Area

& Lounges

5th Floor Rooftop Terraced with BBQ Stations

BUILDING FEATURES

- 24hr Concierge
- Party Room with Kitchen, Private Dining Area, Wet Bar & Lounge with Fireplace
- 2 Guest Suites
- Entertainment Room
- Fitness Area
- Yoga & Pilates Area
- Pool, Whirlpool & Cold Plunge
- Sauna

LIVING ROOM

• Engineered Hardwood Flooring

ROOM DETAILS

- Combined with Dining Room
- Walkout to Balcony
- Floor-to-Ceiling Windows

DINING ROOM

- Engineered Hardwood Flooring
- Combined with Living Room

KITCHEN

- Engineered Hardwood Flooring
- Stainless Steel Refrigerator
- Stainless Steel Dishwasher
- Stainless Steel Built-In Microwave
- Stainless Steel Stove
- Granite Counterton
- Double Sink
- Under Cabinet Lighting
- Ceramic Backsplash

PRIMARY BEDROOM

- Engineered Hardwood Flooring
- Floor-to-Ceiling Windows
- Walkout to Balcony
- Double Closet

BATHROOM

- 4 Piece
- Ceramic Tile Flooring

LAUNDRY

Stacked Washer & Dryer

























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

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