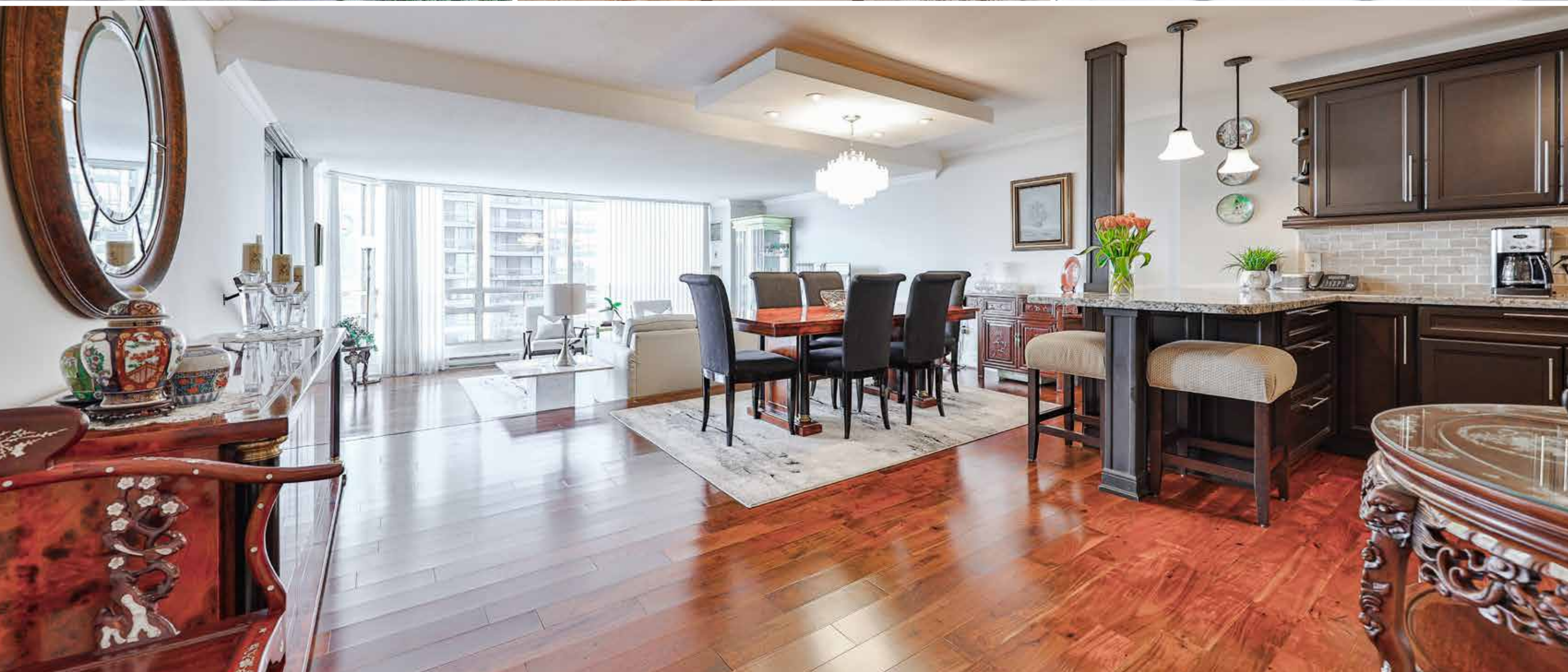


# #1606 2170 MARINE DRIVE

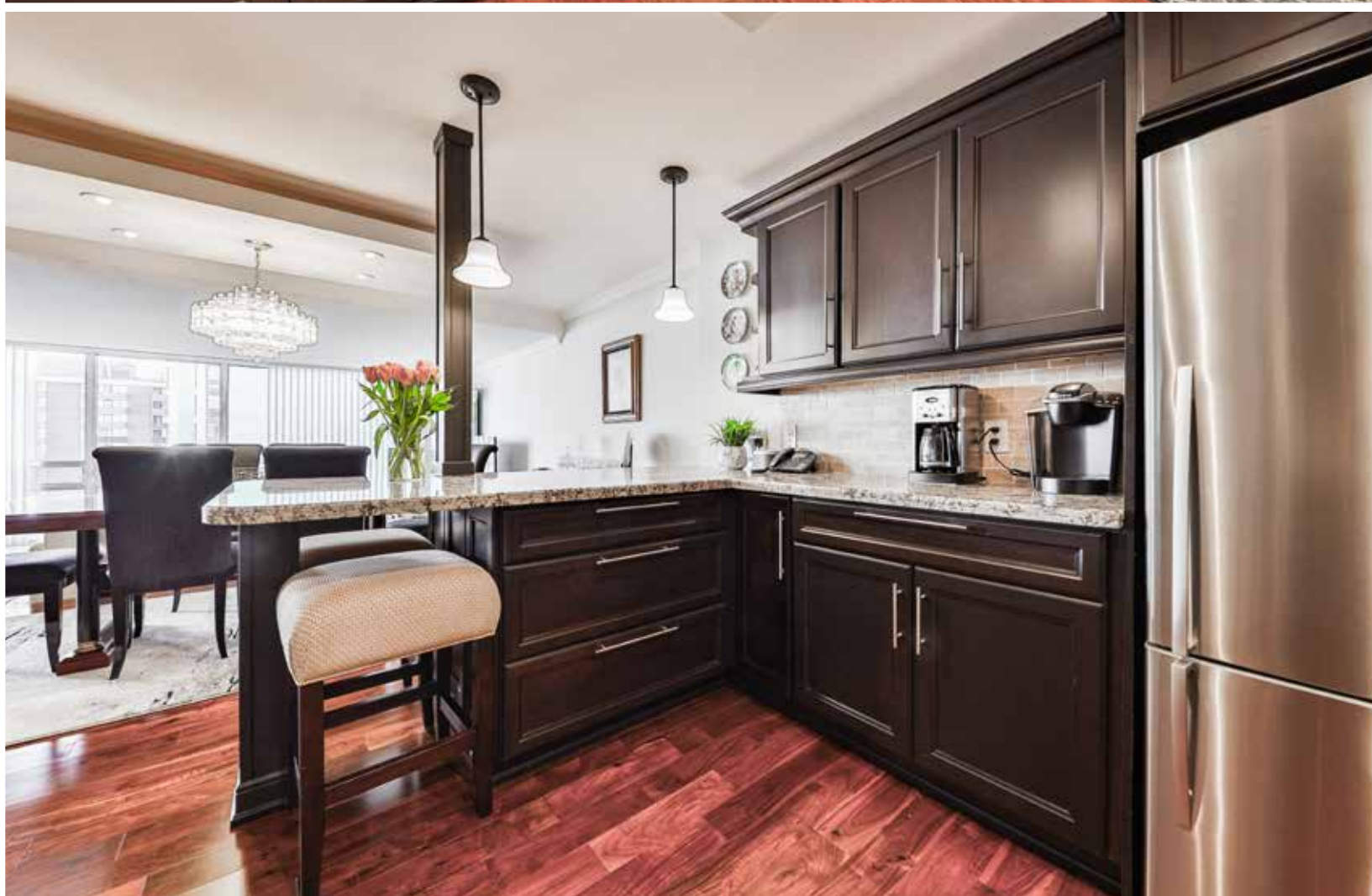
BRONTE

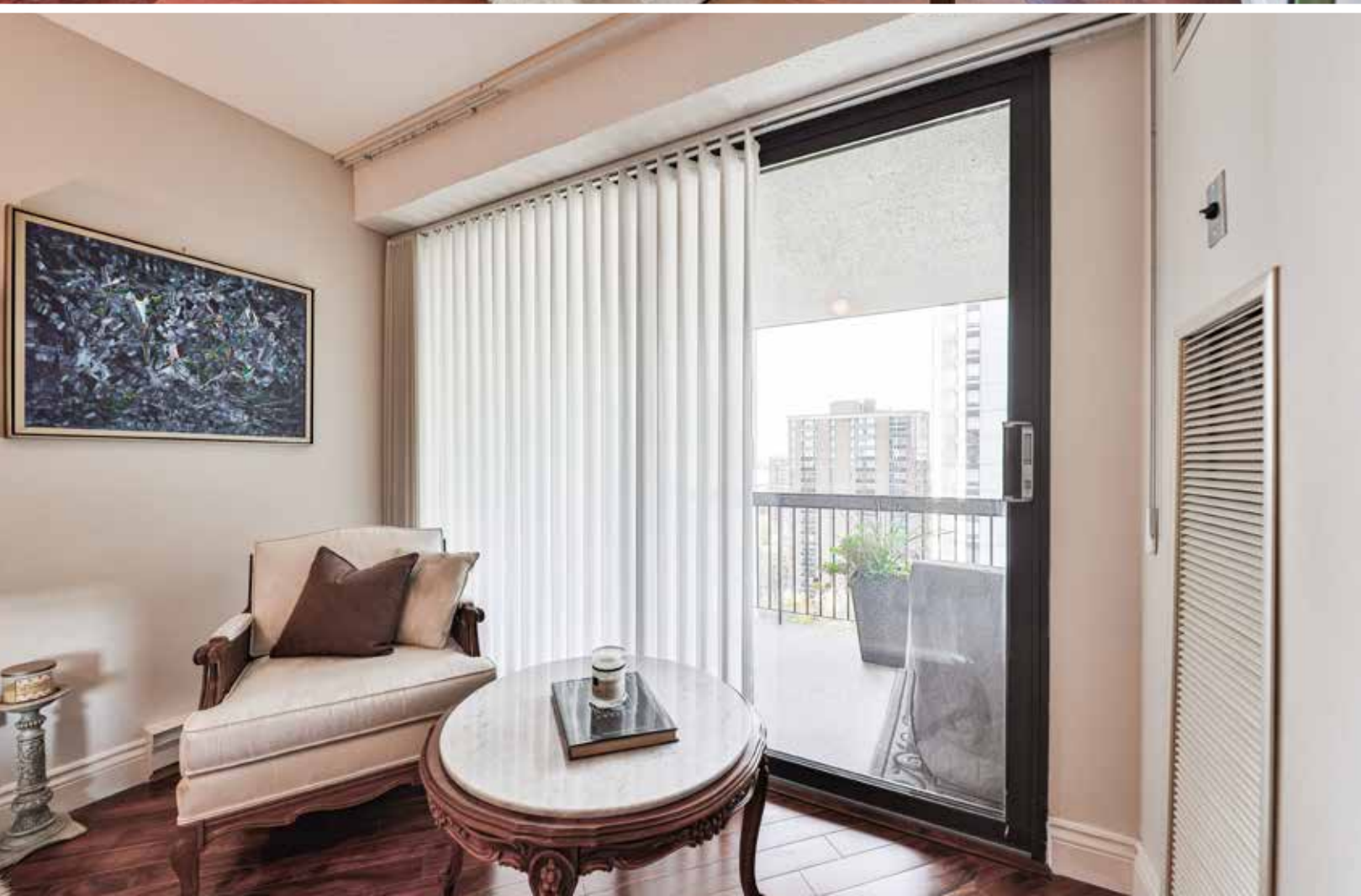


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## ROOM DETAILS

### FOYER

- Marble Flooring
- Double Coat Closet + Single
- Pot Lighting
- Crown Molding

### BATHROOM

- 4 Piece
- Ceramic Tile Flooring
- Tub/Shower Combination
- Pot Lighting

### LIVING ROOM

- Hardwood Flooring
- Expansive Windows
- Crown Molding
- Walkout to Large Balcony with Lake Views
- Window Blinds

### PRIMARY BEDROOM

- Hardwood Flooring
- Electric Fireplace
- Built-In Custom Closets
- Window Blinds
- Walkout to Spacious Balcony
- Ensuite

### DINING ROOM

- Hardwood Flooring
- Pot Lighting
- Crown Molding
- Chandelier

### ENSUITE

- 3 Piece
- Ceramic Tile Flooring
- Shower
- Pot Lighting

### KITCHEN

- Hardwood Flooring
- Dark Wood Cabinetry with Glass Facing
- Granite Countertops
- Stainless Steel Fisher Paykel Fridge
- Stainless Steel Samsung Stove
- Stainless Steel Vent Hood
- Stainless Steel Dishwasher
- Wine Fridge
- Travertine Backsplash
- Under Cabinet Lighting
- Double Sink
- Breakfast Bar with Pendant Lights
- Pot Lighting

### BEDROOM

- Hardwood Flooring
- Double Clothes Closet with Built-Ins
- Walkout to Balcony

### LAUNDRY

- Maytag Washer & Dryer
- Additional Cabinetry



# WELCOME HOME

**TAXES:** \$4,709 / 2022  
**POSSESSION:** 60-90 Days

Beautifully renovated 2 bedroom, 2 bathroom suite in award winning Ennisclare on the Lake with spectacular views of Lake Ontario and Bronte Harbour. Gorgeous open concept kitchen with stainless steel appliances, wine fridge, granite counters, breakfast bar and pot lights. Master retreat with renovated ensuite and custom built-in closets, crown molding, quality hardwood, marble & ceramic flooring. Gracious sized living & dining room, 3 walkouts to large balcony with western views. Fabulous amenities include clubhouse with billiards, library, social events as well as 24-hour security, pool, hot tub, gym, squash, tennis and hobby rooms, lakefront gardens and sitting areas. All just a stroll to Bronte Village shops, restaurants, community events & festivals.

## ADDITIONAL FEATURES

### EXTERIOR FEATURES

- 1 Owned Parking Space
- 1 Exclusive Use Storage Locker

### OTHER BUILDING FEATURES

- Car Wash
- Library
- Lakefront Clubhouse
- Indoor Pool
- Hot Tub
- Gym with Organized Activities
- Party Room with Kitchen
- Tennis & Squash Courts
- Golf Practice & Billiards Room
- Woodworking & Art Room
- 24 Hour Security
- Visitor Parking
- Walking Trails Along Lake



# FLOOR PLAN

**2170 Marine Drive**

**The Donlea "06"**  
1346 Square Feet Plus Balcony

\* Floor plan 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-served 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.

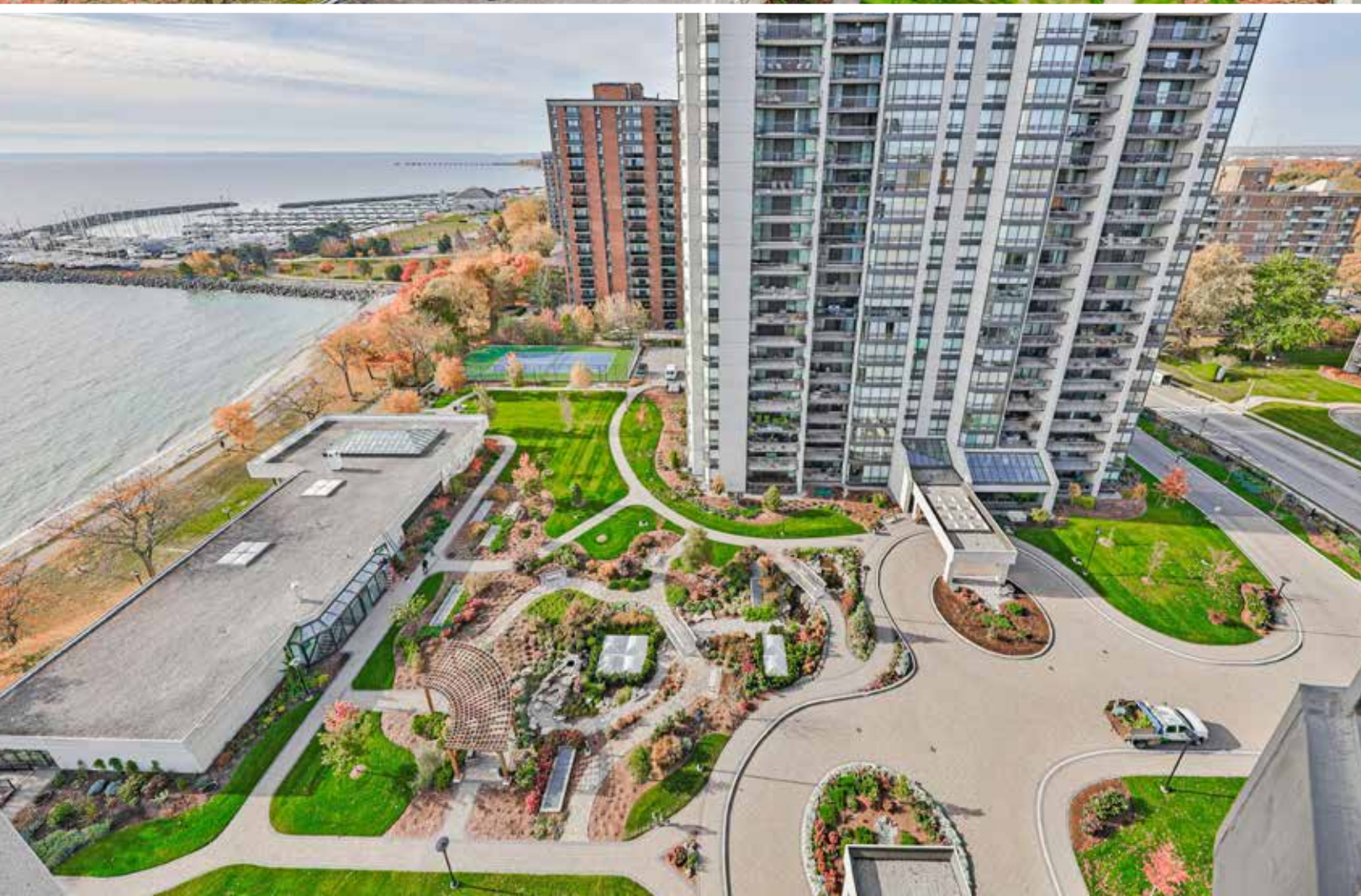
Among the many special attractions and activities for the whole family, Oakville's annual RibFest and Jazz Festival draw crowds from around the GTA. The community also provides plenty of recreational opportunities. Golfers can play at one of Oakville's many golf courses, including PGA-recognized Glen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

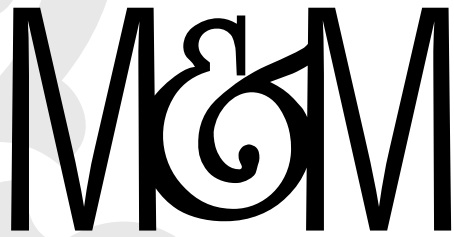
Enjoy the acres of park space, many with groomed hiking trails, or join a recreation centre which provides programs for all ages. For boaters, Oakville features two picturesque harbours with docks and slips for sail and powerboats.

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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