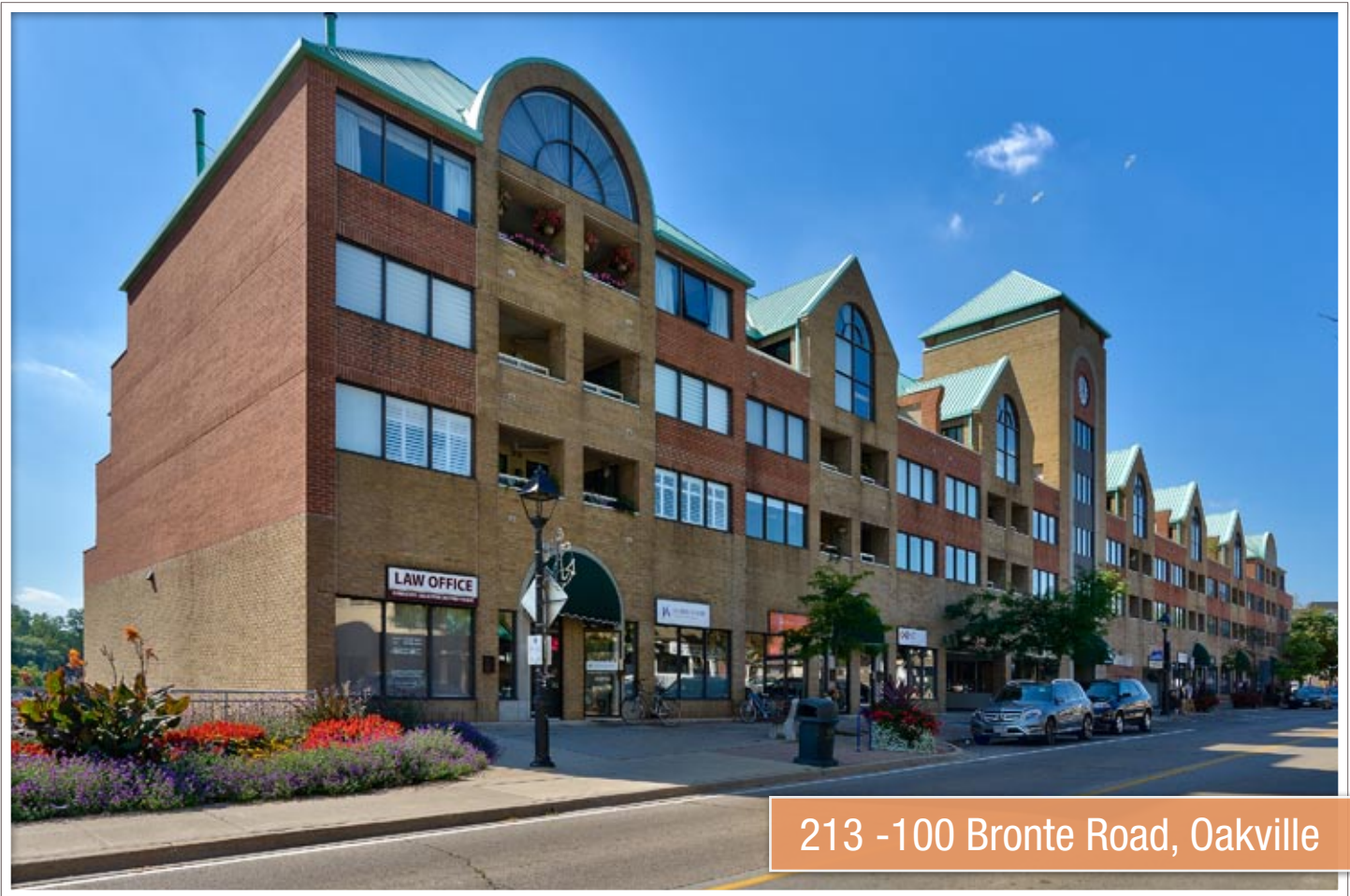


JAMES NEIL
sales representative

RE/MAX
Aboutowne Realty Corp., Brokerage



213 -100 Bronte Road, Oakville



Two Bedroom Waterfront Condo For Sale in Bronte

Welcome to Oakville's vibrant Bronte neighbourhood with fine dining, pubs and other popular cafes and eateries all within steps. Live music, festivals, patios overlooking the lake and marina... Bronte offers it all at your doorstep.

This two bedroom, two full bathroom open floor plan has 1,196 square feet of living space, plus a large balcony with views of the marina and park. Lots of natural light through large windows, skylights and balcony walkouts. Includes two parking spaces with their own double garage door.

Residents enjoy a fitness room, large party room, patio area overlooking marina and sauna.

The location caters to an active lifestyle providing access to the beautiful waterfront trail leading to Bronte Heritage Park and Bronte marina. Plenty of other area trails and parks to explore and a short distance to the Queen Elizabeth Recreation Centre and Bronte Tennis Club. Area shopping and amenities to cover almost any need, including a new Farm Boy grocer.

Features and Highlights

- two bedrooms
- two full bathrooms
- 1,196 square feet plus large balcony
- three walkouts to balcony with view of marina and park
- updated kitchen and bathrooms
- hardwood and tile flooring throughout
- crown moulding and chair rail in main rooms
- in suite laundry
- balcony awning
- controlled entry
- double underground garage with own garage door
- party room, exercise room, sauna, patio area, car wash area
- waterfront living
- vibrant and walkable neighbourhood

Stoneboat Quay

- welcoming first impressions
- Bronte neighbourhood location
- waterfront living



Foyer

- controlled building entry
- double mirrored closet

Kitchen (13'4" by 8'6")

- tile flooring
- upgraded cabinetry
- tile backsplash
- granite countertops



Kitchen

- pass-through with breakfast bar
- under-cabinet lighting
- double undermount sink

Living Room (19'3" by 13'6")

- hardwood flooring
- skylights
- crown moulding
- views of marina and lake



Living Room

- flexible space
- lots of natural light
- walkout to balcony

Dining Room (19'6" by 11'1")

- hardwood flooring
- crown moulding
- combined with living room



Second Bedroom (9'7" by 11'5")

- hardwood flooring
- double closet
- crown moulding
- walkout to balcony



Primary Bedroom (12'7" by 25'10")

- hardwood flooring
- crown moulding
- overlooks marina
- walkout to balcony



Primary Bedroom

- en suite
- two closets

En Suite Bathroom

- tile flooring
- designer vanity
- updated



Main Bathroom

- four piece
- tile flooring
- updated

Balcony (20'7" by 9'4")

- awning
- good sized outdoor space
- overlooks marina and lake



Balcony

- three sliding doors for access
- recently painted by condo corp
- newer glass guard rail

Marina

- west facing balcony
- watch the boats come in and out of the marina



Marina

- gorgeous marina and park views
- views of Lake Ontario

Amenities

- party room, fitness room, saunas, car wash area



Patio Area

- lovely patio area with gazebo
- overlooks marina

Lakeside Living

Plenty of restaurants and pubs in the area to suit almost any taste along with beautiful waterfront trail and parks.



Picturesque neighbourhood with lots of areas to enjoy. Take in the Canada Day celebrations, art in the park and a number of other local events throughout the year.



1,196 square feet

Inclusions: Fridge; Stove; Built-in Microwave; Washer; Dryer; Dishwasher; Existing Light Fixtures; Existing Window Coverings; Double Parking Garage (A2 and A3)

Exclusions: None.

Condo Fees: \$980 per month

Includes: common element maintenance and insurance, water, parking

Amenities: fitness room, sauna, party room, patio, car wash area

Property Taxes: \$3,451 for 2023



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