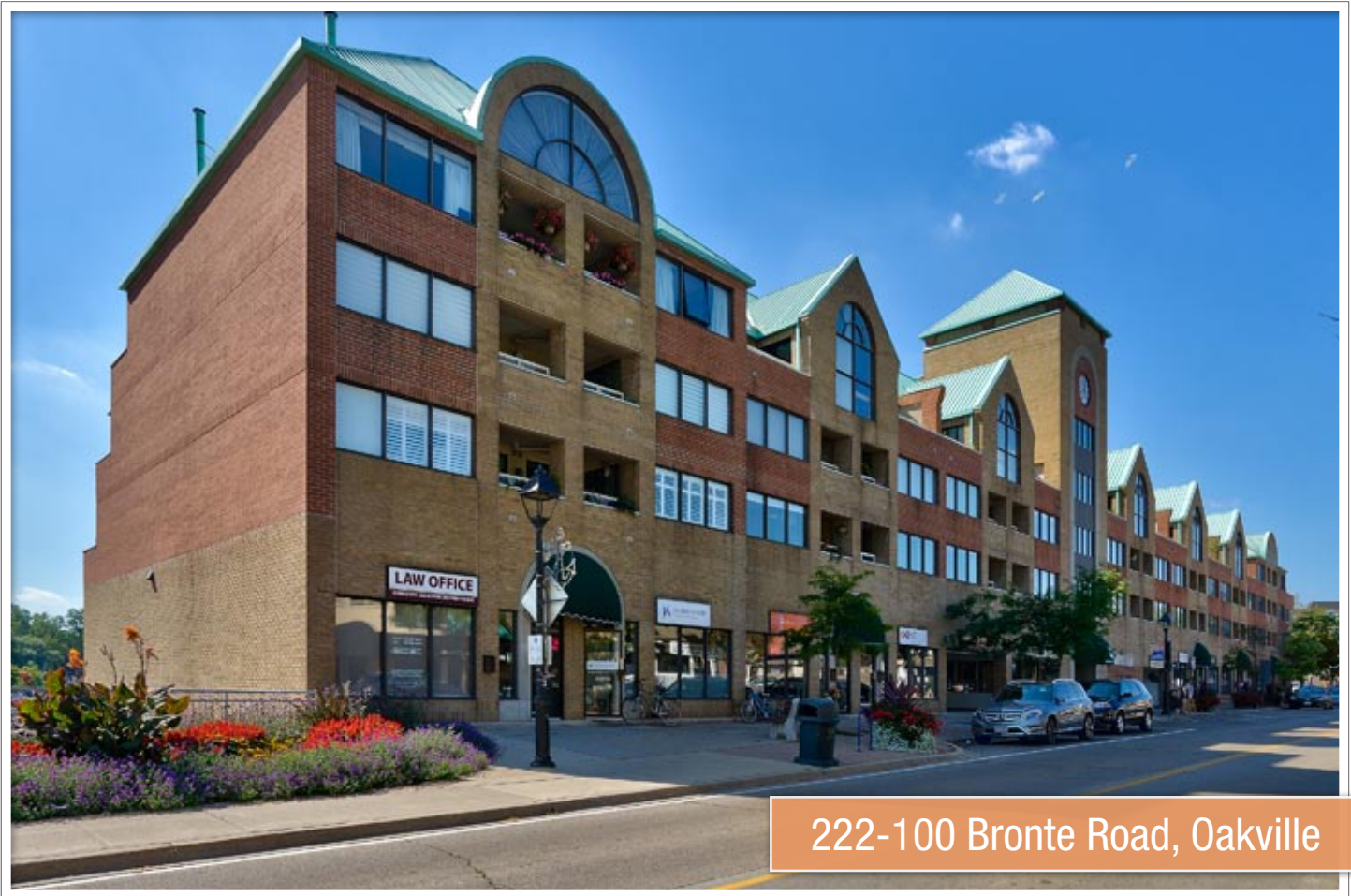


JAMES NEIL
sales representative

RE/MAX
Aboutowne Realty Corp., Brokerage



222-100 Bronte Road, Oakville



Waterfront Living in Beautiful Bronte

Don't miss your opportunity to be part of the lakeside community of Bronte Village! Vibrant and alive with a balance of wonderful places to relax and unwind. Home to a wide range of restaurants, eateries and shops as well as festivals and concerts at your door, Bronte is a place you will love to call home.

This two bedroom plus den, three bathroom condominium provides a generous 1,623 square feet plus two large balconies with views of marina, park and lively Bronte streetscape. Lots of natural light brightens the interior, morning to night.

Building amenities include fitness room, sauna, party room, and patio overlooking the marina. Your visitors will find ample on-site visitor parking.

The location caters to an active lifestyle providing access to the beautiful waterfront trail leading to Bronte Heritage Park and Bronte marina. Plenty of area trails and parks to explore and a short distance to the Queen Elizabeth Recreation Centre and Bronte Tennis Club.

Features and Highlights

- two bedrooms plus large den
- three bathrooms
- 1,623 square feet plus two large balconies
- double underground garage with own garage door
- updated kitchen with stainless steel appliances
- hardwood flooring and tile throughout
- views of marina, park and Bronte streetscape
- in suite laundry
- controlled entry
- party room, exercise rooms, saunas, patio area with gazebo
- waterfront living
- true vibrant and walkable neighbourhood

Stoneboat Quay

- welcoming first impressions
- Bronte neighbourhood location
- waterfront living



Lobby

- controlled building entry
- recently updated luxurious lobby

Foyer (13'8" by 8'7")

- tile flooring
- double closet
- crown moulding



Powder Room

- tile flooring
- updated

Living Room (13'7" by 24'8")

- hardwood flooring
- lots of natural light
- flexible space



Living Room

- views of marina and park
- walkout to large balcony
- crown moulding

Dining Area (19'2" by 12'2")

- hardwood flooring
- electric fireplace
- combined with living room



Dining Area

- open to kitchen
- crown moulding

Kitchen (12'3" by 11'10")

- tile flooring
- pot lighting
- open to dining area



En Suite Bathroom

- stainless steel appliances
- granite counters
- tile backsplash
- under cabinet lighting

Primary Bedroom (16'2" by 12'7")

- broadloom flooring
- California shutters
- walkout to balcony



Primary Bedroom

- double closet and walk-through closet

Primary En Suite

- tile flooring
- glass shower
- walk in tub



Primary En Suite

- comfort height vanity
- safety grab bars

Second Bedroom (11'10" by 11'9")

- hardwood flooring
- double closet
- en suite
- walkout to balcony



En Suite Bathroom

- tile flooring
- oversized shower
- wood slat ceiling

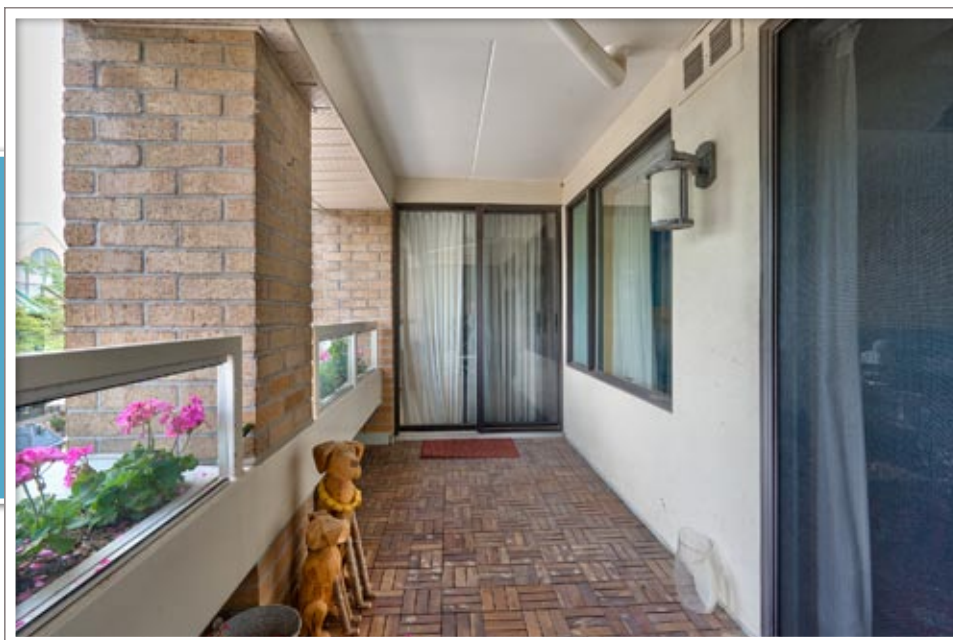
Den (9'4" by 12'2")

- hardwood flooring
- walkout to balcony
- coffered ceiling



Balcony - Street Side

- wood tile flooring
- built-in planter boxes
- overlooks Bronte Road



Bronte View

- vibrant Bronte streetscape view
- patios, cafe

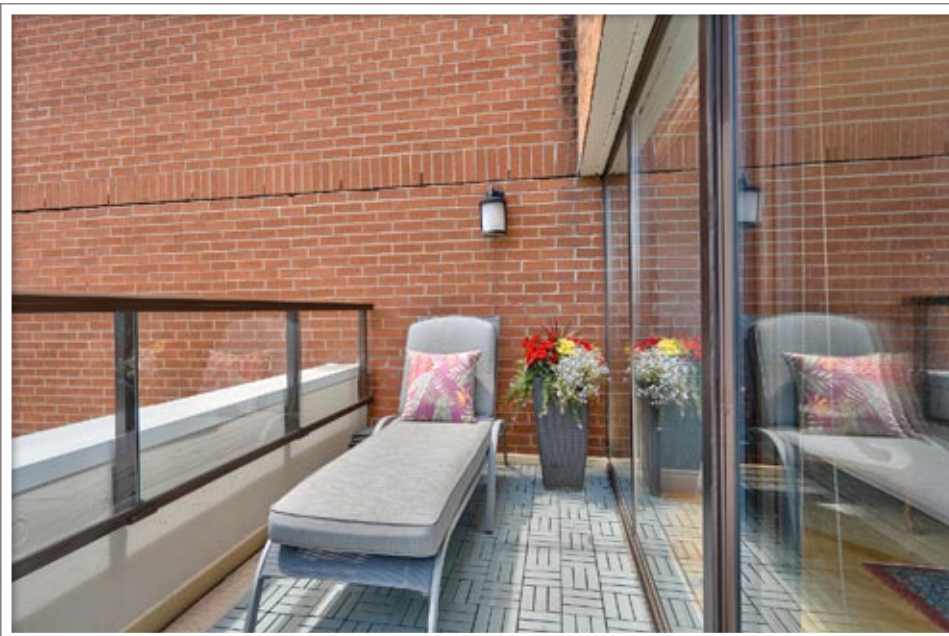


Bronte View

- perfect for morning coffee and people watching

Marina Side Balcony

- tile flooring
- walkout from living room



Marina Side Balcony

- good sized for sitting or lounging
- exterior lighting

Bronte Side View

- views of Fisherman's Wharf and Bronte Beach Park
- Lake Ontario



Bronte Side View

- Bronte Marina and boat launch
- watch the sailboats coming and going

Amenities

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



Patio Area

- lovely patio area with gazebo
- overlooks marina

Lakeside Living

Beautiful waterfront trail and parks.
Lots of places to walk, bike and
enjoy and active lifestyle.



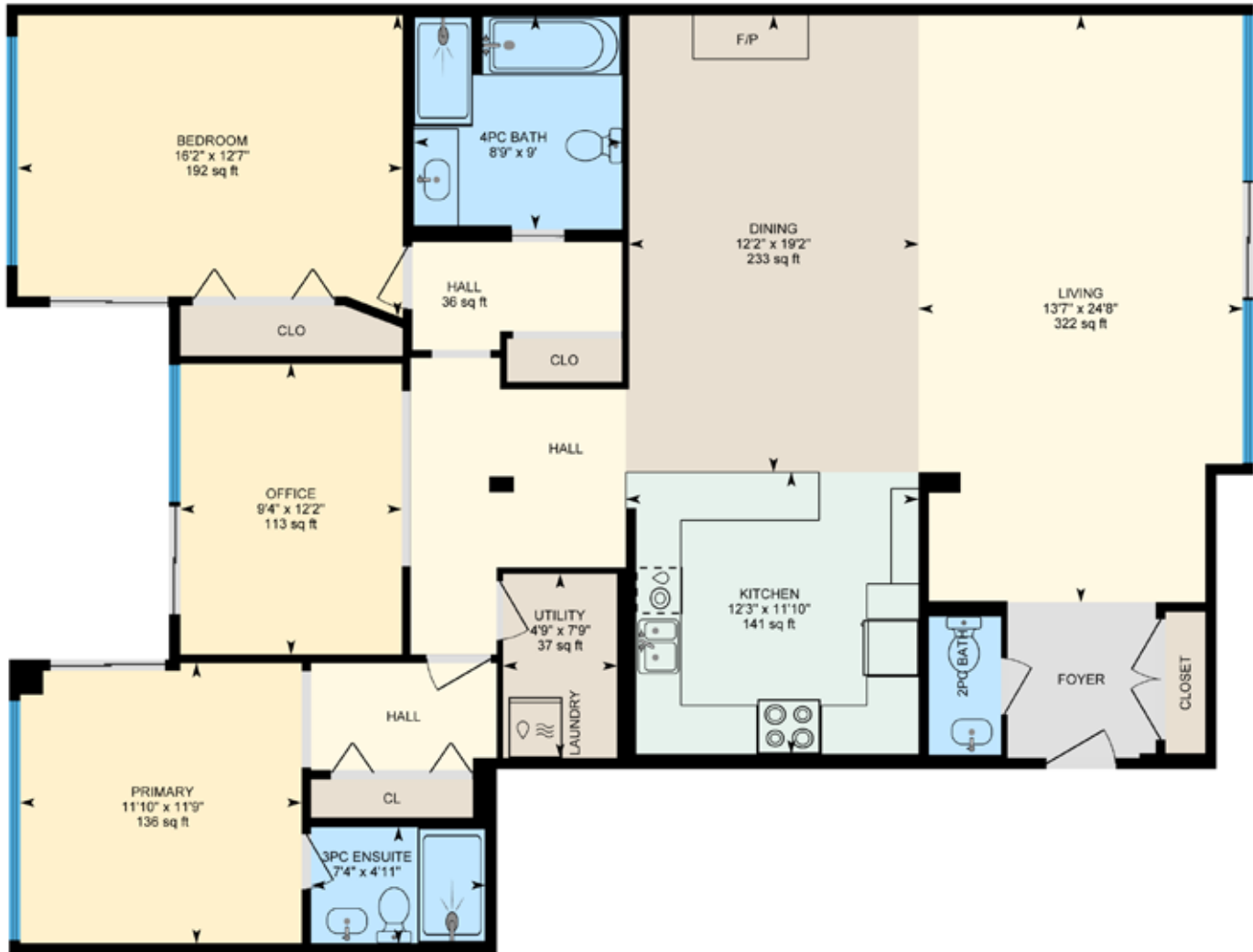
Picturesque neighbourhood with
lots of areas to enjoy. Take in the
Canada Day celebrations, art in
the park and a number of other
local events throughout the year.

Lakeside Living

Plenty of restaurants and pubs in the area to suit almost any taste. Cafes, ice cream, gelato...



Many neighbourhood patios to enjoy and fulfill your shopping needs within a few blocks. Newer Farm Boy, pharmacy and more.



1,623 square feet

Inclusions: Fridge; Stove; Built-in Microwave; Washer; Dryer; Dishwasher; Existing Light Fixtures; Double Parking Garage.

Exclusions: None.

Condo Fees: \$## per month

Includes: common element maintenance and insurance, water, parking

Amenities: fitness room, sauna, party room, patio

Property Taxes: \$4,466 for 2021



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