

**JAMES NEIL**  
sales representative

**RE/MAX**  
Aboutowne Realty Corp., Brokerage



309 - 2511 Lakeshore Road West, Oakville



## **Two Bedroom Condo For Sale in Bronte**

Welcome to Oakville's vibrant Bronte Village. The Bronte Harbour Club condominium building in Oakville's popular Bronte neighbourhood is an eight storey development built in 1988.

This two bedroom, two bathroom Admiralty floor plan offer 1,015 square feet and a split bedroom floor plan. The owner has thoughtfully upgrade and renovated this condo throughout.

Many building amenities including indoor pool, whirlpool, fitness room, guest suites, large party room and library, billiards table, patio area and more.

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

- Admiralty floor plan (1,015 square feet)
- two bedrooms and two full bathrooms
- upgraded flooring, ceramic tile and quality broadloom
- renovated kitchen with custom cabinetry
- backsplash, under cabinet lighting
- double sink
- beautifully updated bathrooms
- bright floor plan
- open balcony with eastern exposure
- in suite laundry
- underground parking space (A43)
- storage locker (A156)
- on site security
- fitness room, sauna, party room, patio, billiards, indoor pool, whirlpool, guest suite

## Bronte Harbour Club

- welcoming first impressions
- well maintained grounds
- creekside location



## Entrance

- controlled entry and security
- recently renovated lobby

## Foyer

- upgraded ceramic flooring
- large double closet



## Kitchen (7'6" by 8'0")

- custom cabinetry
- built-in microwave
- upgraded backsplash
- double sink



### **Kitchen (7'6" by 8'0")**

- under cabinet lighting
- open to living/dining area
- breakfast bar



### **Living Dining Area**

- upgraded flooring
- flexible space
- lots of natural light



### Dining Room (10'0" by 10'6")

- upgraded flooring
- combined with living room



### Living Room (12'0" by 13'0")

- upgraded flooring
- large window allows for lots of natural light
- walkout to balcony

## Master Bedroom (10'6" by 16'0")

- quality broadloom
- walkout to balcony
- walk-in closet with organizer



## En Suite

- ceramic flooring
- upgraded vanity
- granite counter with undermount sink

## Second Bedroom (10'0" by 14'6")

- upgraded flooring
- double closet
- large window



## Main Bath

- modern, renovated bathroom
- oversized glass shower
- granite counter with undermount sink

## Laundry Room

- good-sized laundry room
- in suite storage



## Balcony

- roomy, open balcony
- wood tile
- eastern exposure

## Party Room

- large party room



## Fitness Room

- universal weights
- cardio machines
- overlooks patio area

## Indoor Pool

- indoor pool
- whirl pool
- saunas



## Patio Area

- patio area with gazebo
- overlooks 14-Mile Creek

## Grounds

- beautifully landscaped gardens
- private grounds



## Grounds

- treed pathway through grounds

## 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.

**Inclusions:** Fridge; Stove; Microwave; Washer; Dryer; Existing Light Fixtures; Window Treatments; Closet Organizer

**Exclusions:** None

**Condo Fees:** \$657.31

**Includes:** common element maintenance and insurance, heat, water, parking

**Amenities:** fitness room, sauna, party room, patio, billiards, indoor pool, whirlpool, guest suite

**Property Taxes:** \$2,933 for 2015



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Aboutowne Realty Corp., Brokerage  
418-2 North Service Road E  
Oakville, ON L6H 5R2  
905.842.7000 (office)  
905.399.7253 (direct)  
james@jamesneil.com  
[www.jamesneil.com](http://www.jamesneil.com)

