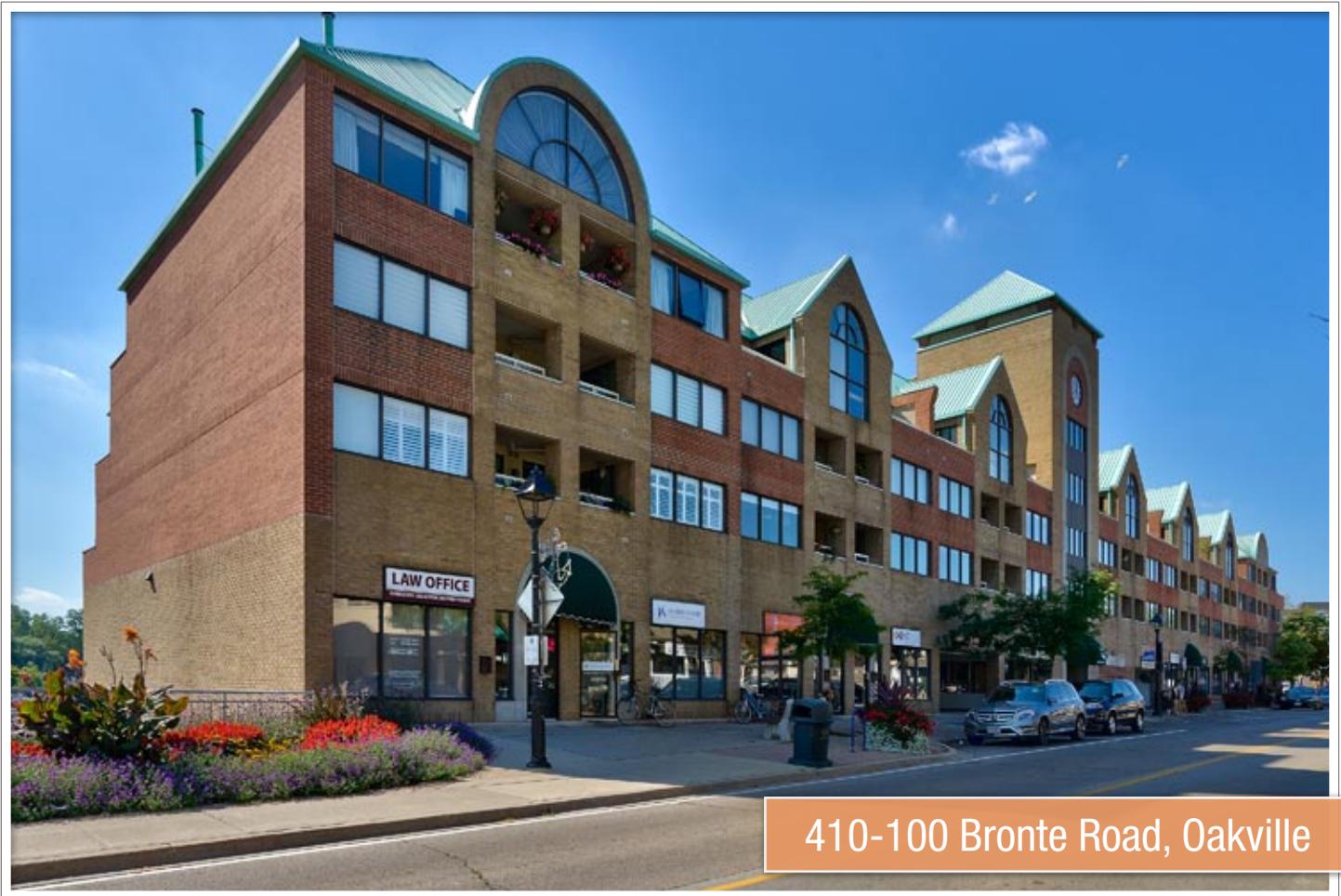


JAMES NEIL
sales representative

RE/MAX
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410-100 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 loft provides 1,791 square feet of dramatic living space, plus a large balcony with views of the marina and park. Lots of natural light through large windows, skylights and three balcony walkouts. Many updates including bathrooms, flooring, light fixtures and window coverings. 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 expected to open this summer.

Features and Highlights

- two bedrooms (loft primary bedroom)
- two full bathrooms (en suite with separate walk-in shower and jacuzzi tub)
- 1,791 square feet plus large balcony
- dramatic, open loft-style floor plan - very unique!
- three walkouts to balcony with view of marina and park
- remote blinds
- upgraded bathrooms
- in suite laundry
- balcony awning
- controlled entry
- double underground garage with own garage door
- party room, exercise room, saunas, patio area, car wash area
- waterfront living
- vibrant and walkable neighbourhood

Stoneboat Quay

- welcoming first impressions
- Bronte neighbourhood location
- waterfront living

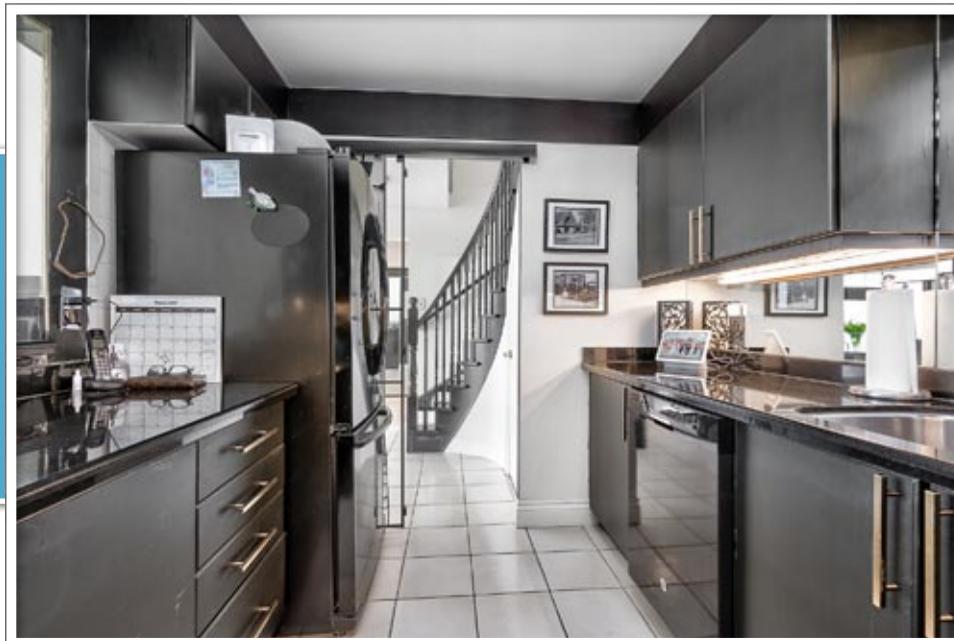


Foyer

- controlled building entry
- double mirrored closet

Kitchen (11'0" by 8'3")

- ceramic flooring
- granite counter
- mirrored backsplash

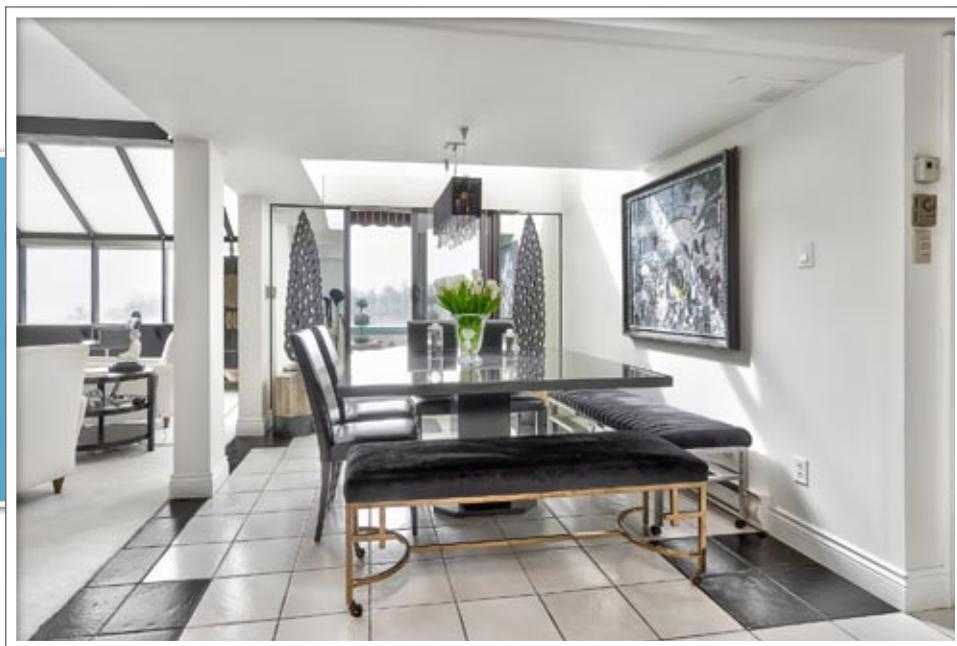


Kitchen

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

Breakfast Bar

- pass-through from kitchen
- built-in cabinets

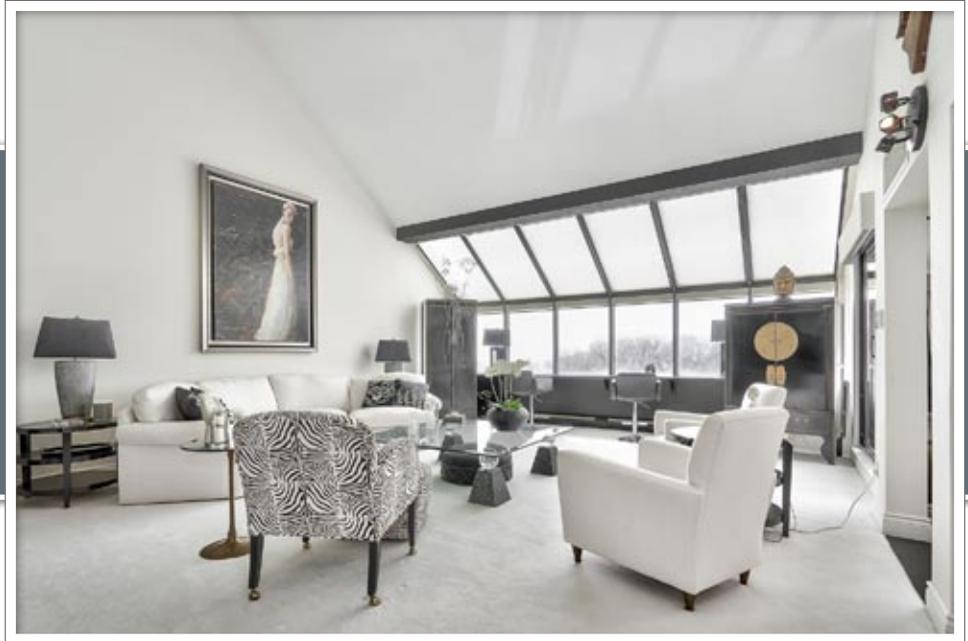


Dining Room (9'6" by 14'6")

- tile flooring
- lots of natural light
- walkout to balcony

Living Room Area (19'6" by 22'5")

- quality broadloom flooring
- overlooks marina
- walkout to balcony



Living Room Area

- lots of windows and skylights
- remote blinds
- dramatic vaulted ceiling

Primary Bedroom (16'11" by 15'8")

- quality broadloom flooring
- bright, open loft
- triple closet



Primary Bedroom

- designer fixtures
- ceiling fan
- extra mirrored storage cabinets

En Suite Bathroom

- tile flooring
- designer vanity
- walkin oversized shower



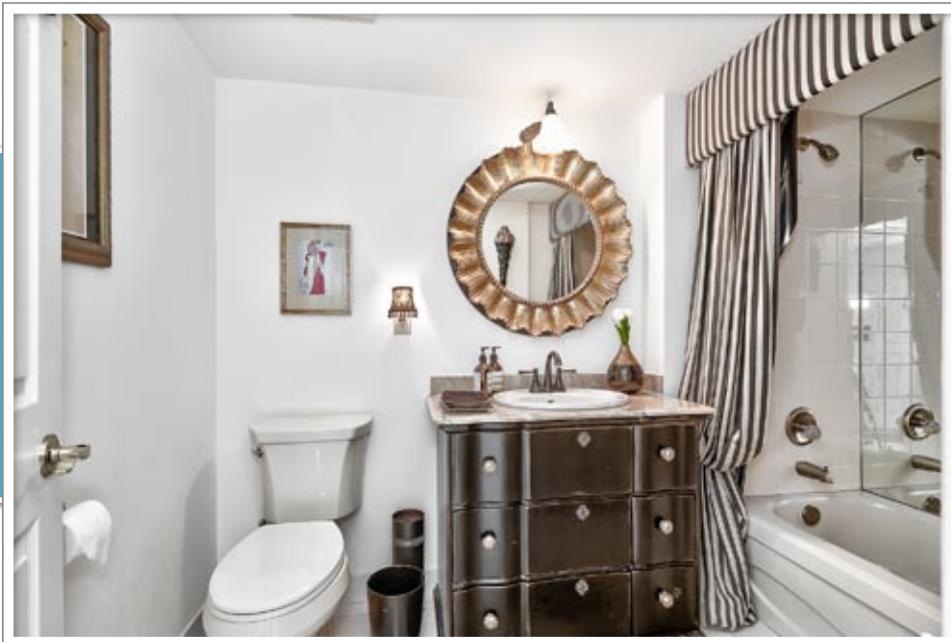
En Suite Bathroom

- jacuzzi tub
- chandelier



Second Bedroom (20'7" by 9'3")

- vaulted ceiling
- double closet
- walkout to balcony



Main Bathroom

- full four piece bathroom
- designer vanity

Balcony

- west facing balcony
- overlooks marina
- awning

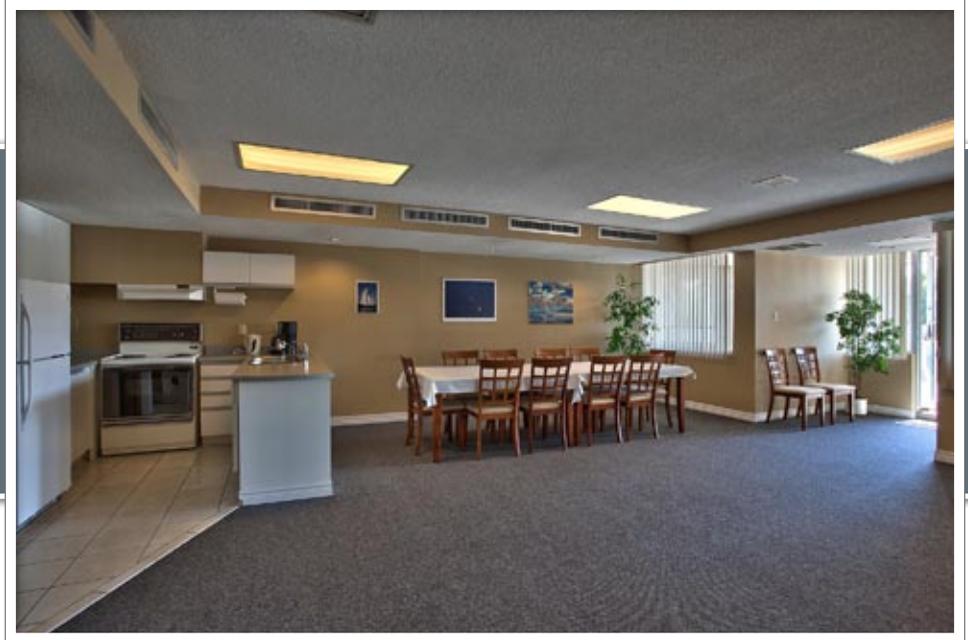


Marina

- 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.



1,791 square feet (main 1,225 sf, loft 566 sf)

Inclusions: Fridge; Stove; Built-in Microwave; Washer; Dryer; Dishwasher; Existing Light Fixtures; Double Parking Garage; Wall Mounted Televisions and Brackets; Mirrored Cabinet in Loft

Exclusions: None.

Condo Fees: \$1,304.61 per month

Includes: common element maintenance and insurance, water, parking

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

Property Taxes: \$4,104 for 2020



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