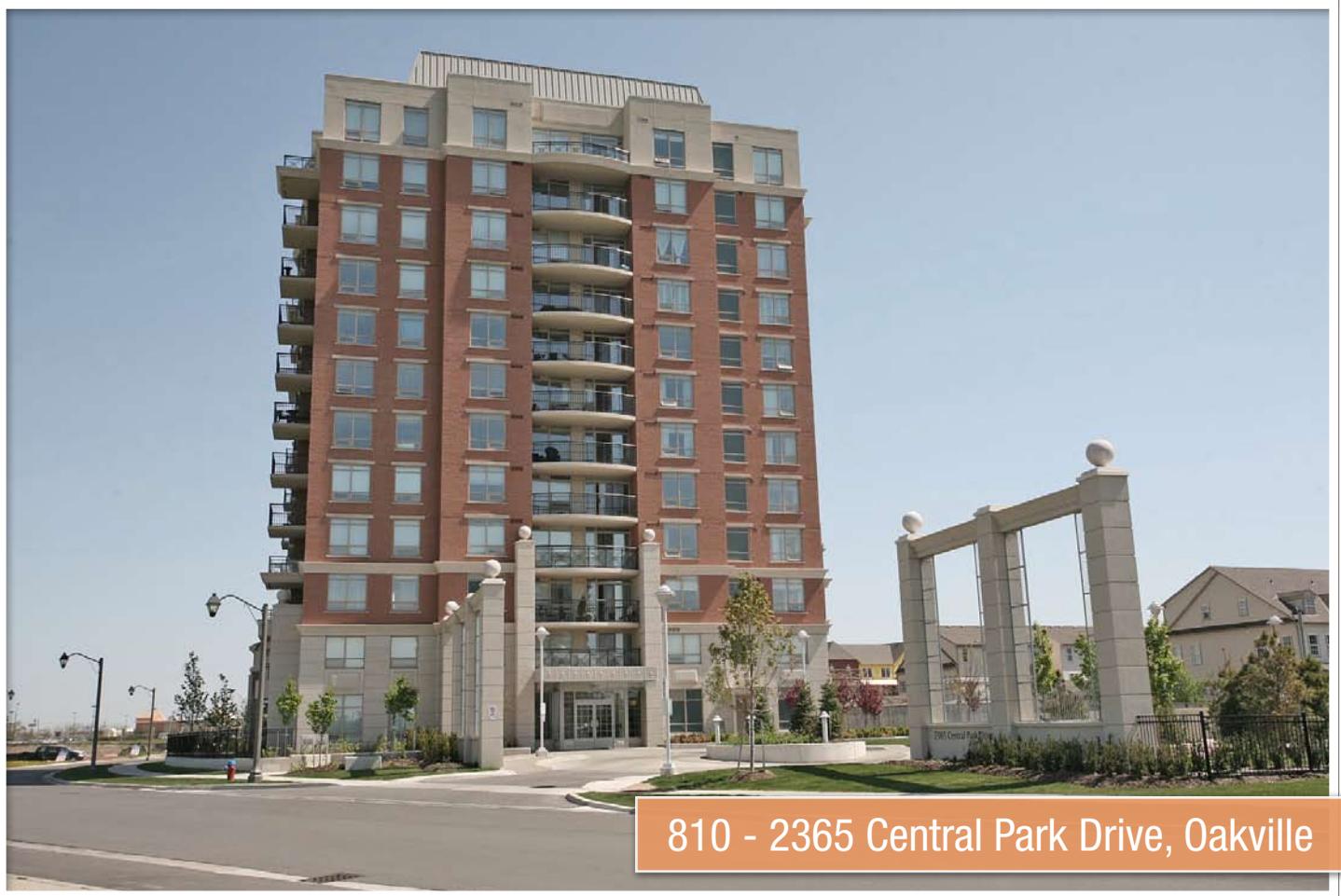


JAMES NEIL
sales representative

RE/MAX[®]
Aboutowne Realty Corp., Brokerage



810 - 2365 Central Park Drive, Oakville



One Bedroom Plus Den For Sale in Oak Park

Welcome to Oakville's Oak Park Urban Village. 2365 Central Park Drive is a modern, welcoming building with magnificent landscaping and architecture that creates an indelible first impression.

This one bedroom plus den floor plan offers 613 square feet plus a large 107 square foot balcony. Thoughtfully selected finishes including all the builder upgrades - floors, cabinetry, appliances, undermount sink and more.

Settled across from 27-acre Memorial Park with trees, ponds and trails, this stylish 12 storey building offers the amenities of a luxury hotel.

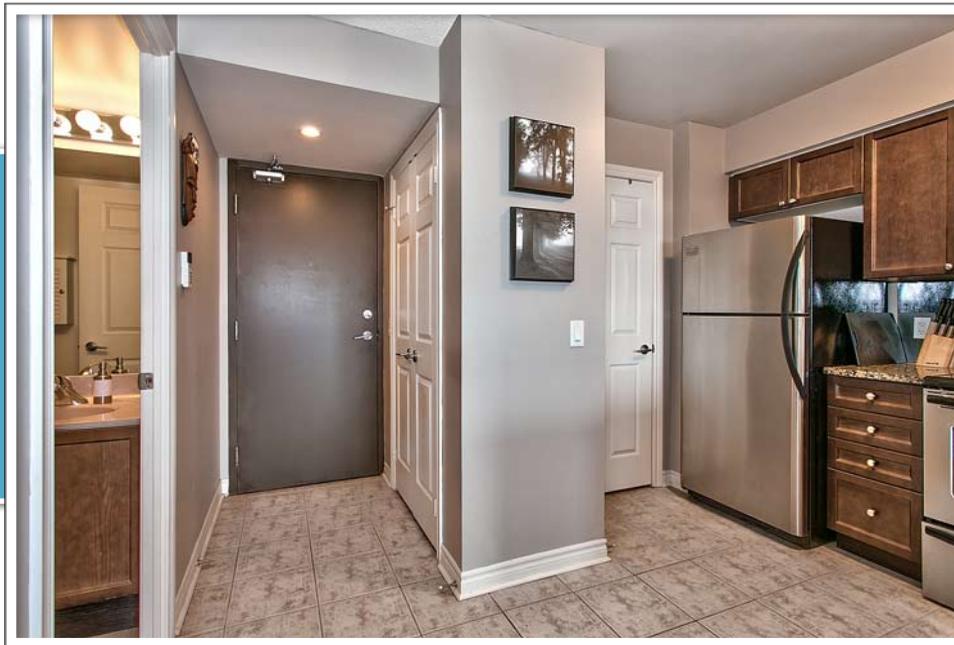
Shops, restaurants and services surround the Oak Park community, providing for exceptional shopping convenience.

Features and Highlights

- upgraded hardwood flooring and ceramic tile
- upgraded kitchen cabinets
- upgraded marble and granite countertops
- high end stainless steel appliances including upgraded glass-top stove and built-in microwave
- upgraded undermount sink
- underground parking space (59)
- storage locker (243)
- large 107 square foot balcony
- wood tile on balcony
- stunning southern exposure overlooking green space and pond as well as views of Lake Ontario
- controlled entry
- party room
- exercise room
- saunas
- outdoor pool
- in suite laundry

First Impressions

- welcoming first impressions
- impressive architecture
- modern finishes
- well maintained building



Foyer

- upgraded ceramic flooring
- bright, open foyer
- double closet

Kitchen (7'2" by 6'10")

- upgraded ceramic flooring
- upgraded cabinetry
- double undermount sink
- granite counters



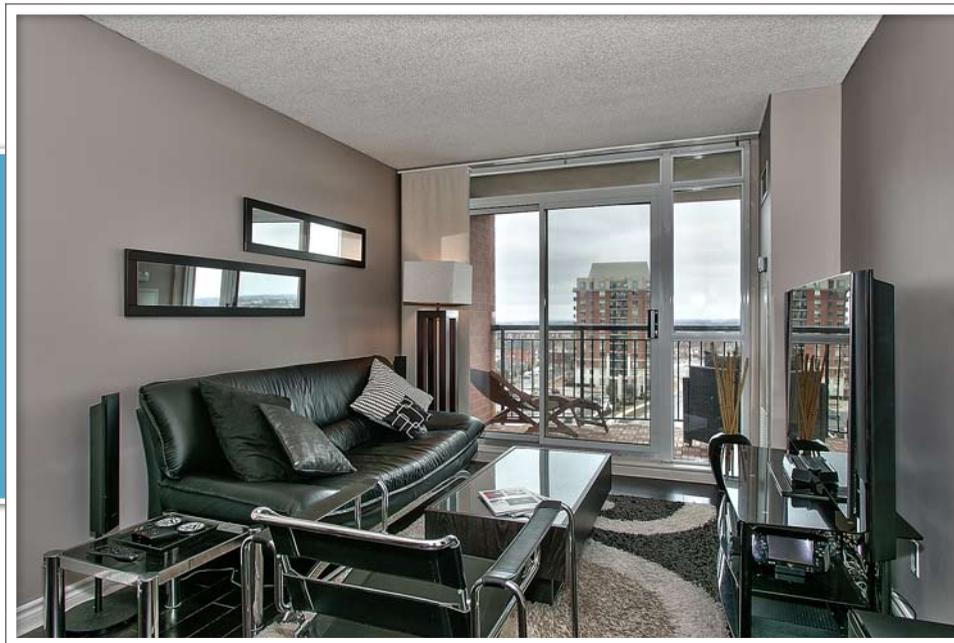
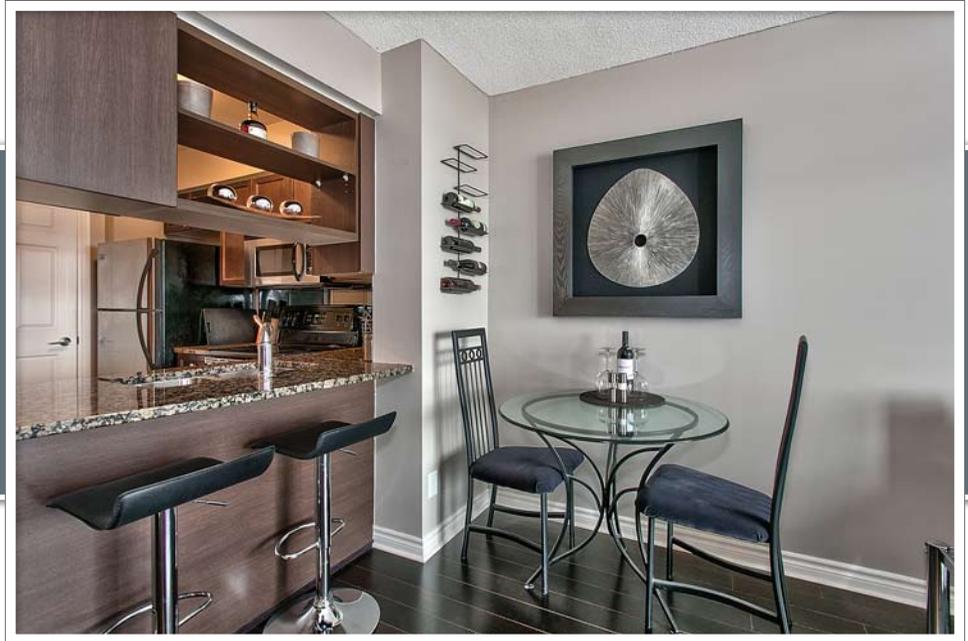
Kitchen

- upgraded glass-top stove
- built-in microwave
- upgraded backsplash
- breakfast bar



Dining Area (17'7" by 10'1")

- upgraded hardwood flooring
- combined with living room
- bright, flexible space

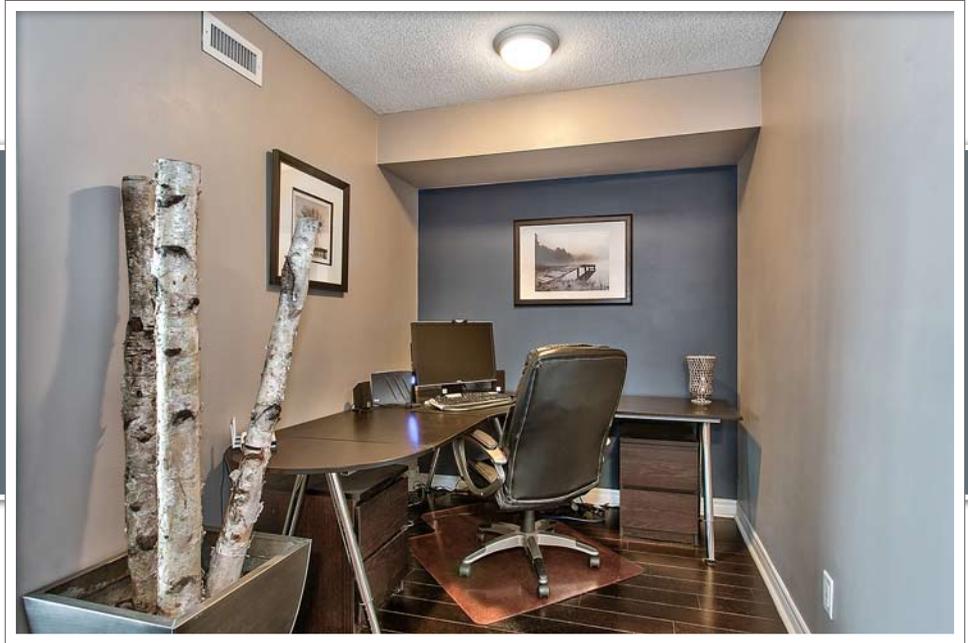


Living Room (17'7" by 10'1")

- upgraded hardwood flooring
- combined with dining room
- walk out to oversized balcony
- stunning views

Den (8'1" by 7'4")

- upgraded hardwood flooring
- open to living/dining room
- cable and phone outlets



Master Bedroom (9'1" by 12'0")

- upgraded broadloom
- large window allows for lots of natural light and amazing view
- double closet



Bathroom

- upgraded ceramic flooring
- upgraded cabinetry
- marble countertop



Balcony (107 square feet)

- largest balcony
- private (no other balconies on south side of building)
- wood tiling
- views of lake and pond

Party Room

- available for rent
- kitchen facilities



Party Room

- bright space

Fitness Room

- modern equipment
- television



Pool and Patio Area

- full-size outdoor pool
- patio area for sunning
- barbecues for resident use

Oak Park Community

The Oak Park Urban Village is the place to live. Exceptional amenities woven right into the neighbourhood. The 401, 403, 407 and QEW are only minutes away.



Memorial Park

Enjoy 27-acre Memorial Park, with its trees, ponds and trails. A wonderful place to walk the dog, read a book or enjoy some pond hockey in the winter.

Area Trails

The Nipigon-McCraney Valley trail winds its way from Oak Park down to McCraney Street (just a bit north of the QEW) and offers great biking.



Shopping

Shops and services in the Oak Park area include stores like the Real Canadian Superstore, Winners, Longo's, Canadian Tire, Wal-Mart and more.

Restaurants

Plenty of restaurants and pubs in the area to suit almost any taste.



All Your Needs

Shopping, dining, health care all conveniently located in the Oak Park neighbourhood.

Inclusions: Fridge, Stove, Dishwasher; Microwave; Washer; Dryer; Existing Light Fixtures; Window Treatments Throughout; Balcony Tile; Underground Parking (59); Storage Locker (243)

Exclusions: None

Condo Fees: \$382.88

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

Amenities: fitness room, sauna, outdoor pool, party room

Property Taxes: \$2,020 for 2013



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