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2098 MARINE DRIVE, #1  
OAKVILLE, ONTARIO

# Welcome to 2098 Marine Drive, #1



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SALES REPRESENTATIVE  
Team Leader

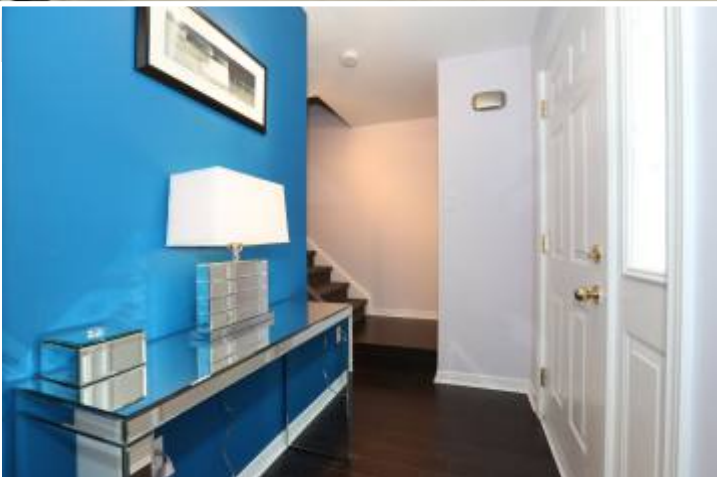
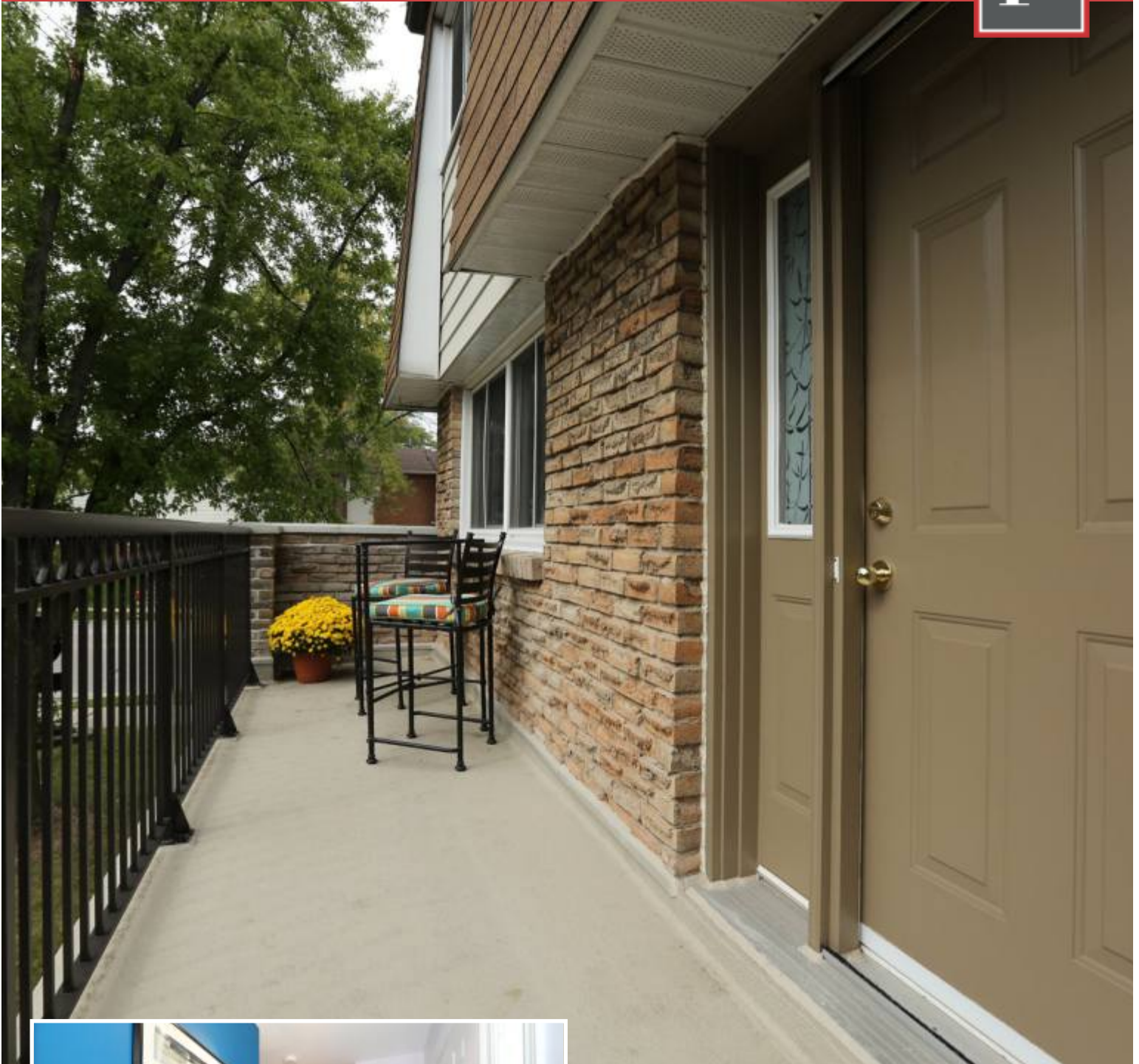
Chic end unit townhome beautifully renovated from top to bottom located in Bronte Harbour Estates, a very desirable small complex on the banks of Lake Ontario. Beautifully manicured grounds with centre park area all set up with chairs to take advantage of the fabulous views of wildlife and of course the sailboats. Fabulous opportunity for a coveted tranquil lakeside lifestyle! A nature trail at water's edge takes you right through to picturesque Bronte Harbour, Fisherman's Wharf, Lighthouse Restaurant for fine dining and quaint Bronte Village where you will find more restaurants and trendy boutiques. Easy access to transit, GO Station, major highways, several Oakville golf courses, shopping centres and Pearson International Airport. An easy 30 minute commute to downtown Toronto by car or relax and take the GO Train!

Great curb appeal with handsome brick exterior, huge side yard with towering trees and perennial gardens, interlocking stone walkway and ground level entrance area, deluxe newer steel railings to the upper balcony and main floor entrance. The attached insulated garage offers loft-style storage, built-in cabinetry and plenty of room for your car! Super private rear yard with gate accessing the side yard, lovely gardens, towering trees, water feature, and large covered patio with gas BBQ and movable patio bar. Large upper terrace off the main floor comes with a lovely dinette set.

Loaded with upgrades, updates, deluxe, custom, and very stylish features throughout. Orion "roll and warm" eco-tech heated flooring (a carbon based eco-friendly heating system using green technology)

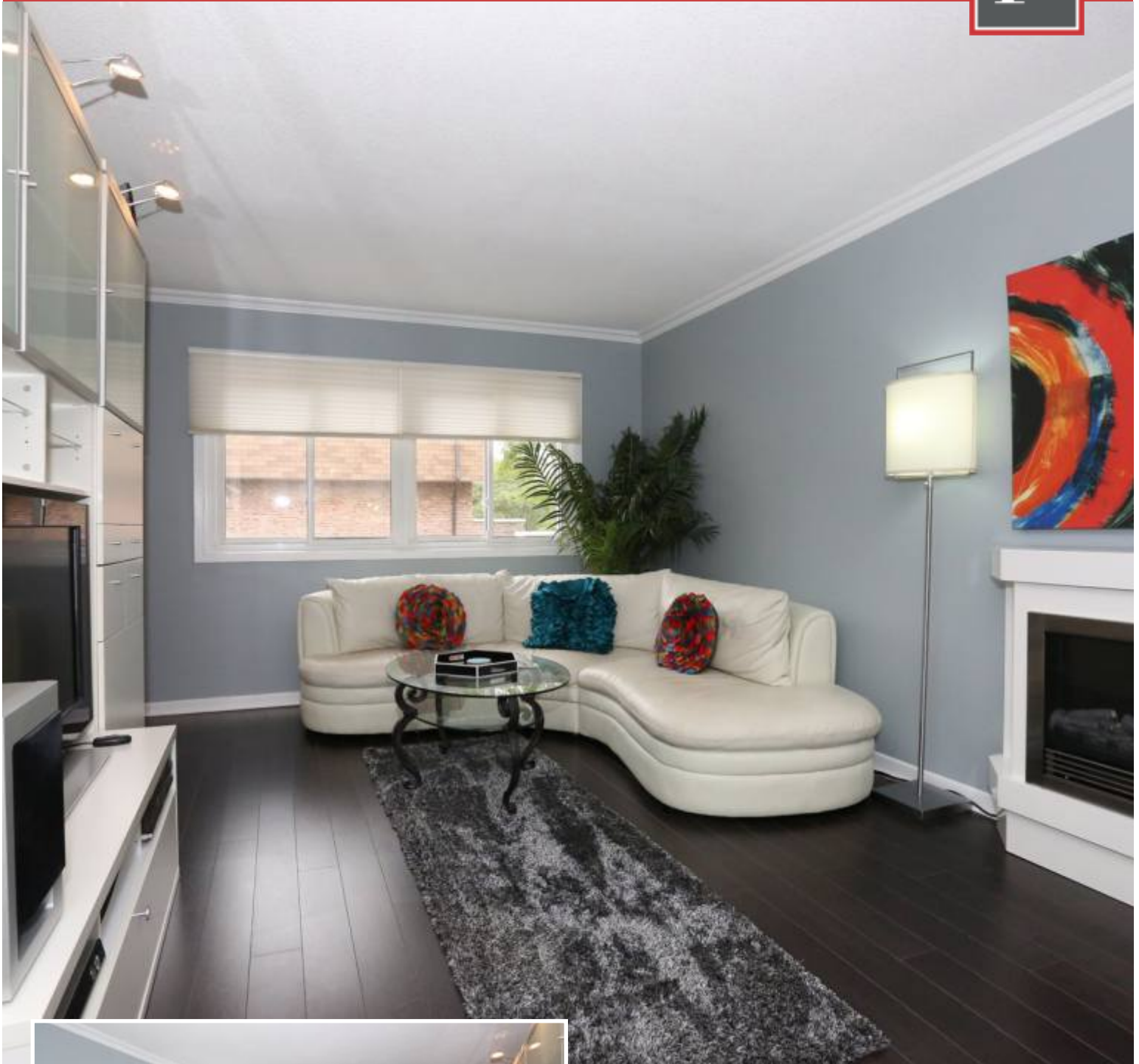
throughout (except bathrooms). Quality commercial grade dark finished wood laminate floors, sleek modern bathroom cabinetry, custom "Chiffon Cement" treatments, pot lights on remote dimmers, Allure traffic master rubber flooring, one updated wood-burning fireplace and additional electric fireplace. Newer broadloom on staircases, oversize sliding 3-panel frosted glass doors, upgraded lighting throughout, lots of built-ins in the kitchen, granite transformation kitchen counters and complementing mosaic backsplash, many smooth finished ceilings, mirrored closet doors, built-in oak cabinetry and desk in family room, pull down ladder for attic storage, custom blinds, 3 walkouts, luxurious bathrooms, the list is extensive!

Entertainment size, open concept living and dining room with extra-large windows in each room maximizing the natural light. Bright eat-in kitchen with plenty of upgraded sleek white cabinetry with custom pullouts and built-ins, granite transformation counters and mosaic backsplash, quality appliances and sizable breakfast area with large sliding door walkout to the large terrace. There is also a luxurious 2-piece powder room on this level. The upper level offers a large master retreat with walk-in closet, large mirrored shoe closet and lavish 4-piece bathroom with beautiful suspended white cabinetry with his and her rectangular sinks, wall-to-wall mirrored medicine cabinet with under cabinet lighting, and gorgeous oversize shower with built-in bench seat and upgraded shower system with massage jets and sliding glass doors. Two additional large bedrooms with huge windows and stunning 4-piece main bath with mirrored cabinet doors and "Chiffon Concrete" floor, counters and tub surround. The ground level offers a large bright family room with a beautifully updated wood-burning fireplace with "Chiffon Concrete" finish, dark finished wood laminate floor, custom built-in office area and sliding door walkout to the large covered patio. Sleek space saving laundry area with modern 1-piece washtub/cabinet, richly stained, shaker-style custom cabinetry and deluxe high efficiency washer and dryer. Also on this level, you will find a renovated 2-piece powder room and separate utility room.



## Terrace and Main Entrance

- ◆ Large upper terrace with treetop views
- ◆ Commercial grade dark finished wood laminate floors
- ◆ Newer quality broadloom on staircases



## Spacious Living Room

- ◆ Beautiful commercial grade, dark finished wood laminate floor
- ◆ Crown mouldings
- ◆ Sleek modern electric fireplace



## Open Concept Dining Room

- ◆ Tons of room for entertaining!
- ◆ Crown mouldings
- ◆ Dark finished commercial grade wood laminate floor
- ◆ Gorgeous chandelier



## Deluxe Eat-in Kitchen

- ◆ Modern “clean face” white cabinetry
- ◆ Under-cabinet valance lighting
- ◆ Lots of built-ins, pullouts and extra shelving
- ◆ Granite Transformations counters
- ◆ Sizable breakfast room with walkout to the private terrace



## Large Master Retreat

- ◆ Pot lights on a remote control
- ◆ Separate vestibule with window and access to the walk-in closet and ensuite areas
- ◆ Luxurious 4-piece ensuite bath with sleek modern suspended cabinetry and oversize shower with built in bench seat and massage shower system

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Two Additional Bright  
Bedrooms and Luxury  
4-piece Bathroom

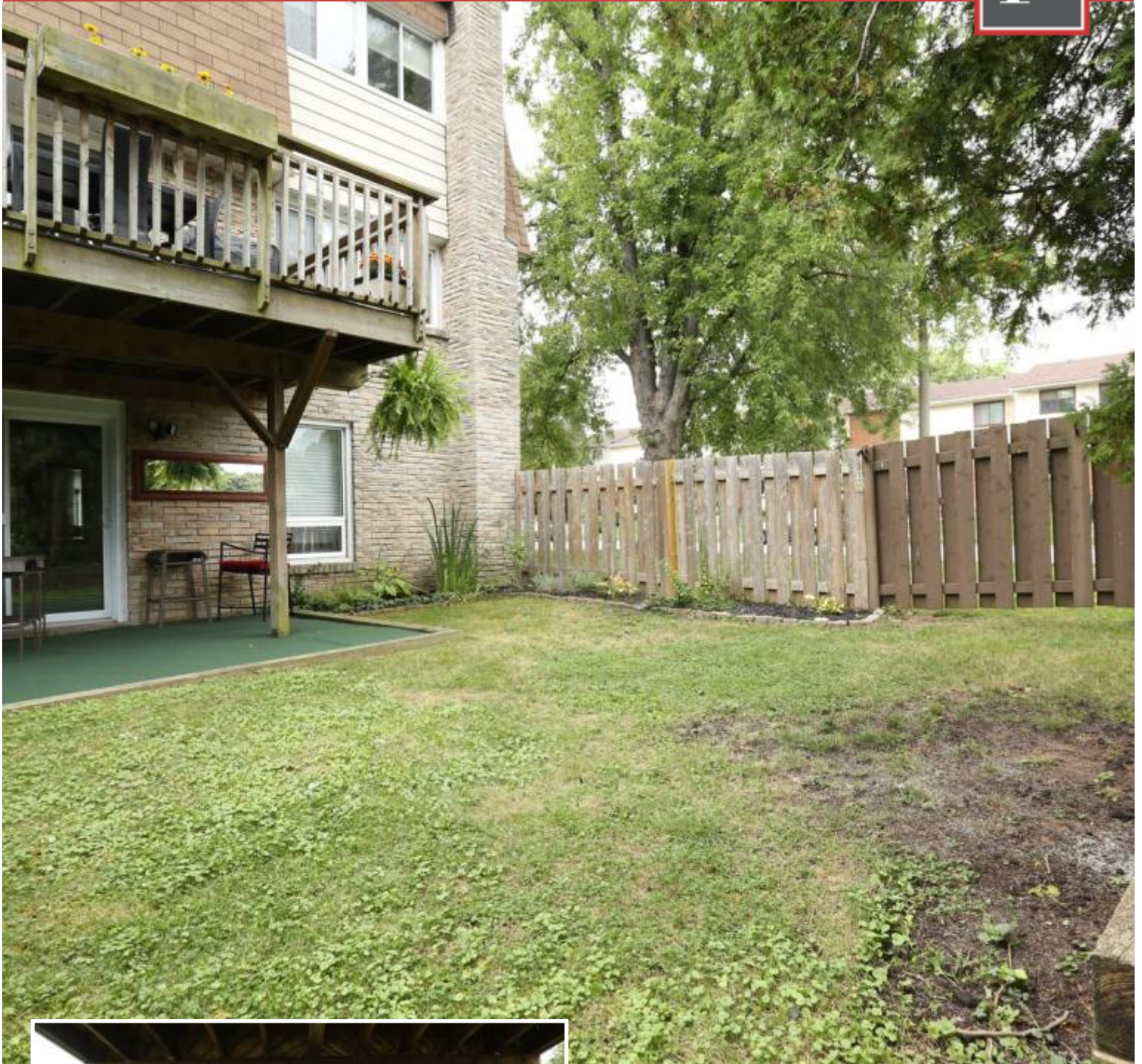


## Awesome Family Room

- ◆ Wood-burning fireplace with “Chiffon Cement” finished mantel
- ◆ Dark finished commercial grade wood laminate floor
- ◆ Custom built-in cabinetry in office area
- ◆ Large walkout to the covered deck and yard

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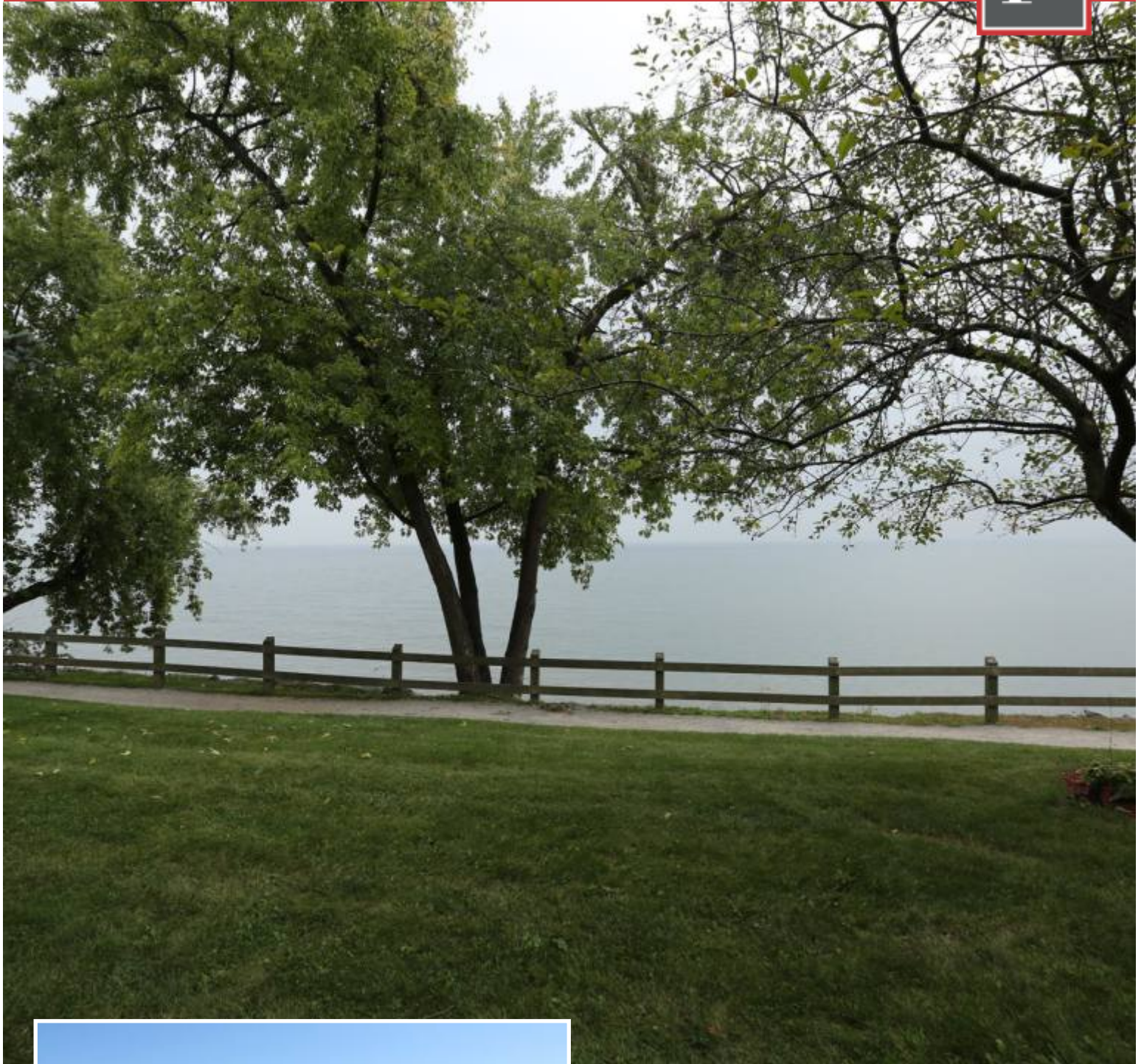


Private Rear Yard With  
Covered Lower Patio,  
Water Feature and Large  
Upper Terrace



Upper Terrace with Treetop  
and Rear Garden Views

# 2098 Marine Drive, #1



Steps to Lake Ontario,  
Bronte Harbour, Boutiques,  
Restaurants and Pubs



## ***Ground Floor***

### ***Foyer:***

- ◆ Large covered entrance with single door and Phantom screen
- ◆ Deluxe wood like rubber tile flooring (Allure Traffic Master)
- ◆ Commercial dark finished wide plank wood laminate floor extends throughout the hallway to the family room area
- ◆ Rich designer décor
- ◆ Smooth finished ceiling
- ◆ Upgraded halogen light fixtures
- ◆ Staircase to main floor with new quality broadloom
- ◆ Oversize 3-panel frosted glass doors with brushed nickel finished trim to the laundry area
- ◆ Compact built-in coat cabinet with mirror and room for boots and coats

### ***Family Room: 22'9 x 14'0***

- ◆ Gorgeous bright open concept family room with dramatic designer décor
- ◆ Flawless smooth finished ceiling
- ◆ All upgraded halogen lighting
- ◆ Dark finished commercial grade wood laminate floor
- ◆ Impressive wood-burning fireplace with sleek modern lines and gorgeous pearlized "chiffon concrete" finish
- ◆ Large newer window overlooking the rear yard
- ◆ Installed accent shelving and pre-wired for a flat panel TV above
- ◆ Oversize sliding door walkout to the large private covered patio with place for a bar area, soothing water feature, lovely gardens, tall trees and large private rear yard

### ***Office Area:*** (combined with family room)

- ◆ Handy open concept office area with commercial grade wide plank wood laminate floor
- ◆ Deluxe built-in natural finished oak cabinetry
- ◆ Deep double door storage pantry
- ◆ Built-in desk with drawer
- ◆ Upgraded halogen lighting

### ***Powder Room:***

- ◆ Gorgeous renovated 2-piece powder room with neutral décor
- ◆ Commercial grade wide plank, dark finished wood laminate floor
- ◆ Upgraded sleek modern sink cabinet with dark finish and 2 large drawers
- ◆ Brushed nickel cabinet hardware
- ◆ One-piece vanity and sink with extensively upgraded single lever faucet
- ◆ Upgraded light fixture and installed exhaust fan

### ***Laundry Room:***

- ◆ Gorgeous renovated laundry area cleverly concealed behind oversize sliding doors with frosted glass panels and brushed steel trim
- ◆ Richly stained shaker style cabinetry and wire management for fuse box located in custom fold out cabinet for easy access to electrical panel
- ◆ Installed counter for folding clothes
- ◆ Sleek modern moulded 1-piece base cabinet with 2 drawers, oversize sink and upgraded gooseneck pullout faucet
- ◆ Deluxe rubber tile flooring
- ◆ Installed clothes hanging rod
- ◆ Fluorescent lighting
- ◆ Frigidaire front loading large capacity "Affinity" washer and dryer (1½ years old)

## ***Main Floor***

### ***Foyer:***

- ◆ Large front balcony with lake views, newer steel railings and staircase to ground level
- ◆ Single door with side light with frosted glass panel
- ◆ Quality commercial grade, dark finished, wide plank wood laminate floor
- ◆ Smooth finished ceiling
- ◆ Upgraded halogen light fixtures with integrated spot lighting
- ◆ Good size mirrored sliding door closet
- ◆ Soft tasteful décor with feature wall
- ◆ Staircase with rich quality broadloom

# 2098 Marine Drive, #1



## ***Living Room: 15'8 x 11'1***

- ◆ Fabulous bright open concept living room with upgraded commercial grade, dark finished, wide plank wood laminate floor
- ◆ Fresh designer décor
- ◆ Extra-large window with cellular blinds and treetop views
- ◆ Sleek modern electric fireplace
- ◆ Crown mouldings

## ***Dining Room: 13'9 x 11'1***

- ◆ Wonderful open concept dining room with upgraded modern bar-style chandelier with crystal droplets and chrome finished trim
- ◆ Elegant crown mouldings
- ◆ Fresh designer décor
- ◆ Quality commercial grade, dark finished, wide plank wood laminate floor
- ◆ Large window with cellular blinds overlooking treetops and rear yard
- ◆ Framed doorway to the kitchen area
- ◆ Plenty of room for entertaining!

## ***Kitchen: 19'0 x 11'3***

- ◆ Gorgeous renovated eat-in kitchen with plenty of sleek white modern-style cabinetry
- ◆ Extended height upper cabinets with under-cabinet valance lighting and added additional shelving
- ◆ Extended depth cabinets over fridge and built-in ovens
- ◆ Built-in spice racks in upper cabinets
- ◆ Custom adjustable shelving in upper cabinets
- ◆ Deep pantry with pullout drawers
- ◆ Deluxe tray cabinet over the fridge and pot shelves
- ◆ Additional recessed storage/broom closet
- ◆ Ample drawers including large pot drawers
- ◆ Knife drawer beneath gas cooktop
- ◆ Base cabinet with pullout drawers
- ◆ Handy pullout garbage and recycling cabinet
- ◆ Handy built-in storage shelves in the breakfast area
- ◆ Built-in storage shelf pre-wired for a flat panel TV
- ◆ Gorgeous granite transformations counters with complementing colourful mosaic backsplash
- ◆ Blanco stainless steel under-mount sinks and upgraded pullout faucet

- ◆ Commercial grade, dark finished, wide plank wood laminate floor
- ◆ Upgraded modern light fixture with brushed steel and chrome trim
- ◆ Magic Chef side-by-side fridge with water and ice dispenser, GE Profile 4 burner gas cooktop, KitchenAid Superba built-in eye-level convection oven and microwave with fold down door, built-in GE dishwasher, retractable IKEA hood fan
- ◆ Mirrored coffee station is included
- ◆ Sizable bright breakfast room with oversize sliding door walkout with deluxe sliding panel window covering to the large terrace with gas line installed for the BBQ and built-in planter box overlooking the rear yard with perennial gardens and mature trees – very private!

## ***Powder Room:***

- ◆ Elegant 2-piece powder room with ample white cabinetry
- ◆ Gorgeous mosaic marble and glass tile vanity
- ◆ Upgraded vessel sink and upgraded faucet
- ◆ Two mirrors framed in marble and mosaic marble and glass tiles
- ◆ Upgraded vanity light
- ◆ Commercial grade, dark finished, wide plank wood laminate floor
- ◆ Rich designer décor
- ◆ Dual-flush toilet

## ***Third Floor***

## ***Master Bedroom: 15'9 x 11'0***

- ◆ Stunning bright master retreat with elegant décor with feature wall and upper wall mouldings
- ◆ Crown mouldings
- ◆ Commercial grade, dark finished, wide plank wood laminate floor
- ◆ Three mini pot lights with stainless steel trim rings and handy remote control
- ◆ White ceiling fan
- ◆ Floor-to-ceiling mirrored sliding door closet with lots of built-in shelving
- ◆ Extra-large window with wide-slat blinds and treetop views



- ◆ Separate vestibule area with upgraded light fixture and large window equipped with wide-slat blinds
- ◆ Large walk-in closet with double wardrobe hanging space

#### ***Ensuite:***

- ◆ Luxurious renovated 4-piece ensuite bath with plenty of suspended white modern cabinetry with brushed chrome cabinet hardware and several drawers
- ◆ His and her upgraded square sinks with deluxe single lever faucets with chrome finish
- ◆ Beautiful mosaic glass tile backsplash with frosted glass tile border
- ◆ Huge mirrored wall-to-wall medicine cabinet with under-cabinet lighting
- ◆ Wood look rubber tile flooring
- ◆ Upgraded vanity light
- ◆ Crown mouldings
- ◆ Beautiful pearlized "Chiffon Concrete" finished walls and shower surround
- ◆ Oversize shower with bench with frosted glass and mosaic marble seat, upgraded shower system with massage jets, gooseneck showerhead and spray wand and quality sliding glass doors
- ◆ Upgraded dual-flush toilet

#### ***Bedroom #2: 12'1 x 11'0***

- ◆ Charming bright bedroom with lovely décor
- ◆ Extra-large windows with cellular blinds overlooking the rear yard and treetops
- ◆ Commercial grade, dark finished, wide plank wood laminate floor
- ◆ Upgraded chandelier with crystal droplets
- ◆ Large sliding door closet with extra upper shelf

#### ***Main Bath:***

- ◆ Beautifully renovated 4-piece main bath with gorgeous mirror faced cabinetry
- ◆ Custom "Chiffon Concrete" finished counter
- ◆ Square dish-style vessel sink with extensively upgraded single lever faucet with glass ball handle
- ◆ Built-in recessed accent shelves
- ◆ Crown mouldings
- ◆ "Chiffon Concrete" finished walls, floor and tub surround

- ◆ Upgraded dual-flush toilet
- ◆ Upgraded vanity light
- ◆ Tub and shower combination with upgraded deep soaker tub, pot light overhead, upgraded shower system with rain showerhead, additional spray wand, massage system and quality sliding glass doors

#### ***Bedroom #3: 11'1 x 8'6***

- ◆ Lovely bright bedroom with huge window with treetop and garden views
- ◆ Upgraded cellular blinds
- ◆ Commercial grade, dark finished, wide plank wood laminate floor
- ◆ Soft designer décor
- ◆ Large mirrored sliding door closet with double wardrobe hanging space
- ◆ Upgraded light fixture

***Inclusions:*** Fridge, built-in dishwasher, built-in wall oven and microwave, gas cooktop, retractable fan, electric light fixtures, window coverings, electric garage door opener, washer, dryer, outdoor bar, dinette set off kitchen terrace, BBQ, electric fireplace

***Exclusions:*** Wall mounted TV's

***Rental Equipment:*** Hot water tank

#### **LISTING DETAILS**

Deposit:	\$20,000
Possession:	Immediate
Taxes:	\$3,747 for 2013
Condo Fee:	\$355 per month
Lot Size:	APRD
Exterior:	Brick
Garage:	Single Attached



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