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sales representative

**RE/MAX**  
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407 -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 plus den, two full bathroom open floor plan loft provides 1,847 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. 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.

## Features and Highlights

- two bedrooms (loft primary bedroom)
- two full bathrooms (en suite with separate walk-in shower and jacuzzi tub)
- 1,847 square feet plus large balcony
- dramatic, open loft-style floor plan - very unique!
- three walkouts to balcony with view of marina and park
- upgraded en suite bathroom
- 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 (11'1" by 8'4")**

- ceramic flooring
- upgraded cabinetry
- tile backsplash



### **Kitchen**

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

## Living Room (19'3" by 30'7")

- hardwood flooring
- ceiling fan



## Living Room

- flexible space
- lots of natural light
- walkout to balcony

### Den (9'3" by 10'6")

- hardwood flooring
- open ceiling to loft area
- walkout to balcony



### Stairs to Loft

- can be opened up

## Loft Bedroom (16'11" by 15'7")

- broadloom flooring
- bright, open loft
- triple closet



## Loft Bedroom

- en suite
- extra mirrored storage closets

## En Suite Bathroom

- tile flooring
- designer vanity
- updated



## En Suite Bathroom

- jacuzzi tub
- oversized shower

## Second Bedroom (20'7" by 9'4")

- vaulted ceiling
- double closet
- walkout to balcony



## Main Bathroom

- full four piece bathroom
- needs updating



## 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.



**1,847 square feet (main 1,281 sf, loft 566 sf)**

**Inclusions:** Fridge; Stove; Built-in Microwave; Washer; Dryer; Dishwasher; Existing Light Fixtures; Double Parking Garage (B63 and B64)

**Exclusions:** None.

**Condo Fees:** \$1,317.26 per month

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

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

**Property Taxes:** \$4,277 for 2022



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