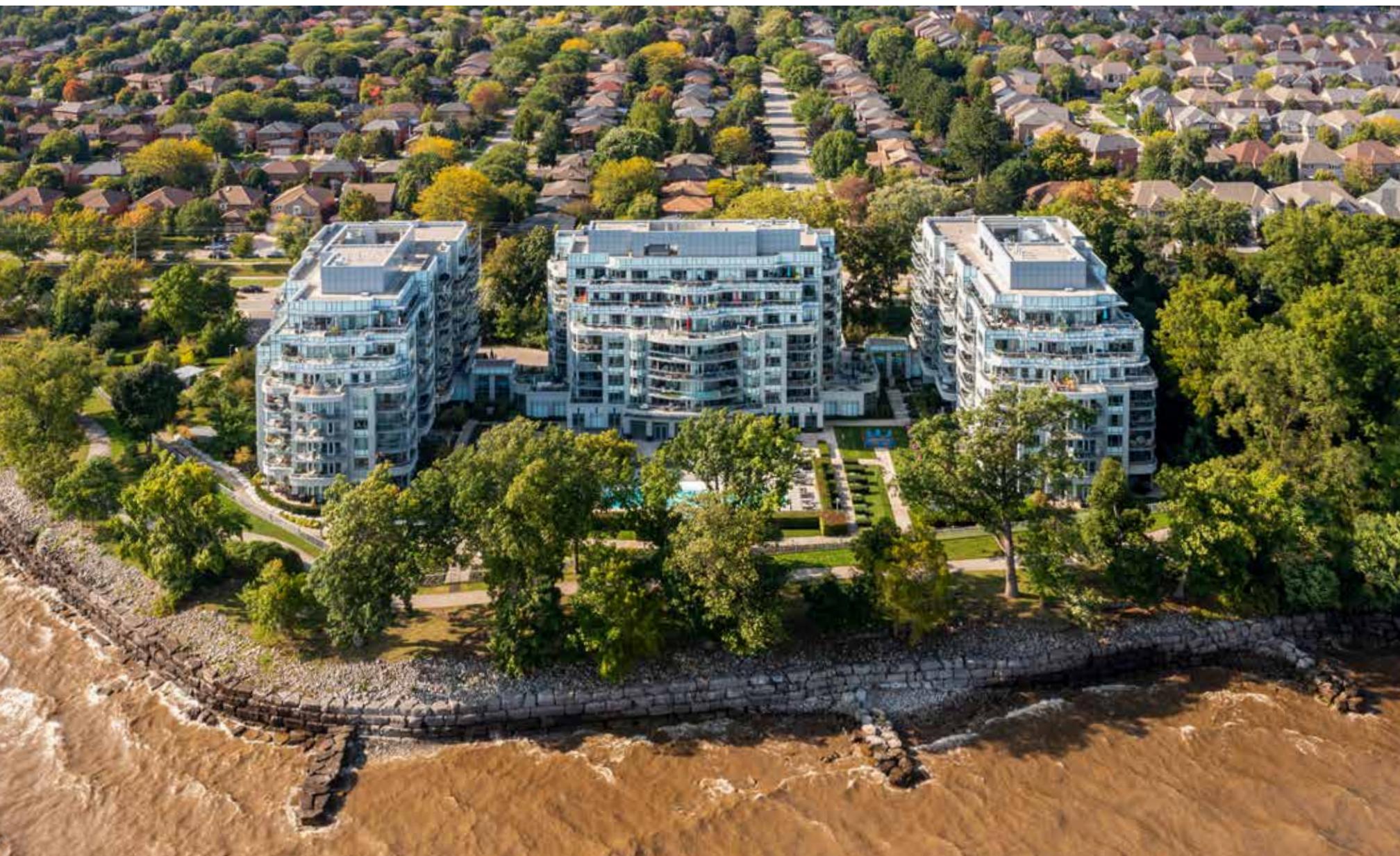


RINA DIRISIO
REAL ESTATE, BUT BETTER



3500 LAKESHORE RD W #327

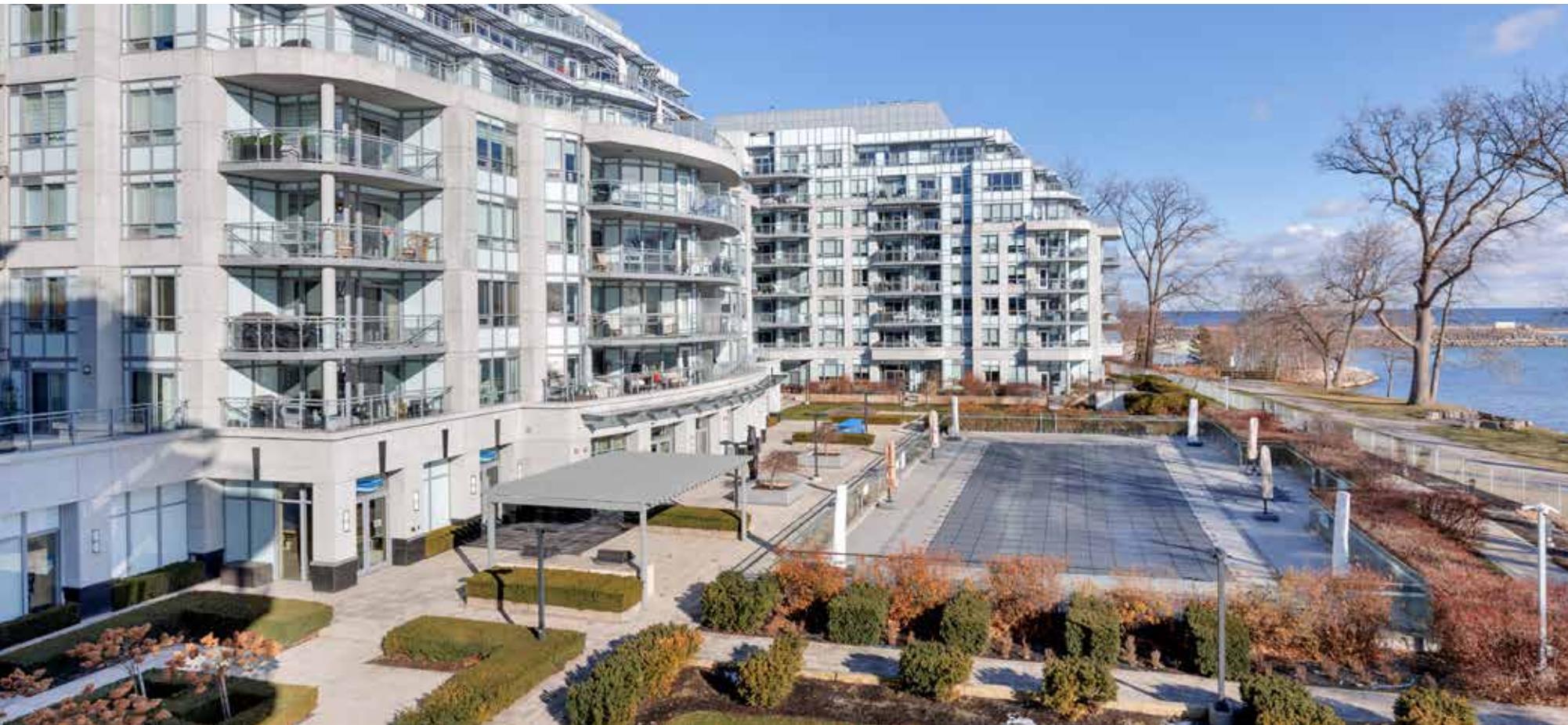
OAKVILLE



THIS LAKEFRONT SUITE SHOWCASES ONE OF THE MOST SOUGHT-AFTER VIEW IN THE ENTIRE BUILDING.

Your utopia awaits at Bluwater Condos on the shores of Lake Ontario—where resort-style living meets everyday convenience. Enjoy exceptional building amenities and a prime location just minutes from essential services and major highways, with the added luxury of walking to nearby parks and scenic trails. Bronte Harbour, along with the boutique shops and acclaimed restaurants of vibrant Bronte Village, is just a 4-minute drive away.

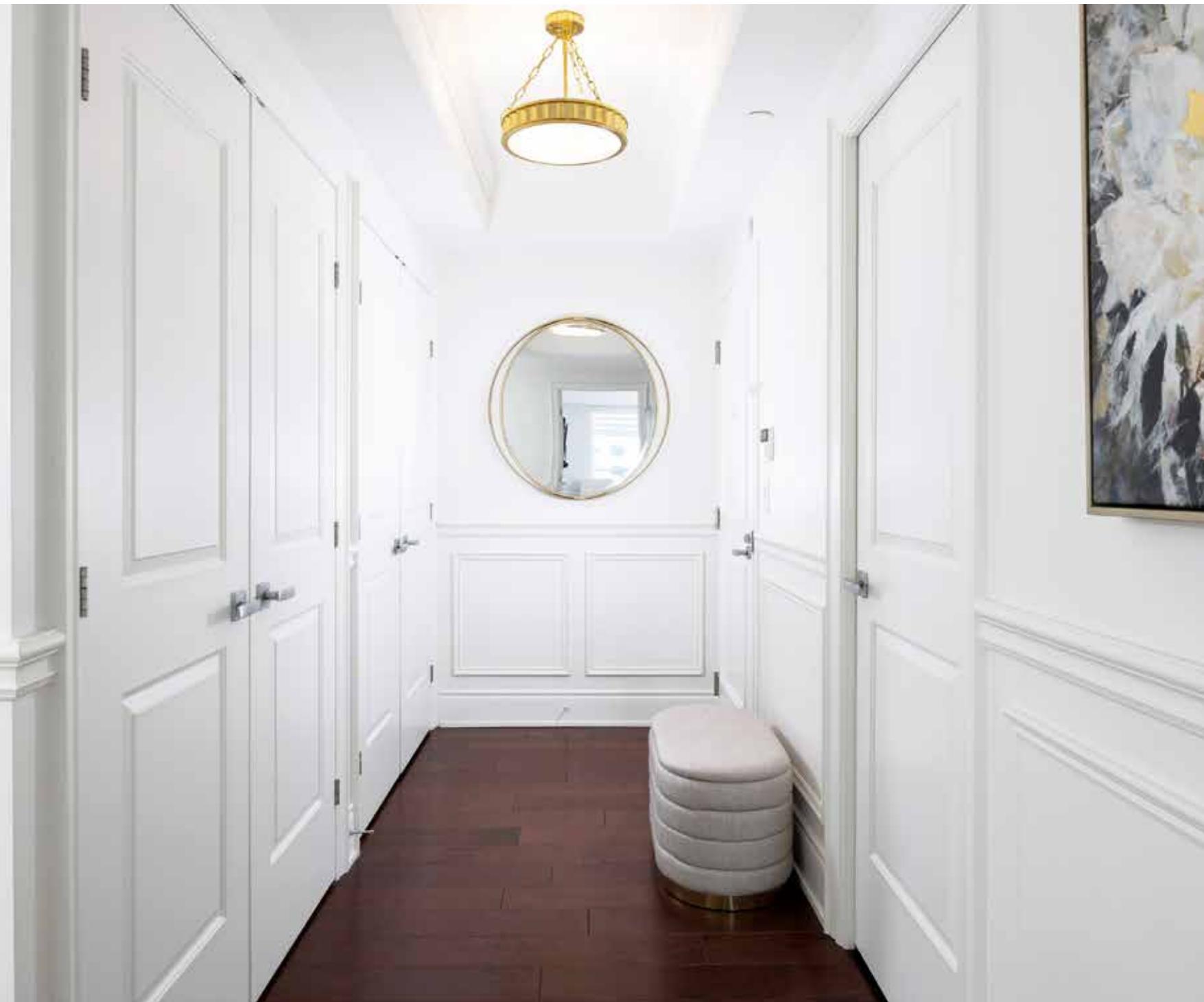
This elite luxury suite boasts a coveted position within the building, offering mesmerizing views of the lake, the centre court lounge, and the plunge pool from every window and both balconies. Thoughtfully designed and renovated with impeccable style and attention to detail, this showpiece spans approximately 1,550 sq. ft. and features two bedrooms and 2.5 bathrooms. Expect nothing but the best: engineered hardwood flooring, crown mouldings, deep baseboards, 9' ceilings, custom elegant wainscoting, and custom window coverings. The scope of renovations includes a new kitchen with high-end appliances, both ensuite bathrooms, chic designer lighting, all closets with deluxe organizers, laundry room, custom cabinetry in the family room, and complete repainting throughout, including ceilings, doors, and trim.



Entertain effortlessly in the expansive open-concept living and dining areas featuring remote-controlled blinds. You can step out onto the balcony to expansive views and unforgettable sunsets over Lake Ontario, providing an instant dose of calming serenity. The stunning renovated kitchen is a chef's delight, complete with custom cabinetry with pull-out organizers, quartz countertops, high-end Miele appliances, and a large island—ideal for hosting and mingling—before unwinding in the adjacent family room for a cozy movie night. Retreat to the primary bedroom sanctuary, featuring its own private balcony with sweeping views of the Waterfront Trail and a renovated spa-inspired 5-piece ensuite with soaker tub and glass shower. A second bedroom with a luxurious renovated 3-piece ensuite, a renovated laundry area, an additional 2-piece powder room, a storage locker, and two underground parking spaces complete this exceptional residence.

FOYER (11'2" X 4'10")

- Trayceiling with upgraded deepcrown mouldings and a new chic gold-trimmed chandelier
- Upgraded wainscotting in the foyer and main hall area
- Upgraded deep baseboards and wide casings with back-band
- Nine-foot smooth-finished ceilings
- Double door closet with a new organizer



LIVING ROOM (11'4" X 18'3")

- Trayceiling with upgraded deepcrown mouldings
- Upgraded wainscotting
- Upgraded wide-plank engineered hardwood floor
- Large window with new remote-controlled blinds, designer draperies, and tranquil lake views



DINING ROOM (9'10" X 10'3")

- Tray ceiling with upgraded deep crown mouldings
- Perimeter pot lights and a sleek, modern, gold-trimmed chandelier
- Upgraded wainscoting
- Upgraded wide-plank engineered hardwood floor
- Circular wall of windows with new remote-controlled blinds and impressive courtyard and lake views
- Garden door walkout to the large balcony with glass panel railings and a natural gas line installed for the BBQ



KITCHEN (8'4" X 14'4")

- Sleek new custom white cabinetry (2025)
- Extended height upper cabinets with under-cabinet valance
- lighting
- Custom range hood canopy
- Several large pot drawers
- Large double-door pantry
- Pullout garbage/recycling cabinet
- Pullout organizers on each side of the cooktop
- Sparkling white quartz counters and a matching slab backsplash
- Oversized under-mount sink with an upgraded pull-down spray
- faucet and soap dispenser
- New oversized stone floor tiles
- Numerous pot lights
- New high-end Miele integrated appliances, including a dishwasher and fridge, a built-in induction cooktop, and a stainless steel combo speed built-in microwave and oven



STUNNING KITCHEN



FAMILY ROOM (11'2" X 16'6")

- Tray ceiling with upgraded deep crown mouldings
- Wall-to-wall custom, built-in cabinetry
- Two large windows offering custom blinds, and fabulous pool and lake views
- Two LED pot lights
- Upgraded wide-plank engineered hardwood floor



BATHROOM (2-PIECE)

- Oversized polished porcelain floor tiles
- White plumbing fixtures, including a pedestal sink with an upgraded gold single-lever faucet
- Stylish new gold-trimmed vanity light
- Upgraded deep crown mouldings



LUXURY RETREAT



PRIMARY BEDROOM (11' X 25'2")

- Tray ceiling with upgraded deep crown mouldings
- Upgraded wide-plank engineered hardwood floor
- Four LED pot lights and a sleek gold chandelier
- Extra-large walk-in closet (7'7" x 7'3") with a new organizer
- Large windows with new designer draperies
- Garden door walkout to a private balcony with glass panel railings overlooking the picturesque Waterfront Trail bordering Lake Ontario

ENSUITE BATHROOM (5-PIECE)

- New white furniture-style cabinetry with several large drawers
- New floor-to-ceiling storage pantry
- Quartz counter with under-mount sinks and upgraded chrome wide-spread faucets
- New vanity mirror
- Oversized stone-look floor tiles
- Pot lights
- Extra-deep under-mount soaker tub with oversized subtle stone-look tile surround
- Separate frameless glass shower with oversized stone-look tile surround, upgraded rain-style shower head and additional handheld shower diverter





BEDROOM 2 (16'11" X 10'1")

- Upgraded deep crown mouldings
- Upgraded wide-plank engineered hardwood floor
- Large window with custom blinds and fabulous pool and lake views
- Large double-door closet with a new organizer

ENSUITE BATHROOM (3-PIECE)

- New white cabinetry with a quartz counter and an undermount sink with an upgraded wide-spread faucet
- Upgraded oversized stone-look floor tiles
- Pot lights
- Oversized shower with massive stone tile surround, rain shower head, additional sliding shower diverter and a frameless glass enclosure



LAUNDRY ROOM

- Double doors
- New custom, built-in cabinetry
- New Smart LG ThinQ washer and dryer

RESORT-STYLE BUILDING AMENITIES

Impressive building amenities elevate everyday living, beginning with a grand, hotel-style lobby attended by 24-hour security and a full-service concierge. Residents enjoy resort-inspired grounds and an expansive wellness offering, including a fully equipped gym, a dedicated yoga room, a hot tub, a sauna, and an outdoor plunge pool. Vast outdoor seating areas invite relaxation, while an elegant alfresco dining space and an enormous fire pit create the perfect setting for entertaining. Additional features include a stylish party room with a caterer's kitchen, thoughtfully appointed guest suites, and secure underground visitor parking.

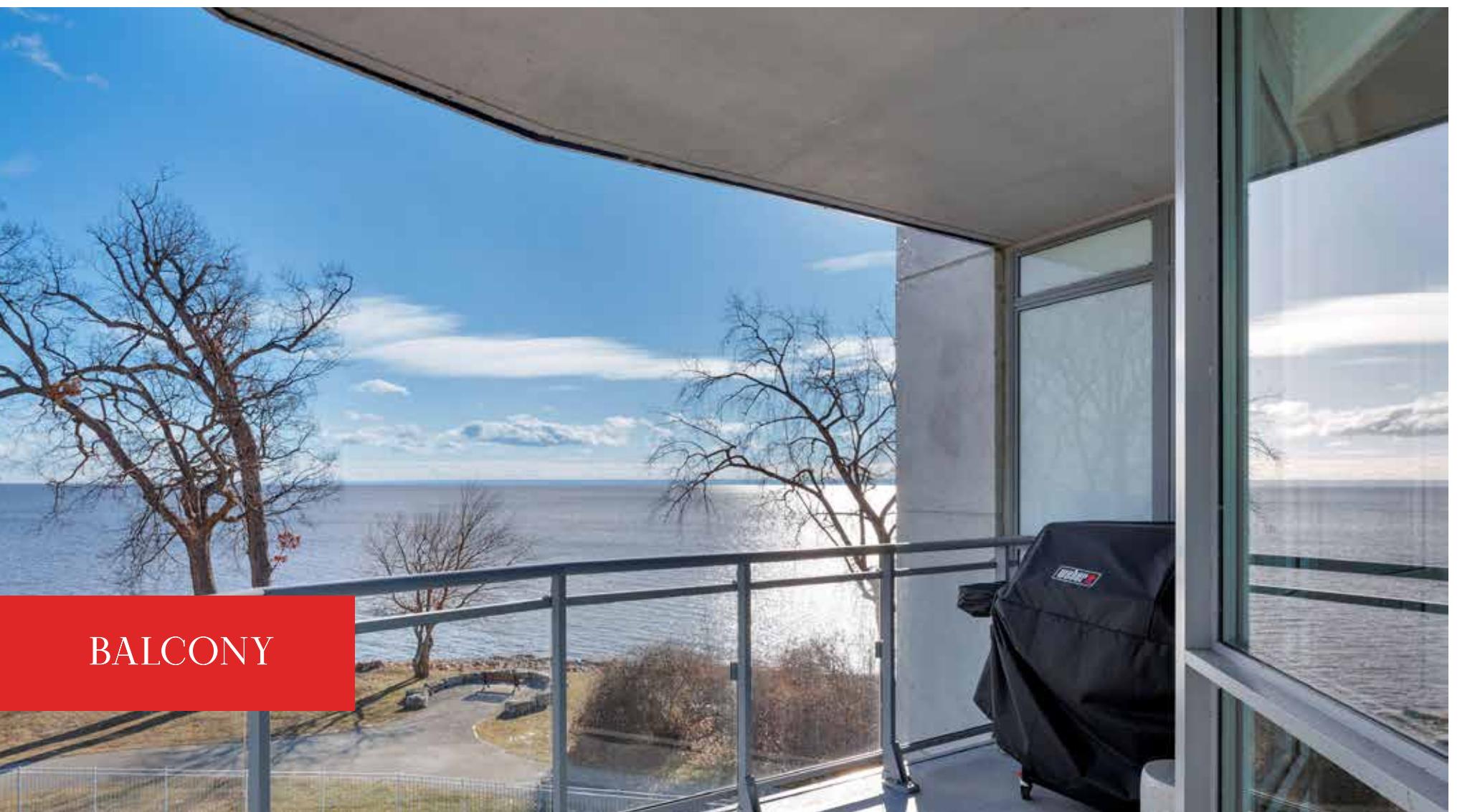
SCHOOLS

Elementary

Gladys Speers – English Track – JK – GR06
Eastview - English Track – GR07 – 08 Pinegrove – FI – GR02 – 08
St Dominic CES - Regular Track – JK – 08 St. Mary CES – FI – GR01 – 08
St. Nicholas CES – ExF – GR05 – 08

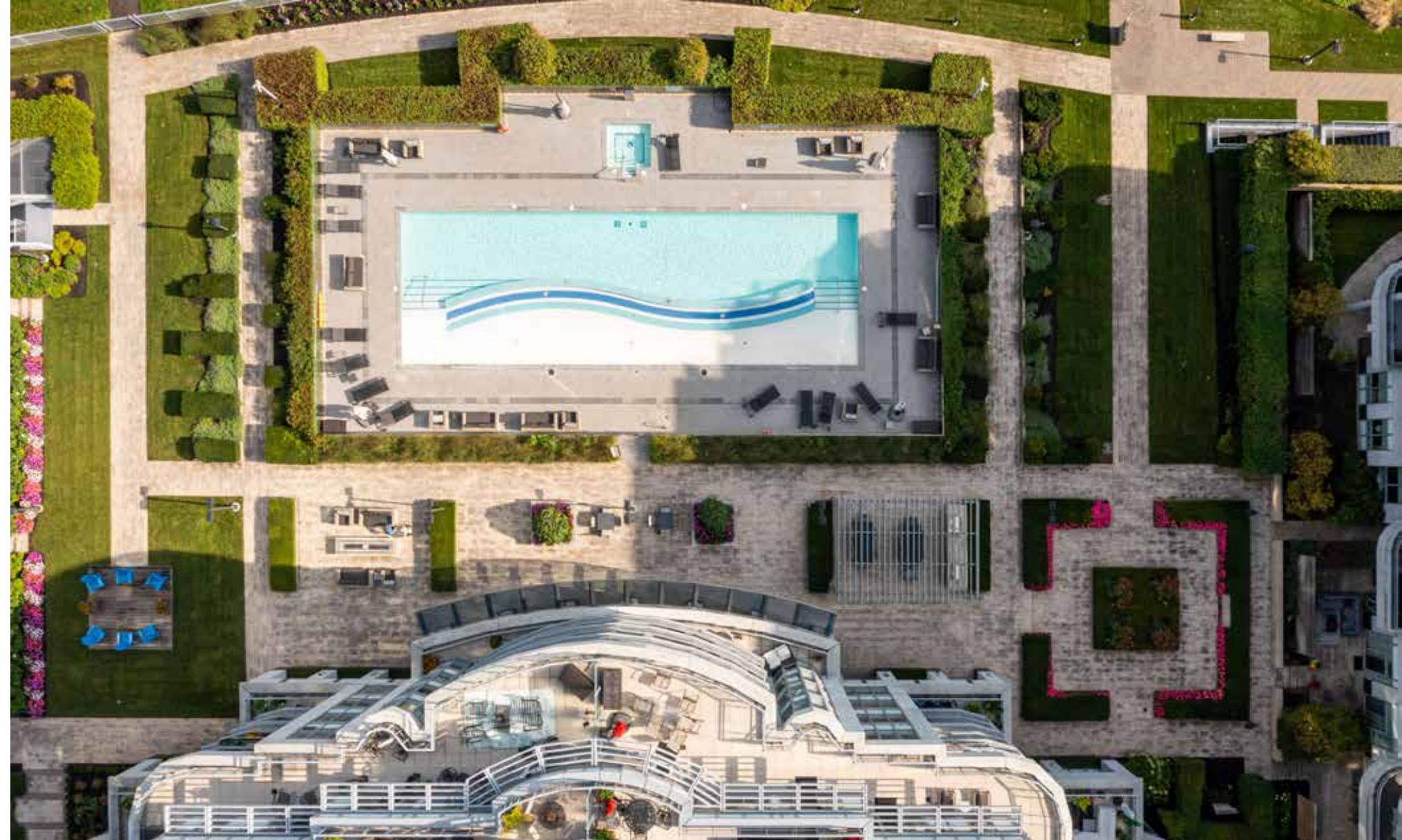
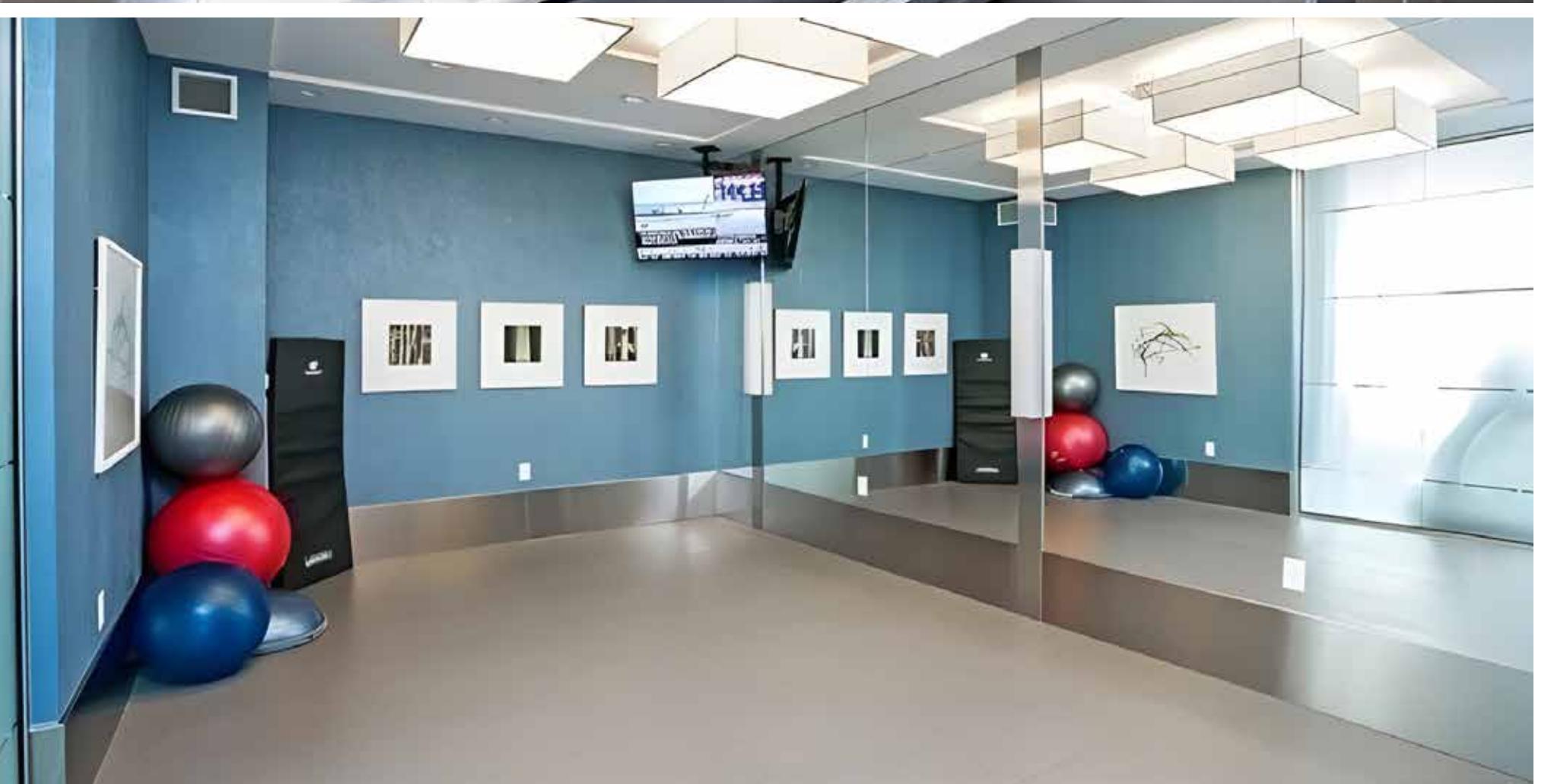
High School

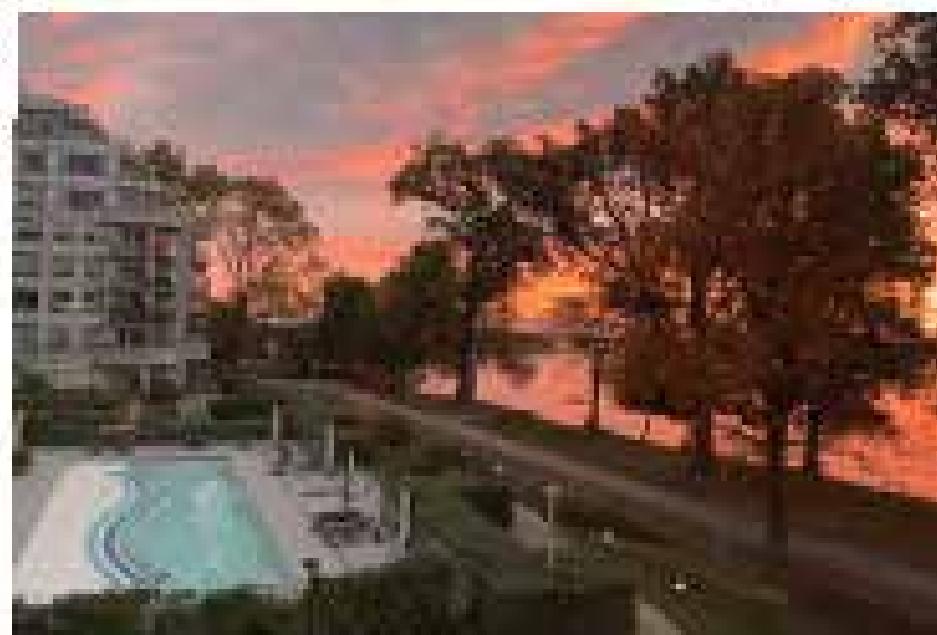
Thomas A. Blakelock - English Track/FI – GR09 – 12
St. Thomas Aquinas CSS - Regular Track/ExF – GR09 – 12
St. Ignatius of Loyola CSS – FI – GR09 – 12



BALCONY







Taxes: \$7,060.99 (2025)

Condo Fee : \$ 1,331 (per month) including building insurance, common elements, heat, parking, water

Parking : 2 spaces (underground - A 98 and A 99)

Locker : A169

Inclusions: Built-in dishwasher, fridge, induction cook top/ b/i oven/ combined b/i microwave/speed oven, washer, dryer, all window coverings

Exclusions: Tv's & sound bar, chandelier in dining room & front hall, BBQ, mirrors in living room, primary bedroom & front hall





FLOOR PLANS



All room dimensions and floor areas must be considered approximate and are subject to independent verification.



RINA DIRISIO
SALES REPRESENTATIVE
LIFETIME RESIDENT OF OAKVILLE

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Information in this brochure is deemed accurate but not guaranteed.
School boundaries may change for upcoming school year.