

RINA DIRISIO
REAL ESTATE, BUT BETTER



3500 LAKESHORE ROAD WEST, #815

OAKVILLE



EXPERIENCE THE EPITOME OF LUXURY LIVING IN THIS EXQUISITE LAKESIDE CONDO AT THE PRESTIGIOUS BLUWATER CONDOMINIUMS

where every day feels like a lavish vacation on the sparkling shores of Lake Ontario. Immerse yourself in an array of hotel-inspired amenities designed to elevate your lifestyle, from serene fitness and wellness spaces to inviting lounges and sophisticated dining areas surrounding a stunning plunge pool with breathtaking lake views. Your 235 sq. ft. terrace is a tranquil oasis where the gentle rhythm of passing boats and shimmering waters provides an idyllic escape. This residence embodies opulence with approximately 1,455 sq. ft. of impeccably designed living space featuring two spacious bedrooms, 2.5 luxurious bathrooms, and expansive principal rooms. Every detail is of the highest calibre, including rich engineered hardwood flooring, oversized designer tiles, sleek lighting fixtures, abundant pot lights, soaring nine-foot ceilings, and massive windows that flood the space with natural light. Enjoy three walkouts, top-tier appliances, elegant stone countertops, and custom closet organizers by California Closets, closet with stackable washer and dryer, and the convenience of two heated underground parking spaces.

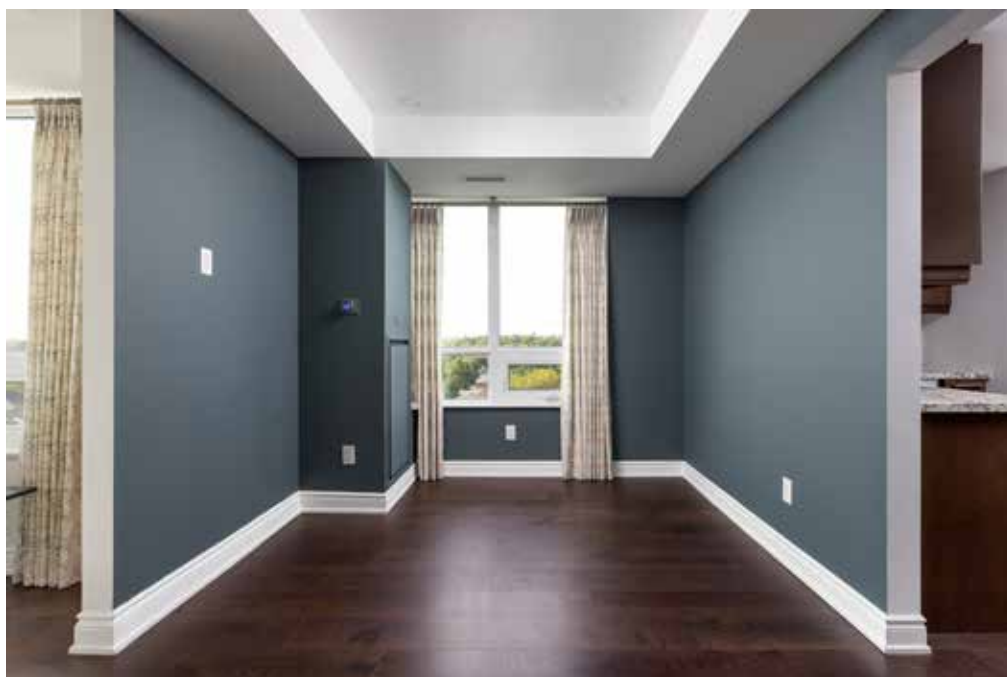
Upon stepping inside, you are greeted by abundant light and space. The living room is a grand, welcoming area ideal for entertaining, complete with floor-to-ceiling windows and sliding glass doors that lead to your private terrace, framed by glass panel railings and showcasing mesmerizing lake views. Host elegant dinner parties in the formal dining room, where ambiance and sophistication reign. The custom chef's kitchen is a culinary dream, featuring rich cabinetry, luxurious granite countertops, a stone-tiled backsplash, and premium Liebherr and AEG appliances. The island, with a breakfast bar, opens seamlessly into the breakfast room, which offers a second walkout to a private balcony. Retreat to the spacious primary suite, where a third walkout leads directly to the terrace, offering a perfect vantage point for relaxing to the gentle lull of Lake Ontario. Indulge in the spa-like 4-piece ensuite bath with custom cabinetry, a deep soaking tub, and a separate glass shower. The second bedroom, equally sumptuous, comes with its own lavish 3-piece ensuite, while a chic 2-piece guest bath and an in-suite laundry room complete this luxurious offering.



FOYER

- Tray ceiling
- Wide-plank engineered hardwood floor
- Modern profile baseboards and casings with integrated back band
- Double door closet
- Nine-foot ceilings





DINING ROOM (16'9" X 10'0")

- Tray ceiling with pot lights
- Extra-large window
- Wide-plank engineered hardwood floor

LIVING ROOM (24'0" X 11'0")

- Tray ceiling
- Wide-plank engineered hardwood floor
- Enormous wrap-around windows including a walkout to the gigantic 235 sq. ft. terrace with lake and treetop views







STUNNING KITCHEN

KITCHEN (13'0" X 8'0")

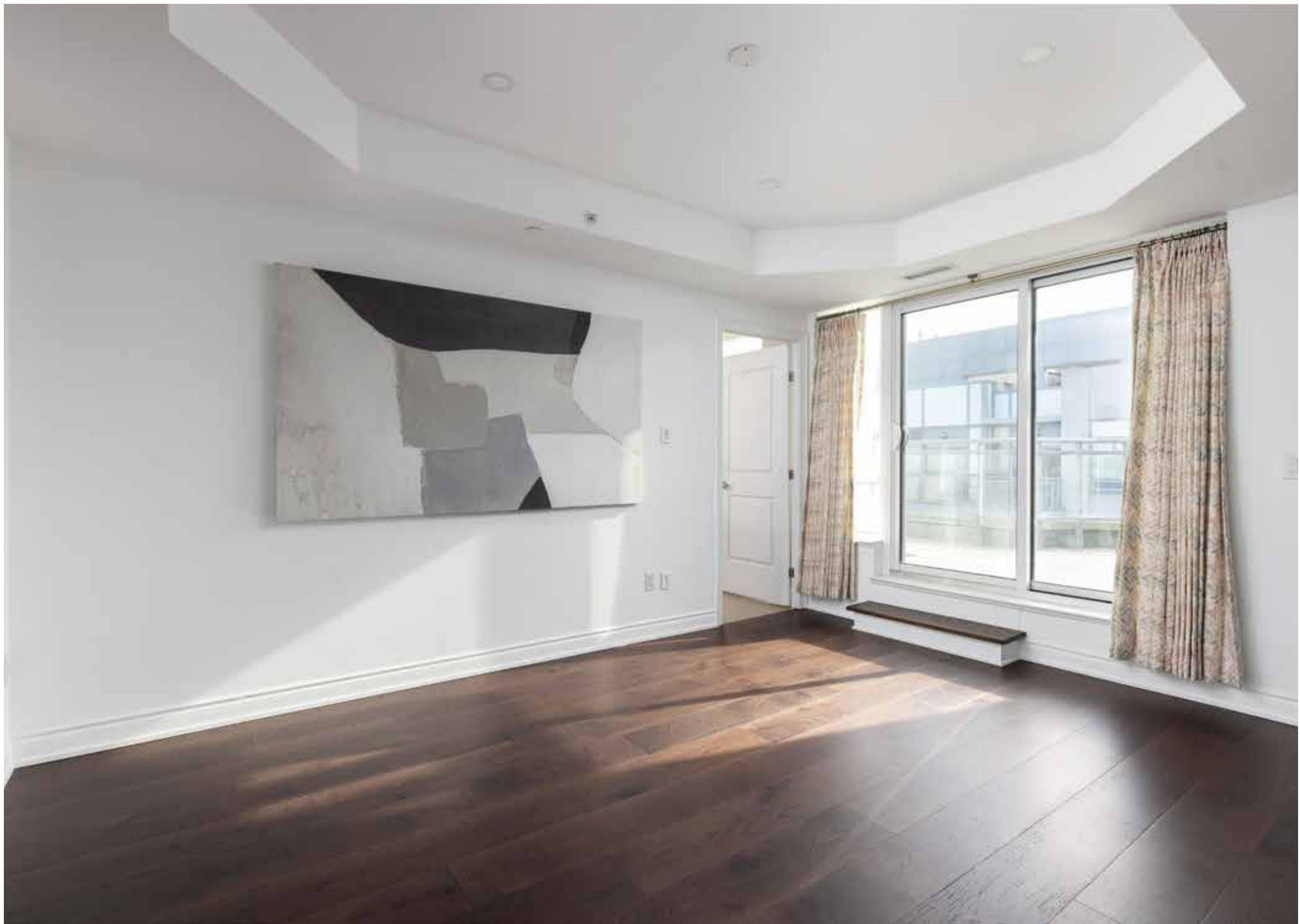
- Floor-to-ceiling dark-stained cabinetry
- Upper cabinets with valances
- Several drawers including pot drawers
- Pullout garbage/recycling cabinet
- Island with a breakfast bar
- Granite counters and stone subway tile backsplash
- Pot lights and sleek island lighting
- Wide-plank engineered hardwood floor
- High-end Liebherr and AEG stainless steel and integrated appliances including a gas cooktop, beverage/wine fridge, built-in dishwasher, fridge, microwave, and double ovens



BREAKFAST ROOM (10'3" X 9'0")

- Custom built-in cabinetry with pantry and adjustable shelves
- Wide-plank engineered hardwood floor
- Upgraded pendant-style chandelier
- Walkout to a balcony with natural gas line for the BBQ, glass panel railings and treetop views





PRIMARY BEDROOM (15'0" X 110")

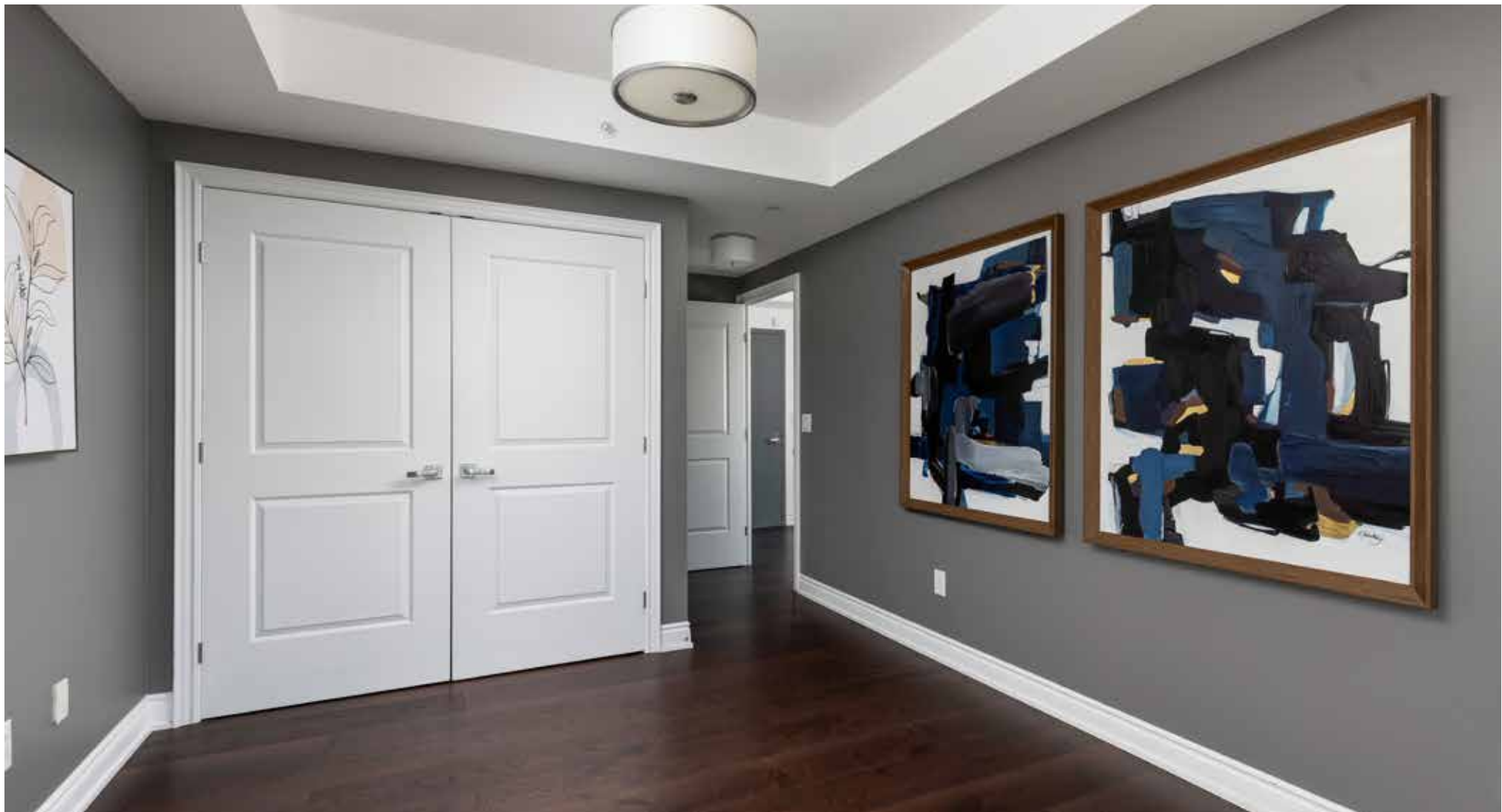
- Wide-plank engineered hardwood floor
- Walk-in closet with a crystal chandelier and custom California Closets organizer with drawers, shelves and double wardrobe hanging space
- Sliding glass doors to the terrace



ENSUITE BATHROOM (4-PIECE)

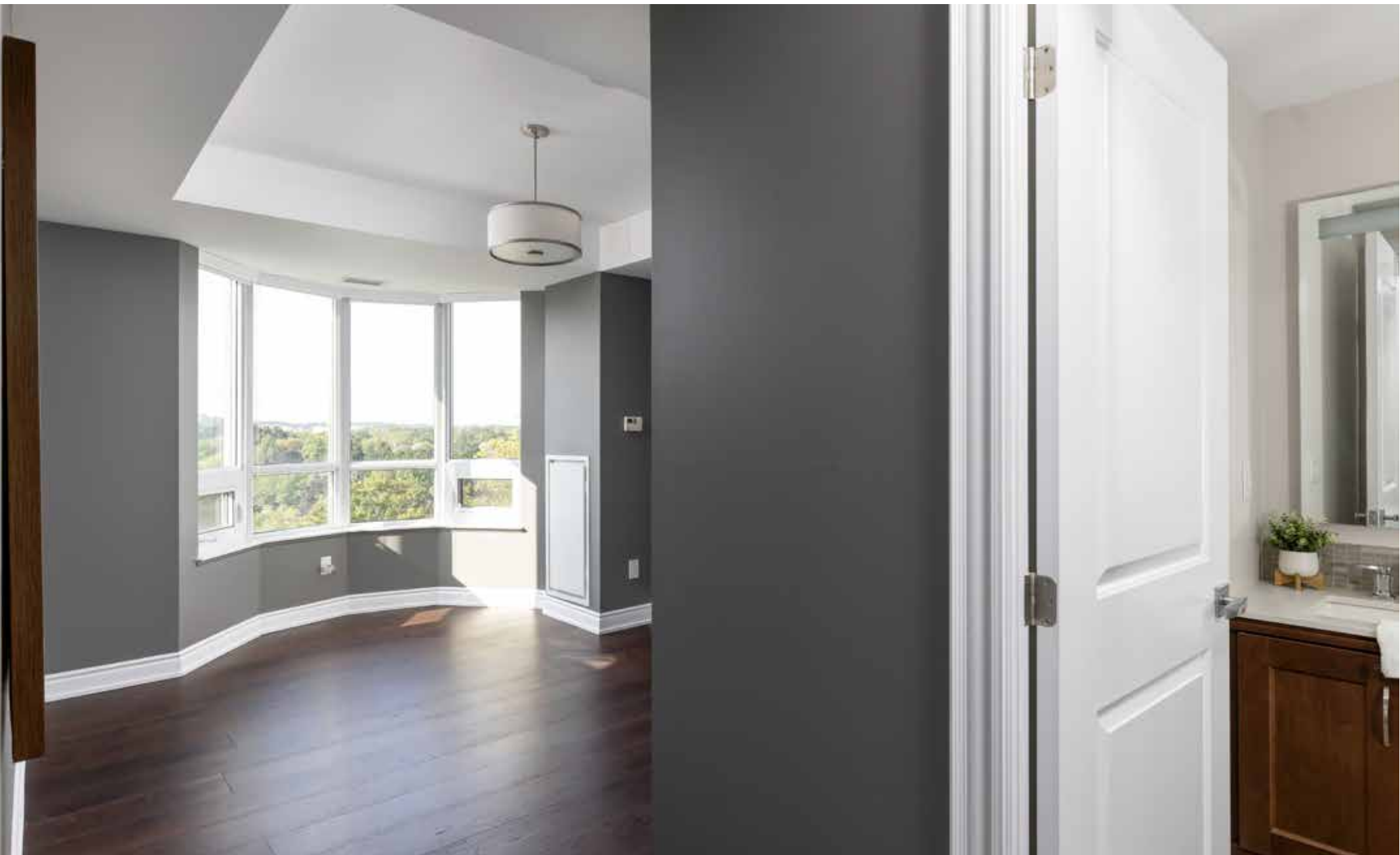
- Ample dark-stained cabinetry with a centre bank of drawers
- Quartz counter with an under-mount sink and wide-spread faucet
- Oversized stone-look floor tiles, tub, and shower surround
- Pendant lighting
- Deep soaker tub
- Separate shower with a frameless glass enclosure





BEDROOM 2 (13'0" X 11'0")

- Tray ceiling
- Wide-plank engineered hardwood floor
- Large bay window with treetop views
- Double door closet with a California Closets organizer



ENSUITE BATHROOM (3-PIECE)

- Ample dark-stained cabinetry
- Quartz counter with an under-mount sink and wide-spread faucet
- Oversized stone-look floor tiles
- Oversized shower with neutral tile surround with stone mosaic inlays and frameless glass enclosure



LAUNDRY CLOSET

- Stacked high-efficiency washer and dryer

BATHROOM (2-PIECE)

- Sleek modern cabinetry
- Upgraded oversized stone-look floor tiles
- Chic sconce lighting



SCHOOLS

Elementary Schools (Public and Catholic)

- Gladys Speers
- Eastview PES (English Track) - Gr JK-8
- St Dominic CES (Regular Track) - Gr JK-8

High Schools (Public and Catholic)

- Thomas A. Blakelock PSS (English Track & French Immersion) Gr 9-12
- St Thomas Aquinas CSS (Regular Track & Extended French) - Gr 9-12





TAXES: 7,099 / 2024

CONDO FEE: 1,237.01

INCLUDES: Building Insurance, Building Maintenance, Common Elements, Heat, Parking, Water

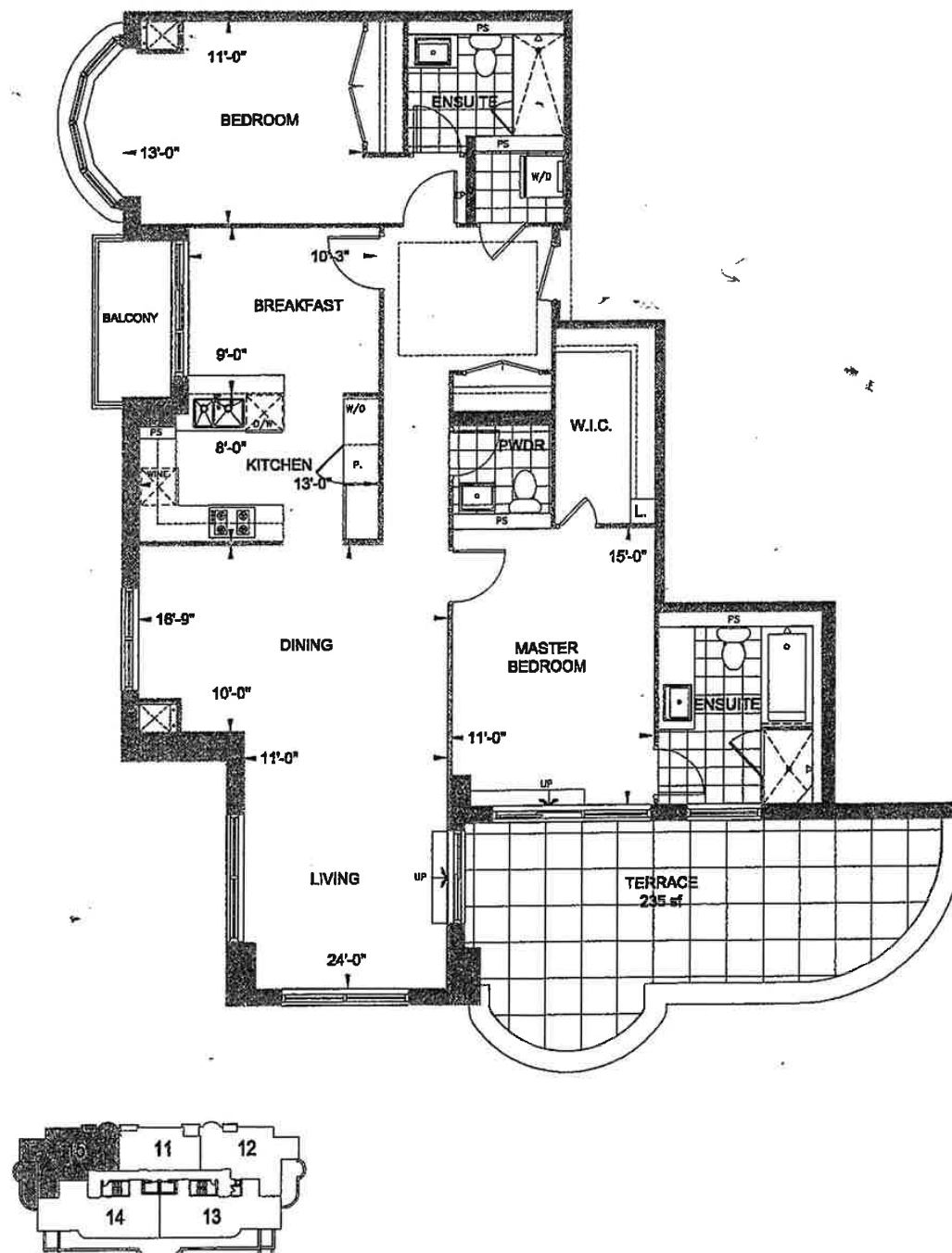
PARKING: #159, #160

LOCKER: #B263

INCLUSIONS: Fridge, gas cooktop, double ovens, microwave, beverage fridge, washer and dryer, all window coverings, all electric light fixtures



FLOOR PLAN



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



RINA DIRISIO
SALES REPRESENTATIVE
LIFETIME RESIDENT OF OAKVILLE

CELL 416.804.4347
EMAIL RINA@RINA.CA

251 NORTH SERVICE ROAD WEST
OAKVILLE ONTARIO L6M 3E7

Royal LePage Real Estate Services Ltd., Brokerage

RINA.CA

WE SELL REAL ESTATE BUT BETTER.



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