

RINA DIRISIO
REAL ESTATE, BUT BETTER



2236 MARINE DRIVE

OAKVILLE



STUNNING, RENOVATED 2-BEDROOM, 2-BATHROOM CONDOMINIUM TOWNHOME WITH AN ATTACHED SINGLE GARAGE, IN REFLECTION BAY IN THE HEART OF OAKVILLE'S TRENDY BRONTE COMMUNITY.

This beautifully updated residence is ideally situated mere steps from Lake Ontario, Bronte Harbour, Bronte Heritage Waterfront Park, and the Waterfront Trail. Owning a car is optional, as you are within walking distance of prime restaurants, cafés, pubs, delicatessens, professional services, and shopping, including groceries. Commuters will find easy access to the Bronte GO Train Station and major highways accessing the GTA.

Enjoy summer days in the private fenced backyard with two large decks. The large upper-level deck off the living room features deluxe metal railings and lake views. Downstairs, off the recreation/family room, is a generous, covered deck with a large sitting area next to the inviting hot tub. One step down from the covered deck, and you can lounge in the morning sun on the interlocking patio with lovely gardens and mature evergreen trees. In fall, once the leaves have dropped, you can enjoy beautiful sunrises

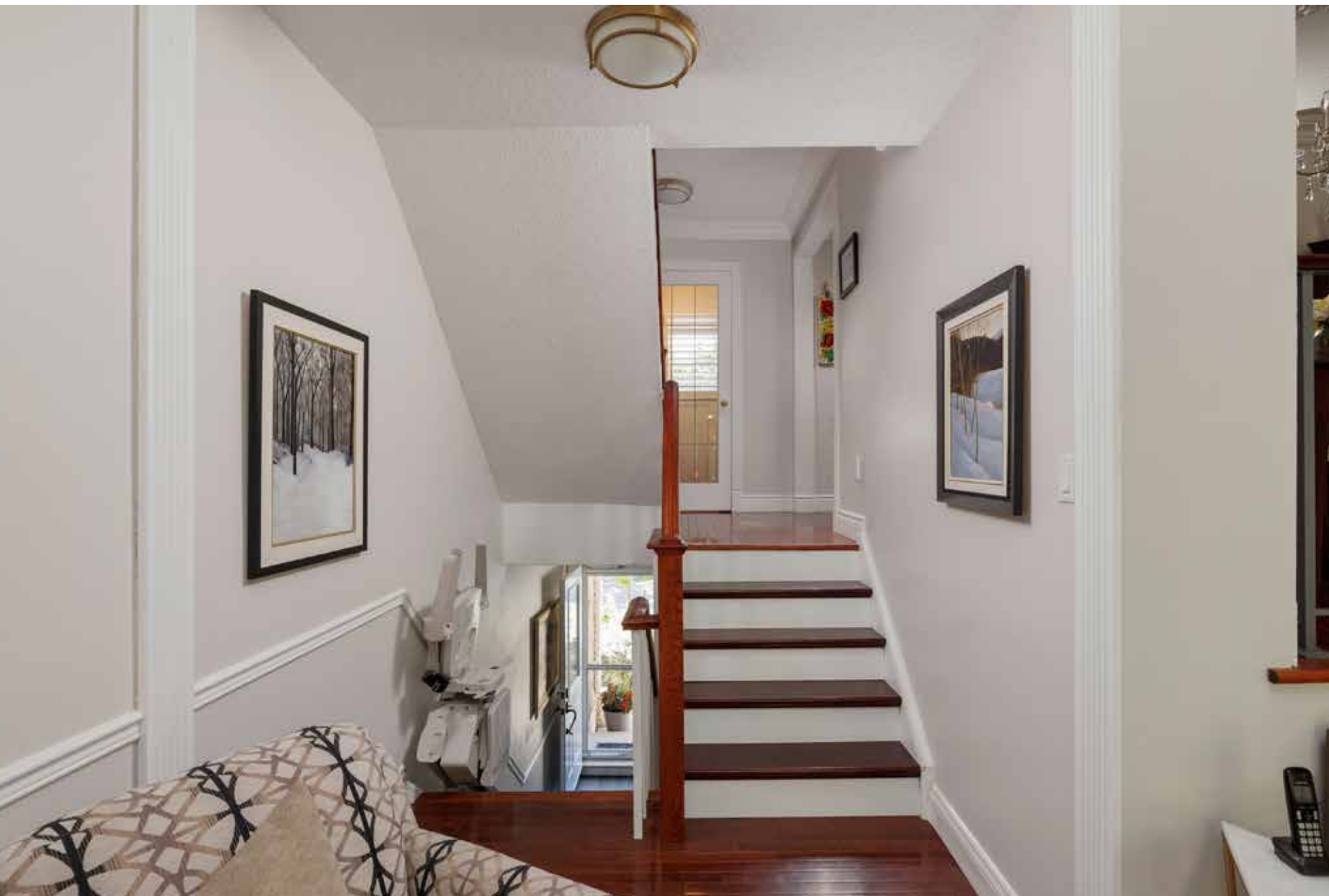
Sophisticated appointments include extensive crown mouldings, deep baseboards, lustrous hardwood floors, upgraded oversized stone-look floor tiles, an updated staircase, a luxurious renovated 4-piece bathroom and powder room, California shutters, custom built-ins, gas fireplace and two walkouts to serenity. Recent condo corporation improvements include roof shingles, windows, and the garage door.

Inside, modern updates blend with comfort and charm for everyday living. The spacious, bright living room features a soaring high ceiling, crown mouldings, custom cabinetry, a gas fireplace and a walkout to the oversized balcony among the trees. Up a few steps is the elegant dining room with upgraded open railings overlooking the living room. The kitchen features abundant top-quality wood cabinetry with crown mouldings, valance lighting, granite counters, quality appliances and an extra-large window with California shutters. This level also features a beautifully renovated laundry room with a leaded-glass French door and extensive white cabinetry. The upper level offers two spacious primary bedrooms with hardwood floors, large windows, crown mouldings, mirrored closet doors, and ensuite bathroom privileges. The renovated 4-piece bathroom is lavishly appointed with dark cabinetry, oversized floor tiles, a deep soaker tub and a separate zero-clearance, walk-in, glass-enclosed shower. Downstairs, you will find a chic powder room and a recreation/family room with a heated floor, pot lights and a walkout to the covered deck with a lounge area next to the hot tub, and a step down to the stone patio and gardens.



FOYER (7'10" X 6'9")

- Single entry door with a glass insert
- Wainscoting effect
- Designer wall covering
- Pot lights
- Upgraded staircase with medium-stained handrails and treads, and contrasting white spindles and risers
- Deep baseboards



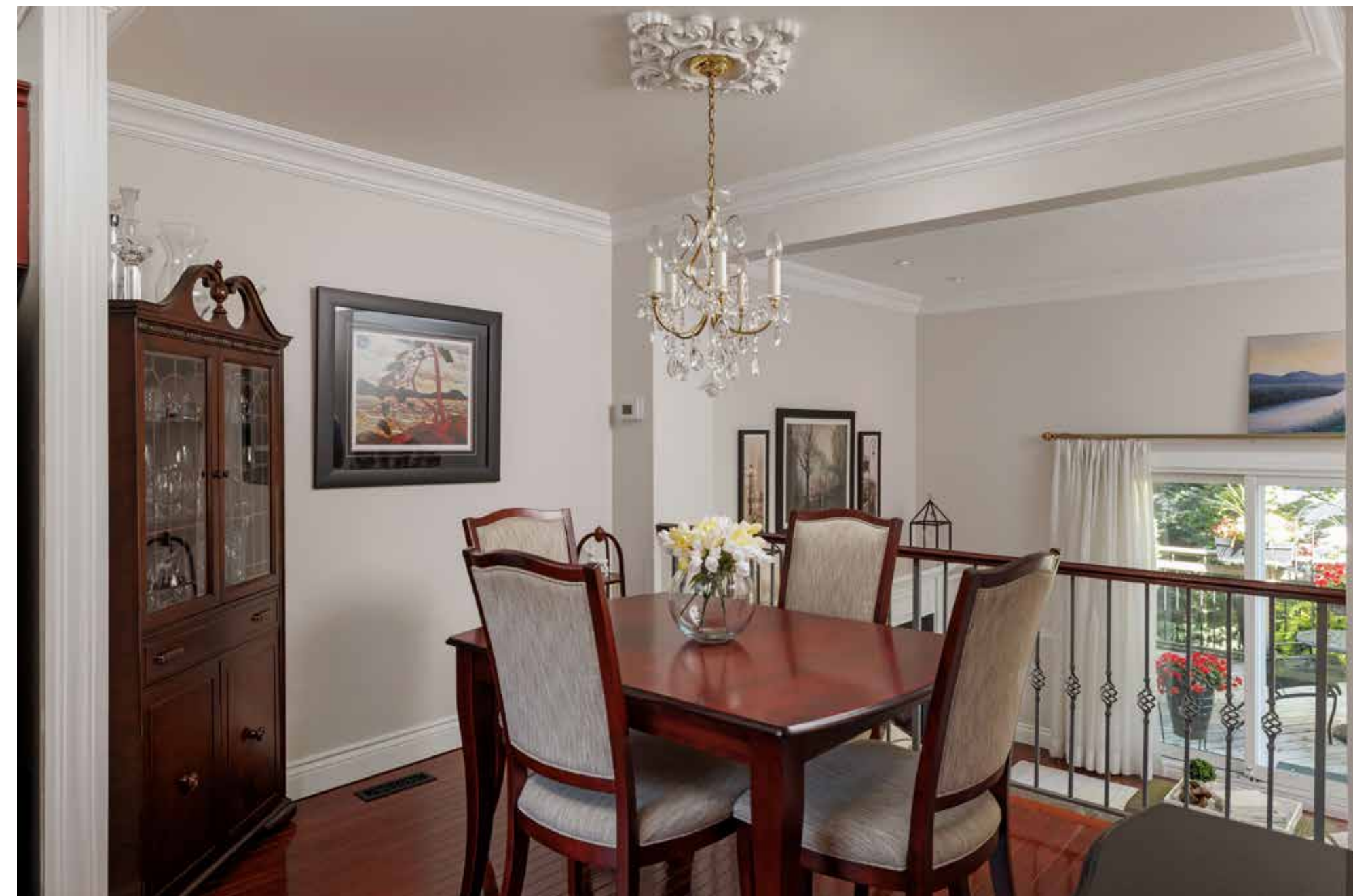


LIVING ROOM (18'0" X 14'7")

- Soaring ceiling with elegant crown mouldings
- Lustrous hardwood floor
- Custom built-in cabinetry surrounding the upgraded gas fireplace with a classic white mantel
- Pot lights
- Open iron railings to the dining room above
- Sliding glass door with two stationary glass panels to the large deck with upgraded metal spindles, and lots of privacy from mature trees

DINING ROOM (10'10" X 8'8")

- Lustrous hardwood floor
- Elegant crown mouldings
- Upgraded iron spindles overlooking the living room
- Ornate ceiling medallion and a crystal chandelier



KITCHEN (10'4" X 12'1")

- Extensive quality wood cabinetry
- Upper cabinets with crown mouldings and under-cabinet lighting
- Open display shelves
- Pot drawers
- Built-in desk
- Granite counters and a subway tile backsplash
- Deep crown mouldings
- Pot lights
- Lustrous hardwood floor
- Large window with California shutters
- Stainless steel appliances including a French door fridge with a bottom-mount freezer drawer, electric range, built-in microwave, and a built-in dishwasher





LAUNDRY ROOM (7'6" X 5'3")

- Leaded glass French door
- Upgraded white cabinetry with extended-height upper cabinets
- Base cabinet with a deep, moulded washtub
- Subway tile backsplash and half-wall
- Large window with California shutters
- Upgraded hexagon floor tiles
- White washer and dryer





PRIMARY BEDROOM (18'2" X 10'0")

- Lustrous hardwood floor
- Wall-to-wall mirrored sliding door closet
- Large window with lake and treetop views
- Crown mouldings
- Semi-ensuite privileges with an access door to the bathroom



BATHROOM (4-PIECE)

- Sleek modern dark-finished cabinetry with two banks of drawers and additional storage pantry
- One-piece, moulded counter with an integrated sink and single-lever chrome faucet
- Counter-to-ceiling mirror with an upgraded vanity light
- Pot lights
- Designer wall covering
- Upgraded oversized floor tiles
- Soaker tub with tile surround
- Separate zero-clearance walk-in shower with a dramatic tile surround, upgraded linear drain, rain shower head and additional sliding shower diverter, and frameless glass enclosure and door





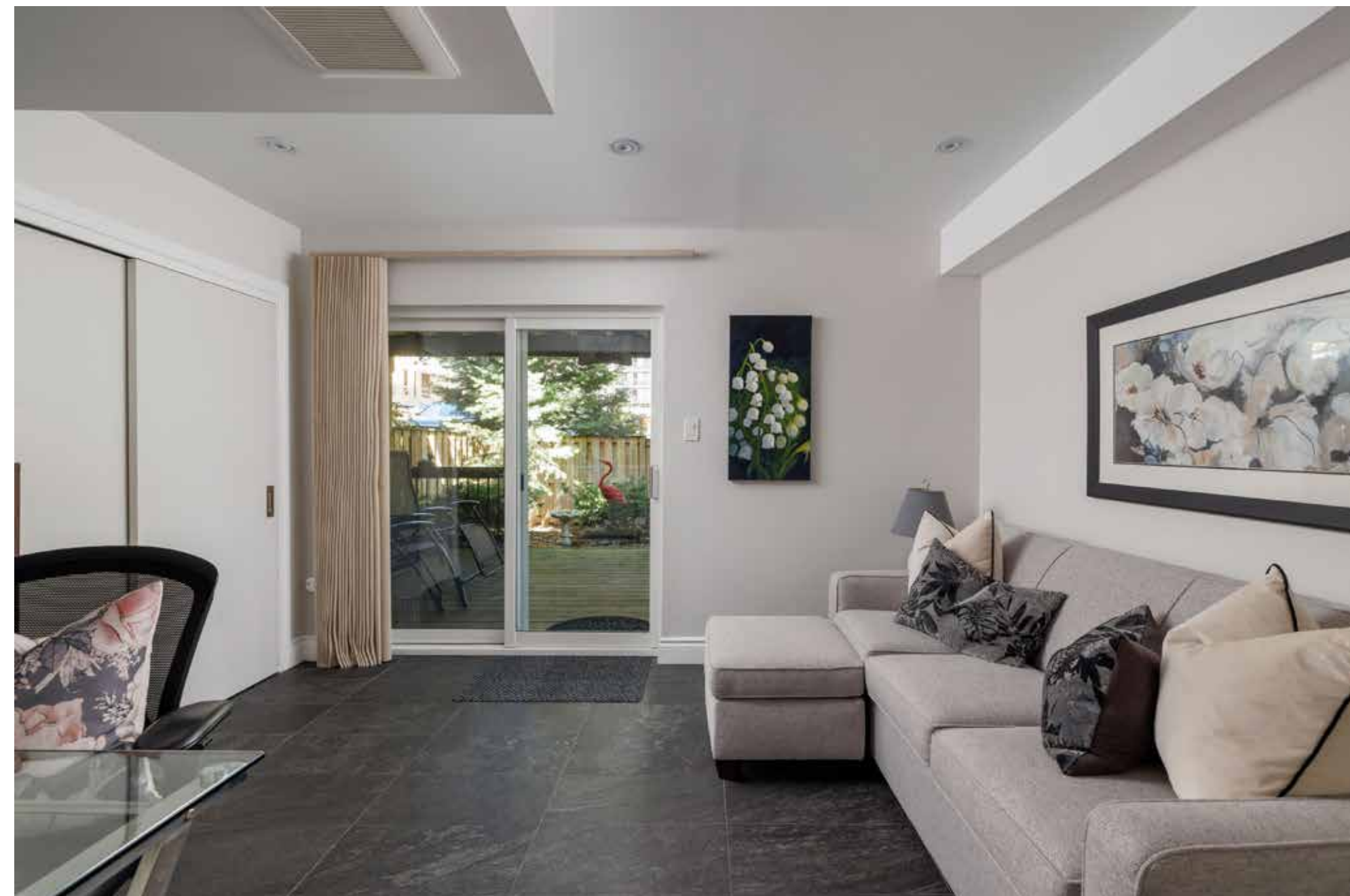
BEDROOM 2 (14'6" X 10'5")

- Lustrous hardwood floor
- Crown mouldings
- Pot lights
- Two large windows with California shutters
- Large, mirrored sliding door closet
- Semi-ensuite privileges with an access door to the bathroom



LIVING/FAMILY ROOM (12'7" X 9'10")

- Upgraded oversized heated slate floor tiles
- Pot lights
- Access to the utility room
- Sliding glass doors to the covered deck with iron railings, hot tub and step down to lovely gardens and mature evergreen trees





BATHROOM (2-PIECE)

- French door with frosted glass
- Ample white cabinetry with a quartz counter and an under-mount sink
- Oversized stone-look floor tiles
- Designer wall coverings





SCHOOLS

Elementary

- Eastview – English Track – JK – GR08
- Pine Grove – FI Track – GR02 – 08
- St. Dominic CES – Regular Track – JK – GR08
- St. Mary CES – FI Track – GR01 – GR08
- St. Nicholas CES – ExF Track – GR05 – 08

Secondary

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



Taxes: \$4,688 / 2026

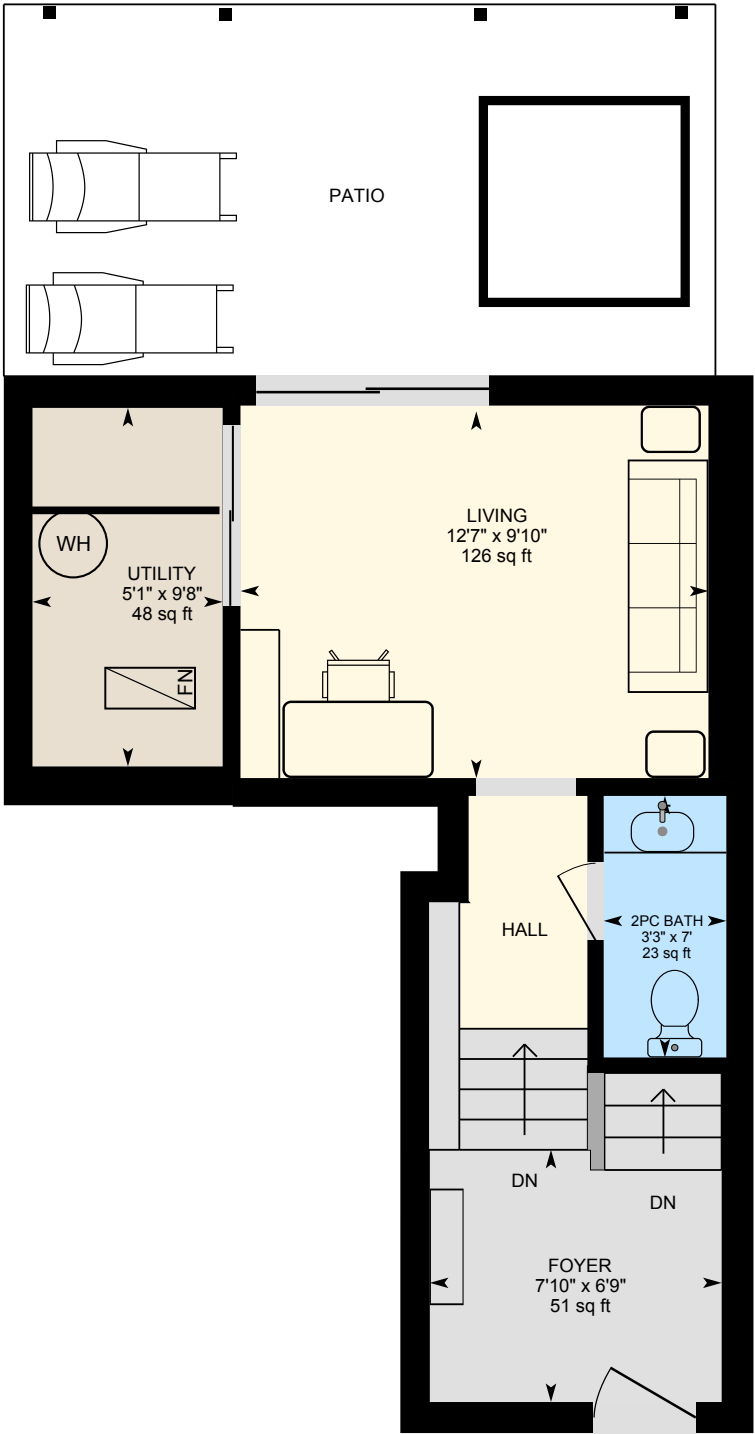
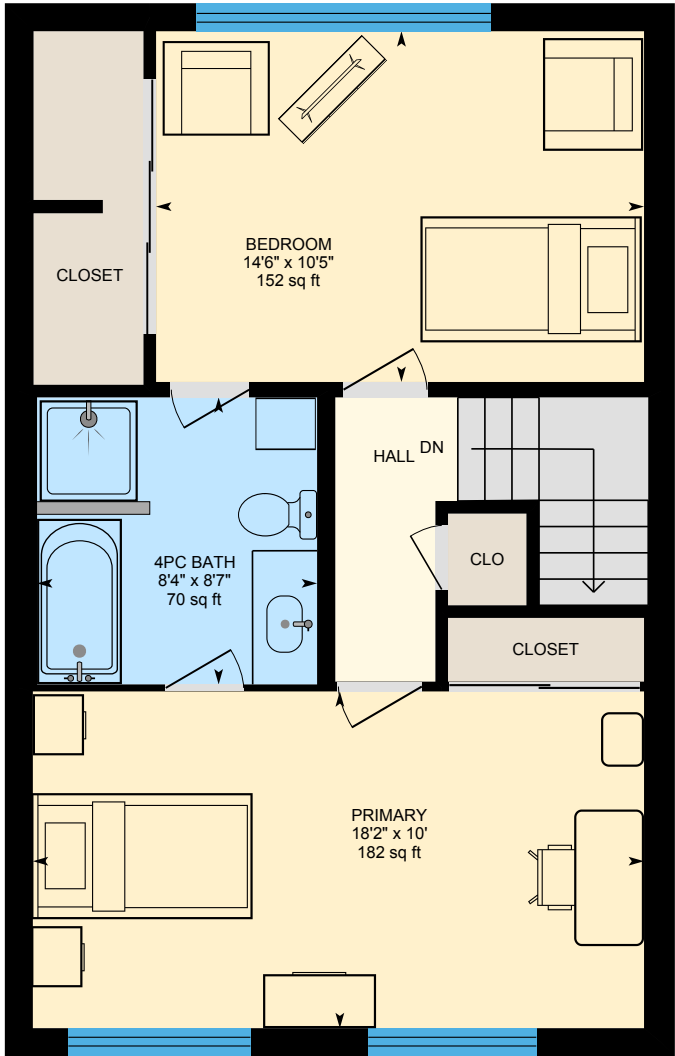
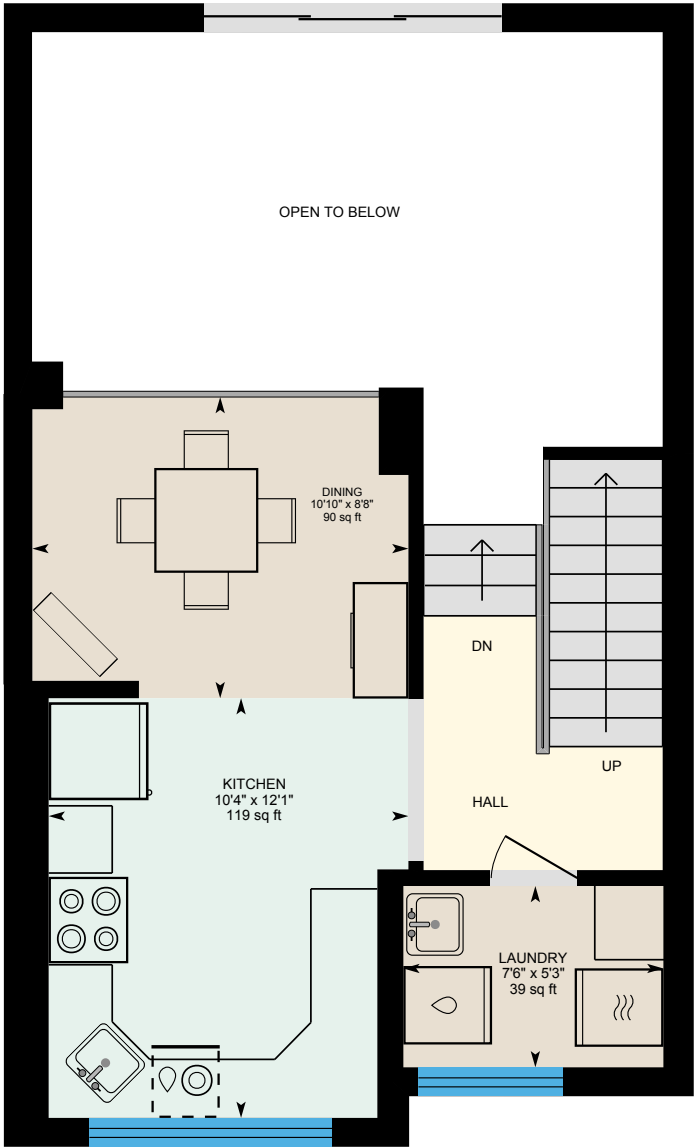
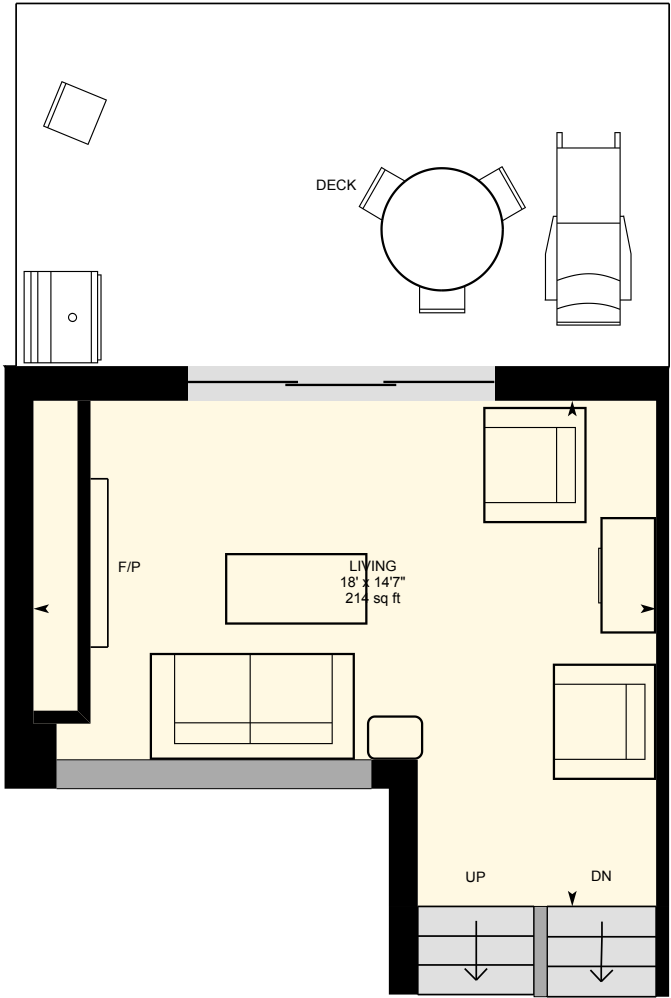
Inclusions: Fridge, stove, built-in microwave, built-in dishwasher, washer, dryer, all blinds and shutters, electric light fixtures, hot water tank, stairlift (Seller will remove the stairlift if the buyer wants)

Exclusions: Living room and primary bedroom window coverings

Condo Fee: \$544.07 per month

*Condo fee includes building insurance, private road, common area maintenance, and visitor parking.

FLOOR PLANS



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

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