



GMT

100 Lakeshore Road E, Unit 201

Oakville



# Welcome to 100 Lakeshore Road E, Unit 201

Tucked quietly within one of Oakville’s most respected waterfront communities, Suite 201 at The Granary offers a lifestyle that feels more cottage retreat than condominium living. Positioned on the second floor and overlooking Sixteen Mile Creek and the harbour beyond, this residence enjoys a rare sense of privacy, natural beauty, and long-term view protection.

Offering private interior and exterior living space totalling approximately 2,125 square feet, the residence unfolds through expansive principal rooms, softened by warm hardwood flooring and abundant natural light. The living and dining areas are generous in scale, ideal for both everyday comfort and entertaining, while multiple walk-outs create a seamless connection to the outdoors.

Two deep, west-facing terraces extend the living space outdoors, capturing afternoon sun and tranquil water views. With no overhang above, the terraces feel open and private — perfect for gardening, dining, or simply watching sailboats drift by.

The primary suite is a true retreat, featuring a king-sized bedroom, walk-in closet, ensuite bath, and direct access to the terrace. A second bedroom with its own walk-out and walk-in closet offers flexibility for guests or home office use. A dedicated laundry room, excellent storage, and same-level parking and locker add everyday ease.

Quiet, private, and surrounded by mature trees and water views, this is waterfront living at its most refined.

## THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt & Ryan Maunula



## Property Highlights

BEDS	2
BATHS	2
CONDO FEE	\$2,302.42 per month
ABOVE GRADE	1,760 sq ft
TERRACES	365 sq ft
TAXES	\$9,640 / 2025















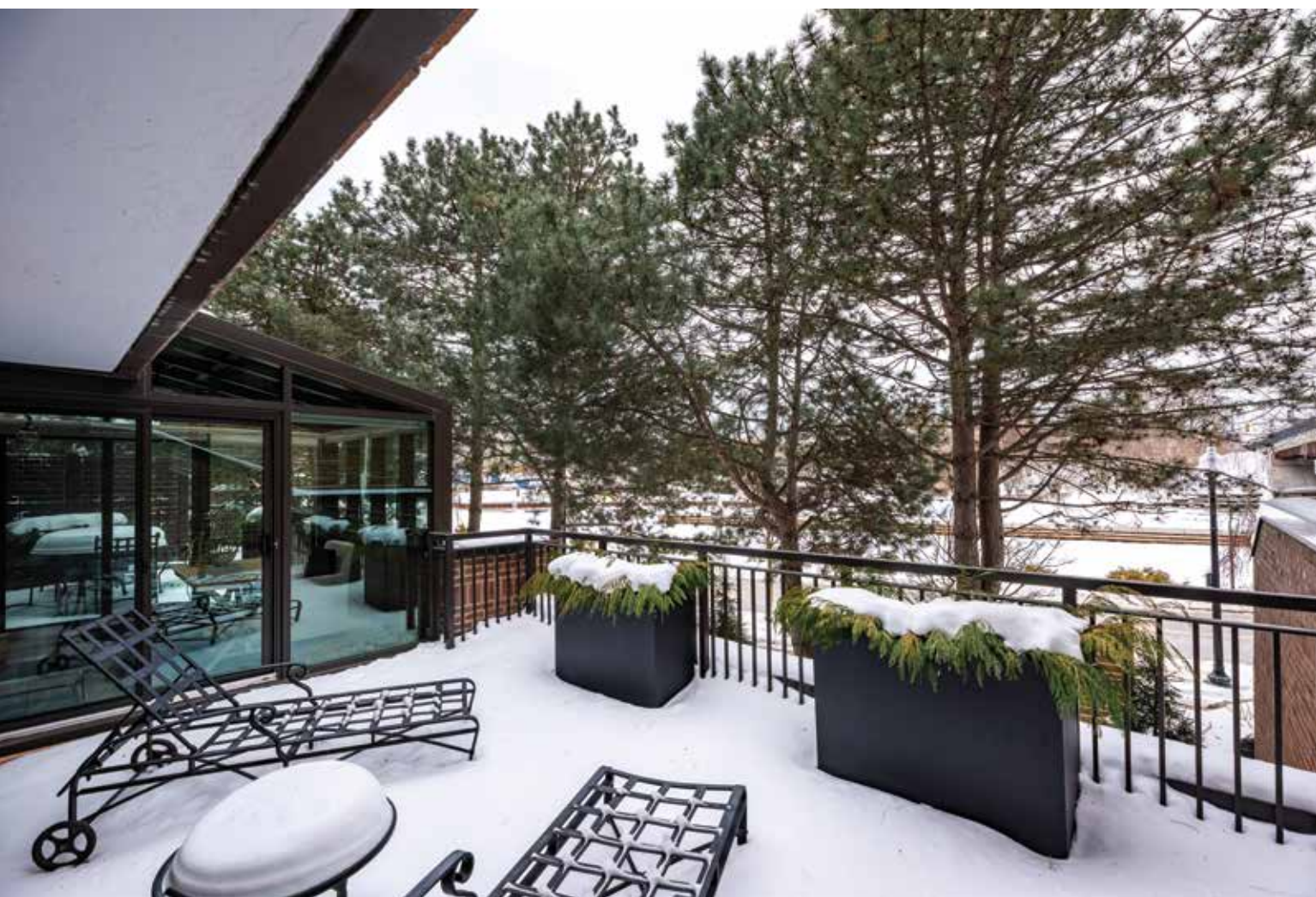






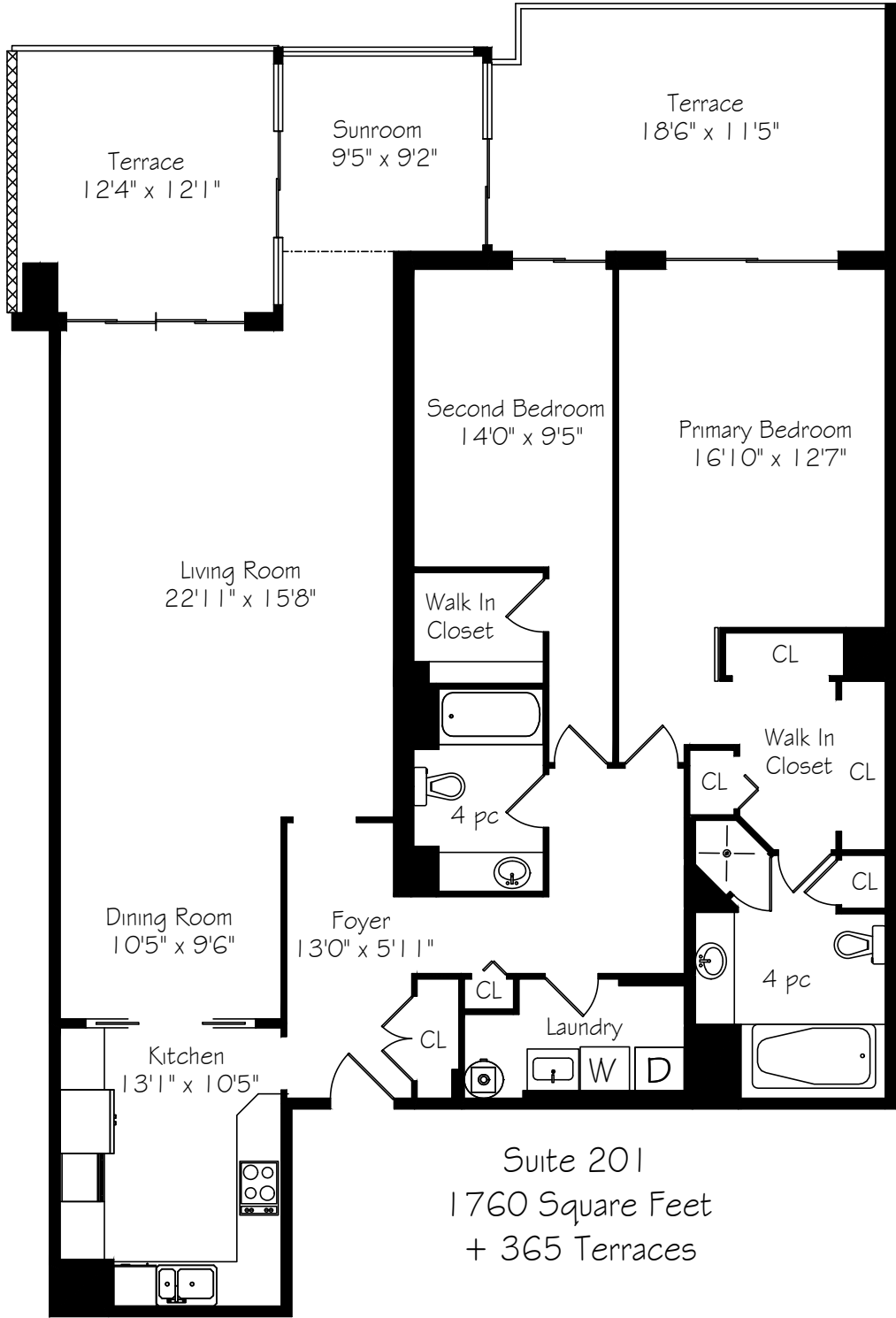








# Main Level Floor Plan



\*Room sizes should be considered approximate since measurements are subject to certification.



## About The Neighbourhood

Old Oakville is the historic heart of the community, where a vibrant downtown setting meets the serenity of lakeside living. Residents enjoy an unmatched walkability to boutique shops, cafés and restaurants, along with easy access to parks, trails and the waterfront. The neighbourhood offers a rare balance of small-town charm and urban convenience, making it one of Oakville’s most beloved destinations.

Life here feels connected and welcoming. Families walk or cycle to top schools and community clubs, neighbours gather in local parks and weekends are often spent exploring the lakefront or enjoying dinner downtown. On warm days, residents gather at Lakeside Park or stroll the pier at Oakville Harbour, a timeless ritual that makes Old Oakville feel like the town’s true heart.



# Luxury Features

## LUXURY DETAILS

- 2 bedrooms
- 2 full bathrooms
- 1 parking space
- 1 locker
- 1,760 square feet + 365 square feet of terrace
- Dual Terraces Facing Sixteen Mile Creek
- Monthly condo fees: \$2,302.42 (includes everything except hydro)
- Hot water tank rental: quarterly payment through Reliance
- One Owned Parking Space: A-28
- One Exclusive Use Locker: A-S8

## UPDATES

- Window coverings (2024)
- Ceiling fans (2024)
- Solarium windows, doors & heating unit (2024)
- Terrace patio stones, railings & privacy screens (2023)
- Refrigerator, dishwasher & microwave (2022)
- Light oak wide plank hardwood flooring throughout (2021)
- Washer & dryer (2021)
- Freshly painted throughout (2025)

## HIGHLIGHTS

- Parking & locker located on the same level as the unit, no elevator required
- Very quiet and private as there are only 3 units on this level
- Easy access to Lakeshore via a side entrance stairwell right next to the unit
- A forever unobstructive view
- West facing with lots of natural light
- Very spacious king-sized primary with a walk-out to the terrace, walk-in closet, and 4-piece ensuite
- Second bedroom features a walk-out to the terrace and walk-in closet
- Dedicated laundry room with laundry sink and additional storage
- A large number of visitors parking available for friends and family
- Fully furnished guests suites available for overnight guests
- 5 sliding glass door walk-outs to terraces
- Terraces & sunroom are private, no overhang from unit above, sun-drenched from mid-morning to late evening sun
- Terraces & sunroom face the harbour watch the sailboats & canoeists go by and listen to the tinkle of sailboat riggings
- Mature trees and the river make you feel like you are at the cottage

## INCLUSIONS

- KitchenAid fridge
  - Maytag electric cooktop
  - KitchenAid microwave
  - KitchenAid dishwasher
  - Whirlpool built-in wall oven
  - Whirlpool front load washer
  - Whirlpool front load dryer
  - All electrical light fixtures
  - All window coverings
- \*Notwithstanding any items identified as features or inclusions or exclusions in this brochure, only those items identified as inclusions in the Agreement of Purchase and sale will be deemed an inclusion.







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