



**GoodaleMillerTeam**  
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



#419 - 11 Bronte Road | Oakville





## LAKEFRONT CONDO AT THE SHORES

Luxury lakeside living in the heart of Bronte Village. Chic and care-free two bedroom plus den condo with spectacular Bronte Harbour and open Lake Ontario views in the iconic “The Shores” residences. The formal entrance is generously sized and tucked back from the main living, and features a coat closet, separate laundry and a luxurious powder room.

With wall-to-wall glazing in the hub of the home, the views are captivating and perfectly framed. The custom kitchen is fully outfitted with full-height cabinetry, granite top, panelled appliances and peninsula overhang for extra seating. The dedicated dining is adjacent and easily connects the kitchen, this is a den space and can be set up to suit your individual needs. The great room is an ideal lounge spot with central gas fireplace and glass sliders to the expansive private terrace. Letting in an abundance of natural light and framing the picturesque view of Lake Ontario, the wall-to-wall glazing is a spectacular focal point of the great room and bedrooms. The primary bedroom is a beautiful retreat with terrace access and incredible views, two closets and spa-like ensuite. The second bedroom also features terrace access, ample storage and luxurious ensuite.

Centrally located in Bronte’s core with nature at your doorstep: walk the shores of Lake Ontario and Bronte Harbour. Outstanding amenities with rooftop pool, 24 hr concierge, gym, library and guest suite, just to name a few. This home offers incredible resort-style living in an unbeatable location.





FOYER & POWDER ROOM



DINING ROOM





KITCHEN



KITCHEN





GREAT ROOM

BALCONY





PRIMARY BEDROOM & ENSUITE

SECOND BEDROOM & ENSUITE



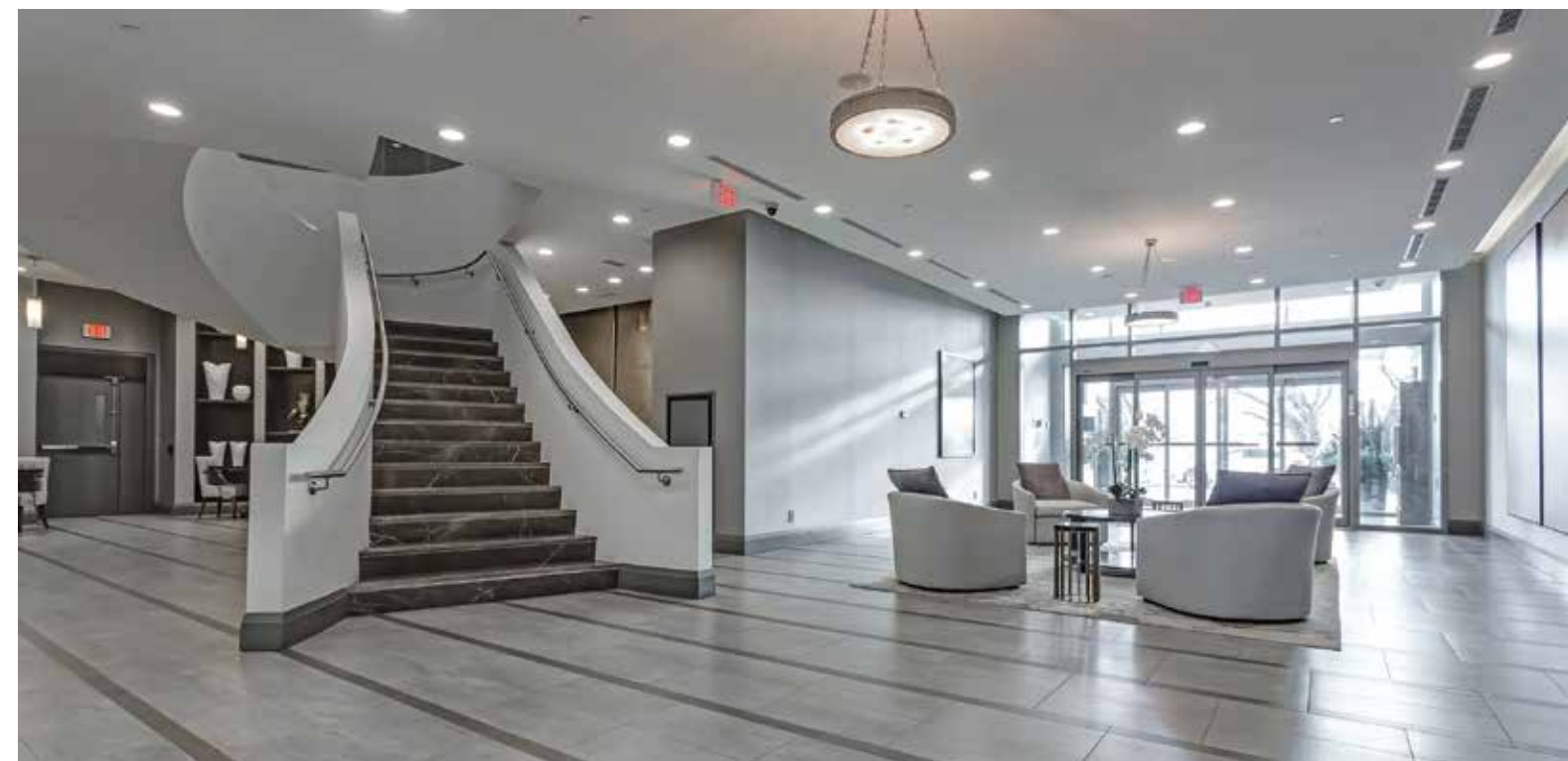


ROOFTOP LOUNGE



POOL & HOT TUB WITH A VIEW



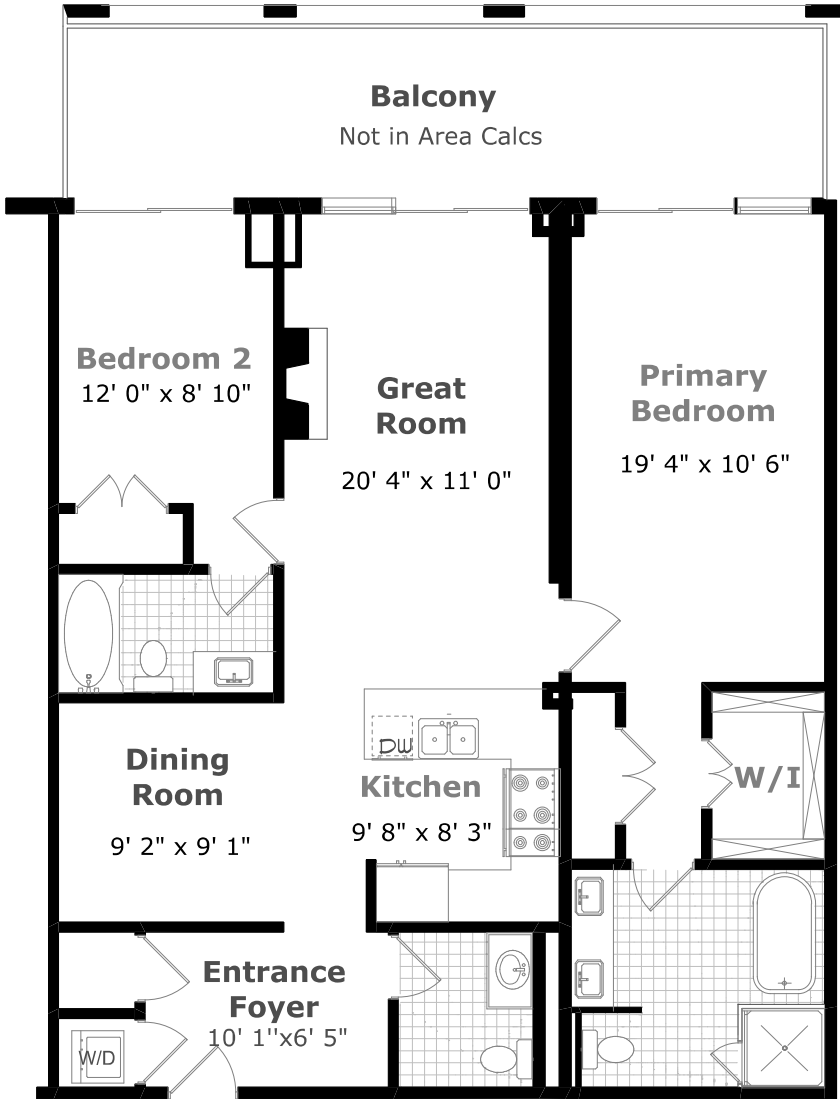


GYM & SAUNA

UPPER LOUNGE & FOYER

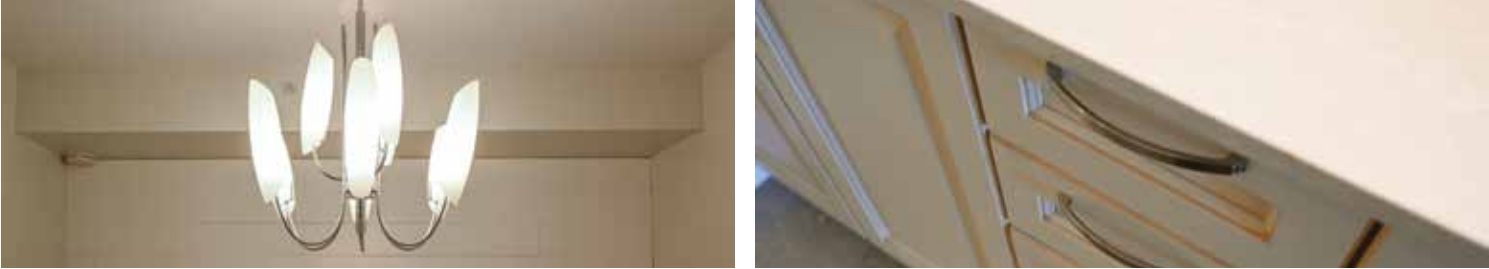


MAIN LEVEL FLOOR PLAN



**Floor Plan**  
**1,220 sq. ft.**  
**8' 10" Ceiling**

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



LUXURY FEATURES

FOYER

- Textured wood-grain porcelain tile entrance
- Deep baseboards
- Coat closet with shelves and hanging storage
- Designer semi-flush lighting
- Laundry closet with stackable Whirlpool washer & dryer pair

POWDER ROOM

- Cream marbled tile flooring
- Deep baseboards
- Wood vanity with quartz top, porcelain sink and chrome 3-piece faucet and under cabinet floor lighting
- Frameless wall-mounted mirror
- Frosted glass sconce
- Kohler toilet

DINING ROOM

- Textured wood-grain porcelain tile entrance
- Deep baseboards
- Painted wood feature wall
- Designer chandelier
- Open to kitchen

KITCHEN

- Custom Irpinia kitchen
- Cream marbled tile flooring
- Deep baseboards
- Peninsula kitchen with breakfast counter seating
- Full-height wood cabinetry with brushed chrome hardware
- Undercabinet lighting
- Blum hinges
- Patterned granite countertops with neutral glass subway tile backsplash
- Combination of deep drawers, closed lowers & uppers
- Double stainless steel sink with chrome Kohler faucet
- Panelled appliances:
- Stainless JennAir 5-burner gas stove top
- Stainless KitchenAid inset hood vent
- Stainless JennAir digital oven
- Panelled French door JennAir refrigerator
- Panelled Bosch dishwasher
- Pot lighting
- Open to main living area

GREAT ROOM

- Textured wood-grain porcelain tile entrance
- Deep baseboards
- Travertine feature wall with central gas fireplace and wood mantel, dedicated media
- Oversized glass sliders with transom
- Full-height window with casement
- Opens to grand balcony with Bronte Harbour and Lake views

PRIMARY BEDROOM

- Textured wood-grain porcelain tile entrance
- Deep baseboards
- Textured wood feature wall
- Oversized glass sliders with transom
- Opens to grand terrace with Bronte Harbour and Lake views
- Flushmount lighting
- Double closet with shelf and hanging storage
- Walk-in closet with full built-in system, open shelving and hanging storage

The information contained in this feature brochure is based on casual observation and the knowledge of the vendors. This information is believed to be factual; however, it is not warranted and should be independently verified. Items listed in this brochure may not be included in an Agreement of Purchase and Sale unless specifically listed as an inclusion in the chattels section of an Agreement of Purchase and Sale.





## LUXURY FEATURES

### PRIMARY ENSUITE

- Cream marbled tile flooring
- Deep baseboards
- Double wood vanity with quartz top & backsplash, porcelain sinks and chrome 3-piece faucets
- Under cabinet floor lighting
- Frameless wall-mounted mirror
- Freestanding deep soaker tub with natural tile wall surround & wall-mounted chrome Kohler faucet
- Glass enclosed shower with micro-tile flooring and neutral tile surround and chrome Kohler fixtures
- Kohler toilet

### BEDROOM 2

- Textured wood-grain porcelain tile entrance
- Deep baseboards
- Double closet with shelf and hanging storage
- Oversized glass sliders with transom
- Opens to grand terrace with Bronte Harbour and Lake views
- Flushmount lighting

### BEDROOM 2 ENSUITE

- Cream marbled tile flooring
- Deep baseboards
- Wood vanity with quartz top, porcelain sink and chrome 3-piece faucet
- Under cabinet floor lighting
- Frameless wall-mounted mirror
- Deep soaker tub with natural tile surround chrome Kohler fixtures
- Frosted glass scone
- Kohler toilet

### EXTERIOR

- Exceptionally large terrace with superior views of Bronte Harbour and Lake Ontario
- Protected views

### THE BRONTE CLUB AT THE SHORES

- 24 HR concierge
- Roof top terrace
- Outdoor pool and lounge
- BBQ & pet area
- Theatre
- Billiard room
- Library
- Party room
- Wine cellar

- Guest suite
- Gym facilities
- Sauna
- Hot tub
- Yoga studio
- Pet groom station

### INCLUSIONS

- All electronic light fixtures
- All window coverings
- TV mounts (if applicable)
- Stainless JennAir 5-burner gas stove top
- Stainless KitchenAid inset hood vent
- Stainless JennAir digital oven
- Panelled French door JennAir refrigerator
- Panelled Bosch dishwasher
- Whirlpool washer & dryer pair

### EXCLUSIONS

- All TV(s)
- All personal pictures/art/décor indoor & out

\*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.



### LISTING INFORMATION

#### #419 - 11 BRONTE ROAD, OAKVILLE

**Possession:** To be arranged

**Condo Fee:** \$992 per month

**Square Footage:** 1,220 sq ft above grade

**Deposit:** 5%

**Taxes:** \$6,437 / 2022

**Legal Description:** UNIT 19, LEVEL 4,  
HSCP NO. 612

**Listing Agents:** Brad Miller, Kieran McCourt  
& Murray McKeage





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