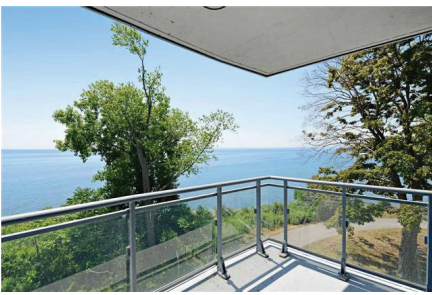


UNIT 328 - 3500 LAKESHORE ROAD • OAKVILLE

Prepared by: PETER GANGLANI, MVA, Broker of Record
 GOOD NEWS REAL ESTATE INC., BROKERAGE
 Ph6-55 Kingsbridge Gdn Cir, Mississauga, ON L5R1Y1 905-712-3456

Printed on 07/18/2016 10:15:09 AM

	3500 Lakeshore Rd W 328 Oakville Ontario L6L4Z3 Oakville Bronte West Halton 476-18-V Taxes: \$1.00 / 2015 SPIS: Y DOM: 0 Last Status: New Rms: 6 + 1 Bedrooms: 2 + 1 Washrooms: 3 1x5, 1x4, 1x2 Zoning: Dir/Cross St: Bronte/Burloak/Lakeshore Road Prop Mgmt: Bluwater Condominiums 905-465-9809 3500 Lakeshore Rd	List: \$1,239,007 For: Sale
---	---	-----------------------------

MLS#: W3555487 Sellers: Sujata Hazari And Deepak Hazari (Poa) Contact After Exp: N
 Opn Hse Note: Unit Is In Bldg "C"
 Holdover: 60 Possession: Immediate/Tba Occup: Vacant Status Cert: N
 Bldg Name: Bluwater PIN#: ARN#:

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$997.11	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac:	Gar/Pk Spc: Undergrnd / 2.0
Apx Age: 0-5	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 1600-1799	Elev/Lift: Retirement:	Park Type: Owned / Owned
Sqft Source: Builder Plans	Taxes Incl: N Water Incl: Y	Park Spcs: 2
Exposure: S	Heat Incl: Y Hydro Incl: N	Pk Spot#: A-60
Assessment:	Cable TV Incl: N CAC Incl: Y	Pk Spot#: A-61
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Park \$/Mo:
Phys Hdp-Eqp:	Com Elem Incl: Y	Prk Lgl Dsc: Extra-Wide / Premium Spots
Prop Features: Clear View, Golf, Lake Access, Lake/Pond, Public Transit, Waterfront	Cert Level: Energy Cert:	Bldg Amen: Car Wash, Concierge, Guest Suites, Outdoor Pool, Party/Meeting Room
GreenPIS:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	21.48	x 11.09	Overlook Water	W/O To Balcony	Hardwood Floor
2	Dining	Flat	10.99	x 10.04	Overlook Water	W/O To Balcony	Hardwood Floor
3	Kitchen	Flat	21.58	x 11.97	Overlook Water	South View	B/I Appliances
4	Breakfast	Flat	21.58	x 11.97	Overlook Water	South View	Combined W/Kitchen
5	Master	Flat	14.89	x 10.99	Overlook Water	South View	W/O To Balcony
6	2nd Br	Flat	12.99	x 10.99	Overlook Water	Sw View	Hardwood Floor
7	Den	Flat	10.99	x 8.04	Hardwood Floor		
8	Foyer	Flat			Hardwood Floor		
9	Laundry	Flat			Tile Floor		
10	Other	Flat			Balcony	Overlook Water	South View
11	Other	Flat			Balcony	Overlook Water	South View

Client Remks: Beautiful Oasis By The Lake With Unparalleled Views And Exclusive Address. We Invite You To Experience What It's Like To Live On The Lake In The City. At The End Of A Long Day Let The Wide Planked Hardwood Floors Greet Your Weary Feet Enjoy The Chefs Kitchen Complimented By High End Upgraded Appliances. No Other Suite Shows Like This With 2 Sided Lake Views From All Rooms. Perfect For Downsizing Without Compromising Or Looking For A Pied A Terre ... Won't Las
Extras: Liebherr 36" Fridge & Freezer, 24" Wine Fridge; Aeg Dishwasher, Microwave & Oven; Aeg Gas Cooktop, Maytag Wr/Dr, Hunter Douglas Blinds - W/Motorized Black Out Blinds, Wide-Plank Hdwd Floors, Extra-Wide Premium Parking - Steps To Elevator !!
Brkage Remks: Truly A 5 Star Luxury Setting. One Of A Kind S/Sw Wrap Around Corner Unit With 2 Sided Panoramic Views From All Rooms! Elegant Light Fixtures. 9Ft Ceilings, Gas Bbq Hookup, Come And Live A Lifestyle Of The Rich & Famous!
Mortgage Comments: Unit Is In Building C *** 2 Premium Parking Spots-Steps From Elevator! ** Locker Is Owned ** Property Taxes Not Assessed Yet, Tac Per Seller

GOOD NEWS REAL ESTATE INC., BROKERAGE Ph: 888-277-8247 Fax: 905-712-1116
 Ph6-55 Kingsbridge Gdn Cir Mississauga L5R1Y1
 PETER GANGLANI, MVA, Broker of Record 905-712-3456
Contract Date: 7/18/2016 **Condition:** **Ad:** Y **Appt:** Toll-Free Nbr.
Expiry Date: 12/30/2016 **Cond Expiry:** **Escape:** **Original:** \$1,239,007
Last Update: 7/18/2016 **CB Comm:** 2.50%

Toronto Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown. Copyright TREB 2016

3500 LAKESHORE ROAD UNIT #328

LUXURIOUS CONDO ON LAKE ONTARIO, OAKVILLE – STEPS FROM THE WATER
 2+1 BEDROOM "ON THE WATER" DREAM HOME



Great care and thought has gone into the design of the suites at Bluwater. Beginning with spacious 9' ceiling heights and commanding windows, the suites at Bluwater are nothing less than majestic.

Add to this, spacious floorplans that provide exceptional layout opportunities for furniture, and you have tremendously livable space that can accommodate full size luxury living.

- ✔ Breathtaking Panoramic "Unobstructed" Lakeside Views from all rooms.
- ✔ Literally steps from water! Walk Out to 2 Balconies overlooking the water.
- ✔ Amazing Layout with 9Ft Ceilings - 1700 Square Feet approx. with South / South West lake views
- ✔ TWO extra-Wide Premium Parking spots – Steps to Elevator Lobby.
- ✔ This is the only corner unit of the building with TWO-SIDED Lake Views!
- ✔ \$100K+ Spent On Quality Upgrades Including a Custom Kitchen.
- ✔ Wide-Plank Hardwood Floors; Liebherr 36" Fridge & Freezer; 24" Wine Fridge; AEG Dishwasher, AEG Microwave & Oven; AEG Gas Cook Top, Maytag Washer and Dryer; Hunter Douglas Blinds with Motorized Black-Out Blinds; Elegant Light Fixtures, Gas BBQ Hookup.

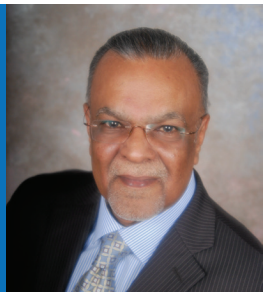
Priced to sell, Investors welcome.

This one-of-a-kind unit will not be found again!

\$1,239,007

Presented by PETER GANGLANI, MVA.,
 Broker of Record/Owner
905.712.3456
 peter@GNRE.ca • www.GNRE.ca

Please contact us for a private viewing



Not intended to solicit parties under contract.

Please contact Peter Ganglani, 905.712.3456, for specifications.

This communication is not intended to cause or induce breach of an existing agency agreement.



