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

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List: \$1,239,007 For: Sale



3500 Lakeshore Rd W 328 Oakville Ontario I 6I 473 Oakville Bronte West Halton 476-18-V

Taxes: \$1.00 / 2015 SPIS: Y

DOM: 0 #Shares%: Rms: 6 + 1 Locker#: Bedrooms: 2 + 1 Corp#: HSCC / 645 Washrooms: 3

Last Status: New

Overlook Water

1x5, 1x4, 1x2

Condo Apt

Opn Hse Note: Unit Is In Bldg "C" Holdover: 60					Zoning: Dir/Cross St: B	ronte/Burloak/Lakeshor	e Road		
Opn Hse Note: Unit Is In Bldg "C" Holdover: 60 Possession: Immediate/Tba Occup: Vacant Bluwater Status Cert: N Bidg Name: Bluwater 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: UFFI: Gar/Pk Spc: Undergmd / 2.0 Apx Age: 0-5 UFFI: Retirement: Park/Drive: Undergmd / 2.0 Apx Agrit Source: Builder Plans Taxes Incl: N Water Incl: Y Park Type: Owned / Own					Prop Mgmt: Blu	uwater Condominiums	905-465	-9809 3500 Lakes	shore Rd
Holdover: 60 Possession: Immediate/Tba Nocup: Vacant Status Cert: N									Contact After Exp: N
Bldg Name: Bluwater Pin#: Restrict Balcony: Open Fam Rm: N Locker: Owned Ens Lndry: Y Enst Lndry: Y Lndy Lev: Main Enterplace/Stv: N A/C: Central Air Enterplace/Stv: N A/C: Central Air Enterplace/Stv: N Apx Age: O-5 UFFI: Gar/Pk Spc: Undergrnd / 2.0 Apx Sqft: 1600-1799 Elev/Lift: Retirement: Y Park/Drive: Undergrnd / 2.0 Apx Sqft: 1600-1799 Elev/Lift: Retirement: Y Park/Drive: Undergrnd / Owned Exposure: S Heat Incl: Y Hydro Incl: N Park Spcs: 2 Cable TV Incl: N CAC Incl: Y Pk Spot#: A-60 Spec Desig: Unknown Bldg Ins Incl: Y Prkg Incl: Y Pk Spot#: A-61 Park/SfMo: Prop Features: Clear View, Golf, Lake Cert Level: Energy Cert: Prk Lgl Dsc: Extra-Wide / Premium State, Access, Lake/Pond, Public Transit, Waterfront GreenPIS: Energy Cert: Prk Lgl Dsc: Extra-Wide / Premium State, Access, Lake/Pond, Public Transit, Waterfront GreenPIS: Energy Cert: Prk Lgl Dsc: Extra-Wide / Premium State, Access, Lake/Pond, Public Transit, Waterfront GreenPIS: Energy Cert: Prk Lgl Dsc: Extra-Wide / Premium State, Access, Lake/Pond, Public Transit, Waterfront GreenPIS: Energy Cert: Prk Lgl Dsc: Extra-Wide / Premium State, Access, Lake/Pond, Public Transit, Waterfront GreenPIS: Energy Cert: Prk Lgl Dsc: Extra-Wide / Premium State, Access, Lake/Pond, Public Transit, Waterfront GreenPIS: Energy Cert: Prk Lgl Dsc: Extra-Wide / Premium State, Access, Lake/Pond, Public Transit, Waterfront GreenPIS: Energy Cert: Prk Lgl Dsc: Extra-Wide / Premium State, Access, Lake/Pond, Public Transit, Waterfront GreenPIS: Energy Cert: Prk Lgl Dsc: Extra-Wide / Premium State, Access, Lake/Pond, Public Transit, Waterfront GreenPIS: Energy Cert: Prk Lgl Dsc: Extra-Wide / Premium State, Access, Lake/Pond, Public Transit, Waterfront GreenPIS: Energy Cert: Prk Lgl Dsc: Extra-Wide / Premium State, Access, Lake/Pond, Public Transit, Waterfront GreenPIS: Energy Cert: Prk Lgl Dsc: Extra-Wide / Premium State, Access, Lake/Pond, Premium State, Access, Lake/Pond, Premium St	-		•						
Note				ssession: Immed			Sta		
Fam Rm: N None								ARN#:	
Basement: None Maint: \$997.11 Lndy Lev: Main	Kit	chens:	1		Pets Perm:	Restrict		Balcony:	Open
Fireplace Stv: N	Fam Rm:		N		Locker:	Owned		Ens Lndry:	Υ
Heat: Forced Air / Gas Central Vac: UFF: Gar/Pk Spc: Undergrnd / 2.0	Basement:		None		Maint:	\$997.11		Lndy Lev:	Main
Apx Age: 0-5 UFFI: Retirement: Park/Drive: Undergrnd / 2.0 Apx Sqft: 1600-1799 Elev/Lift: Retirement: Park/Drive: Undergrnd Sqft Source: Builder Plans Taxes Incl: N Water Incl: Y Park Type: Owned / Owned Exposure: S Heat Incl: Y Hydro Incl: N Park Spos: 2 Assessment: Cable TV Incl: N CAC Incl: Y Pk Spot#: A-60 Spec Desig: Unknown Bldg Ins Incl: Y Prkg Incl: Y Pk Spot#: A-61 Phys Hdp-Eqp: Com Elem Incl: Y Prkg Incl: Y Park \$/Mo: Prk Lgl Dsc: Extra-Wide / Premium States Access, Lake/Pond, Public Transit, Waterfront GreenPIS: Energy Cert: Prk Lgl Dsc: Extra-Wide / Premium States Bldg Amen: Car Wash, Concierge, Governow Suites, Outdoor Pool, Party/Meeting Room # Room Level Length (ft) Width (ft) Description 1 Living Flat 21.48 x 11.09 Overlook Water W/O To Balcony Hardwood Floor <	Fireplace/Stv:		N		A/C:	Central Air		Exterior:	Concrete
Apx Sqft: 1600-1799 Elev/Lift: Retirement: Park/Drive: Undergrnd Sqft Source: Builder Plans Taxes Incl: N Water Incl: Y Park Type: Owned / Owned Exposure: S Heat Incl: Y Hydro Incl: N Park Spcs: 2 Assessment: Cable TV Incl: N CAC Incl: Y Pk Spot#: A-60 Spec Desig: Unknown Bldg Ins Incl: Y Prkg Incl: Y Pk Spot#: A-61 Prby Hdp-Eqp: Prop Features: Clear View, Golf, Lake Cert Level: Energy Cert: Prk Lgl Dsc: Extra-Wide / Premium Stand Prem	Heat:		Forced Air / Gas		Central Vac:				
Sqft Source: Builder Plans Taxes Incl: N Water Incl: Y Park Type: Owned / Owned Exposure: S Heat Incl: Y Hydro Incl: N Park Spcs: 2 Cable TV Incl: N CAC Incl: Y Pk Spot#: A-60 Spec Desig: Unknown Prop Features: Clear View, Golf, Lake Access, Lake/Pond, Public Transit, Waterfront Exposure: S Heat Incl: Y Prkg Incl: Y Pk Spot#: A-61 Com Elem Incl: Y Prk glncl: Y Prk Spot#: A-61 Com Elem Incl: Y Prk Jncl: Y Prk Spot#: A-61 Park \$/Mo: Prop Features: Clear View, Golf, Lake Cert Level: Energy Cert: Bldg Amen: Car Wash, Concierge, Guites, Outdoor Pool, Party/Meeting Room Exposure: S Heat 21.48 x 11.09 Overlook Water Description Living Flat 21.48 x 11.09 Overlook Water Dining Flat 10.99 x 10.04 Overlook Water Dining Flat 21.58 x 11.97 Overlook Water A Breakfast Flat 21.58 x 11.97 Overlook Water Breakfast Flat 21.58 x 11.97 Overlook Water More Dalcony A Breakfast Flat 14.89 x 10.99 Overlook Water More Dalcony More	Apx Age:		0-5		UFFI:			Gar/Pk Spc:	Undergrnd / 2.0
Exposure: S Assessment: Spec Desig: Unknown Prop Features: Clear View, Golf, Lake Access, Lake/Pond, Public Transit, Waterfront R Room Level Dining Flat Dinin	Apx Sqft:		1600-179	9	Elev/Lift:	Retirement:		Park/Drive:	Undergrnd
Assessment: Spec Desig: Unknown Phys Hdp-Eqp: Prop Features: Clear View, Golf, Lake Access, Lake/Pond, Public Transit, Waterfront Matter Phys Hdp Flat Living Dining Flat	Sqft Source:		Builder Pl	ans	Taxes Incl:	N Water Incl:	Υ	Park Type:	Owned / Owned
Spec Desig: Unknown Phys Hdp-Eqp: Prop Features: Clear View, Golf, Lake Access, Lake/Pond, Public Transit, Waterfront From Level Description Living Dining Flat Dining Skitchen Flat Dining Blat Dining Blat Dining Description Descripti	Exposure:		S		Heat Incl:	Y Hydro Incl:	N	Park Spcs:	2
Phys Hdp-Eqp: Prop Features: Clear View, Golf, Lake Access, Lake/Pond, Public Transit, Waterfront Promoved Proposition Access, Lake/Pond, Public Transit, Waterfront Promoved Proposition Access, Lake/Pond, Public Transit, Waterfront Promoved Proposition GreenPIS: Bidg Amen: Car Wash, Concierge, Suites, Outdoor Pool, Party/Meeting Room Bidg Amen: Car Wash, Concierge, Suites, Outdoor Pool, Party/Meeting Room Promoved Proposition Level Length (ft) Width (ft) Description 1 Living Flat 21.48 x 11.09 Overlook Water W/O To Balcony Hardwood Floor John Plat 21.58 x 11.97 Overlook Water South View B/I Appliances W/O To Balcony Hardwood Floor South View Combined W/Kitchen Master Flat 14.89 x 10.99 Overlook Water M/O To Balcony Hardwood Floor South View W/O To Balcony Hardwood Floor W/O To Balcony Hardwood Floor W/O To Balcony Hardwood Floor W/O To Balcony Hardwood Floor Tile Floor	Assessment:				Cable TV Incl:	N CAC Incl:	Υ	Pk Spot#:	A-60
Prop Features:Clear View, Golf, Lake Access, Lake/Pond, Public Transit, WaterfrontCert Level: GreenPIS:Energy Cert:Prk Lgl Dsc: Bldg Amen: 	Spec Desig:		Unknown		Bldg Ins Incl:	Y Prkg Incl:	Υ	Pk Spot#:	A-61
Access, Lake/Pond, Public Transit, Waterfront Room Level Length (ft) Description Living Flat 10.99 X 10.04 Develok Water V/O To Balcony Hardwood Floor 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 Hardwood Floor Overlook Water South View Combined W/Kitchen South View W/O To Balcony Hardwood Floor Overlook Water South View W/O To Balcony Hardwood Floor South View Hardwood Floor Flat Hardwood Floor Hardwood Floor Tile Floor	Phys Hdp-Eqp:				Com Elem Incl:	Υ		Park \$/Mo:	
# 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 Hardwood Floor 9 Laundry Flat Tile Floor	Pro	p Features:	Clear View, Golf, Lake		Cert Level:	Energy Cert:		Prk Lgl Dsc:	Extra-Wide / Premium Spots
# RoomLevelLength (ft)Width (ft)Description1 LivingFlat21.48x 11.09Overlook WaterW/O To BalconyHardwood Floor2 DiningFlat10.99x 10.04Overlook WaterW/O To BalconyHardwood Floor3 KitchenFlat21.58x 11.97Overlook WaterSouth ViewB/I Appliances4 BreakfastFlat21.58x 11.97Overlook WaterSouth ViewCombined W/Kitchen5 MasterFlat14.89x 10.99Overlook WaterSouth ViewW/O To Balcony6 2nd BrFlat12.99x 10.99Overlook WaterSw ViewHardwood Floor7 DenFlat10.99x 8.04Hardwood Floor8 FoyerFlatHardwood FloorHardwood Floor9 LaundryFlatTile Floor	Acc	ess, Lake/Pond	d, Public Transit, Waterfront		GreenPIS:			Bldg Amen:	Car Wash, Concierge, Gues
1LivingFlat21.48x11.09Overlook WaterW/O To BalconyHardwood Floor2DiningFlat10.99x10.04Overlook WaterW/O To BalconyHardwood Floor3KitchenFlat21.58x11.97Overlook WaterSouth ViewB/I Appliances4BreakfastFlat21.58x11.97Overlook WaterSouth ViewCombined W/Kitchen5MasterFlat14.89x10.99Overlook WaterSouth ViewW/O To Balcony62nd BrFlat12.99x10.99Overlook WaterSw ViewHardwood Floor7DenFlat10.99x8.04Hardwood Floor8FoyerFlatHardwood FloorHardwood Floor9LaundryFlatTile Floor								Suites, Outdoor Pool, Party/Meeting Room	
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 South View W/O To Balcony 7 Den Flat 10.99 x 8.04 Hardwood Floor 8 Foyer Flat Hardwood Floor 9 Laundry Flat Tile Floor	#	Room	Level	Length (ft)	Width (ft)	<u>Description</u>			
3 Kitchen Flat 21.58 x 11.97 Overlook Water South View B/l 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	1	Living	Flat	21.48	x 11.09	Overlook Water	W/O To Balcony		Hardwood Floor
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	2	Dining	Flat	10.99	x 10.04	Overlook Water	W/O To Balcony		Hardwood Floor
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	3	Kitchen	Flat	21.58	x 11.97	Overlook Water	South View		B/I Appliances
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	4	Breakfast	Flat	21.58	x 11.97	Overlook Water	South View		Combined W/Kitchen
7 Den Flat 10.99 x 8.04 Hardwood Floor 8 Foyer Flat Hardwood Floor 9 Laundry Flat Tile Floor	5	Master	Flat	14.89	x 10.99	Overlook Water	South View		W/O To Balcony
8 Foyer Flat Hardwood Floor 9 Laundry Flat Tile Floor	6	2nd Br	Flat	12.99	x 10.99	Overlook Water	Sw View		Hardwood Floor
9 Laundry Flat Tile Floor	7	Den	Flat	10.99	x 8.04	Hardwood Floor			
	8	Foyer	Flat			Hardwood Floor			
10 Other Flat Balcony Overlook Water South View	9	Laundry	Flat			Tile Floor			
	10	Other	Flat			Balcony	0	verlook 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

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,

GOOD NEWS REAL ESTATE INC., BROKERAGE Ph: 888-277-8247 Fax: 905-712-1116

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PETER GANGLANI, MVA. Broker of Record 905-712-3456

Contract Date: 7/18/2016 Appt: Toll-Free Nbr. Expiry Date: 12/30/2016 Cond Expiry:

Last Update: 7/18/2016 **CB Comm: 2.50%** Original: \$1,239,007

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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; Liebnerr 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.

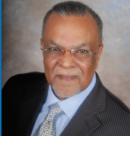
Priced to sell. Investors welcome. This one-of-a-kind unit will not be found again!

\$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



Please contact Peter Ganglani, 905.712.3456, for specifications.

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