117 NELSON STREET
UNIT 8

OAKVILLE, ONTARIO



SAUNDERS, SAXTON & WINTER


Unit 8



WELCOME HOME







117 NELSON STREET, UNIT 8

Welcome to the exclusive enclave of executive townhomes in Bronte Village! This stunning 2-bedroom, 3.5-bathroom property offers over 2300 sq ft with ELEVATOR ACCESS to all 5 levels, including a rooftop terrace. Located just blocks from the lake, this home features high-end finishes such as hardwood flooring, crown moulding, 9' ceilings, a vaulted ceiling in the primary bedroom, a front balcony, 2 Juliette balconies, and a private rear garden with a large deck. Outdoor access on all levels ensures the property is bright and sunny. The formal layout includes an impressive living and dining room with a cozy gas fireplace and Juliette balcony. The kitchen features stainless appliances, updated tile flooring, undercabinet lighting and custom cabinetry flooring. Enjoy meals in the breakfast area or dine al fresco on the balcony. Access the bedroom level via staircase or private elevator. The primary bedroom retreat boasts vaulted ceilings, a walk-in closet with organizers, and a 4-piece ensuite with double sinks. It was updated in 2022 with new cabinetry and trim. The second bedroom includes a Juliette balcony, elevator access, and a 3-piece ensuite. The laundry is conveniently located between the bedrooms. The sought-after rooftop terrace (also accessed by the elevator) offers privacy, east views over the treetops and a storage room. The ground level has access to the garage, storage room, and a 3-piece bathroom. The family room, with double door entry and inviting access to the ground floor garden, can easily be converted into a guest suite or third bedroom. The basement is finished and can be used as a workout room or office, Experience Bronte Village's award-winning restaurants, shops, marina, and more, just a quick stroll away. Don't miss this stylish, low-maintenance lifestyle—lakeside living at its best!





MAIN LEVEL

LIVING ROOM

- HARDWOOD
- CROWN MOULDING
- JULIETTE BALCONY WITH PHANTOM SCREENS
- ELEVATOR
- GAS FIREPLACE



DINING ROOM

- HARDWOOD
- CROWN MOULDING

KITCHEN

- TILE FLOORING (2023)
- UNDER CABINET LIGHTING (2023)
- STAINLESS APPLIANCES
- BREAKFAST ROOM
- WALK-OUT TO BALCONY
- CUSTOM CABINETS

TWO-PIECE POWDER ROOM











UPPER LEVEL

PRIMARY SUITE

- VAULTED CEILING
- HARDWOOD FLOORS
- 4 PIECE ENSUITE (2022 CABINETS AND TRIM UPDATED)
- WALK-IN CLOSET

BEDROOM

- HARDWOOD FLOORS
- JULIETTE BALCONY
- ELEVATOR
- 4 PIECE ENSUITE

LAUNDRY

STAIRCASE TO ROOFTOP DECK















GROUND LEVEL

FAMILY ROOM

- HARDWOOD FLOORS
- FRENCH DOORS WITH TRANSOM WINDOW
- PHANTOM SCREENS
- WALK-OUT TO REAR GARDEN
- ELEVATOR

3 PIECE BATHROOM

- UPDATED (2022)
- NEW SHOWER, COUNTERTOP, TOILET, FLOORING AND FIXTURES

ENTRY FROM GARAGE

- TILE FLOORING (2022)
- STORAGE CLOSET













BASEMENT

OFFICE

- BROADLOOM
- ELEVATOR
- TILE FLOOR IN ENTRANCE (2022)

UTILITY ROOM

- LENNOX FORCED AIR GAS FURNACE (2017)
- CENTRAL AIR CONDITIONING (2017)

STORAGE





ADDITIONAL INFORMATION

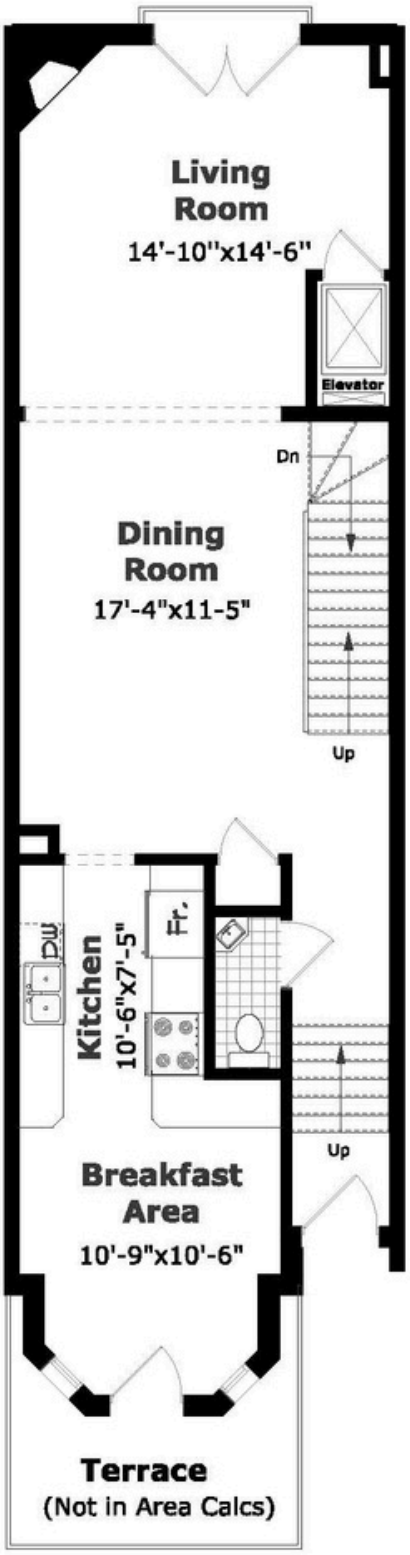
- DEPOSIT $80,000
- TAXES $6008 (2024)
- DESIGNED BY BILL HICKS
- ELEVATOR ACCESS TO ALL FLOORS
- PRIVATE MAINTENANCE-FREE GARDEN
- 2 JULIETTE BALCONIES
- BALCONY OFF KITCHEN
- STORAGE AREA IN GARAGE
- LENNOX FURNACE 2017
- A/C 2017
- HARDWOOD FLOORS MAIN AND UPPER 2018
- ROOF DECK AND UPPER ROOF 2019
- GLASS PANEL RAILING, COMPOSITE DECK FRONT BALCONY 2019
- ROOF FRONT 2020
- SIDING ON ROOF TOP 2020
- WINDOWS IN UPPER HALLWAY/ROOF TOP 2020
- FRENCH DOOR/TRANSOMS 3 FLOORS 2020
- BOSCH DISHWASHER 2020
- SAMSUNG MICROWAVE 2020
- FRONT DOOR GLASS INSERT 2021
- ROOF TOP DOOR 2021
- TILE FLOORING BASEMENT 2022
- UPDATED BATHROOM GROUND FLOOR 2022
- PHANTOM SCREENS 2022 (FAMILY, LIVING, KITCHEN
- FRONT ENTRY TILE AND 2 PIECE TILE 2022
- PRIMARY ENSUITE CABINETS AND TRIM 2022
- KITCHEN TILE FLOORING AND UNDERCABINET LIGHTING 2023
- STEPS TO BRONTE VILLAGE, HARBOUR, MARINA, LAKEFRONT PARK, BEACH, AWARD-WINNING RESTAURANTS, SHOPS, BOUTIQUES & FARM BOY



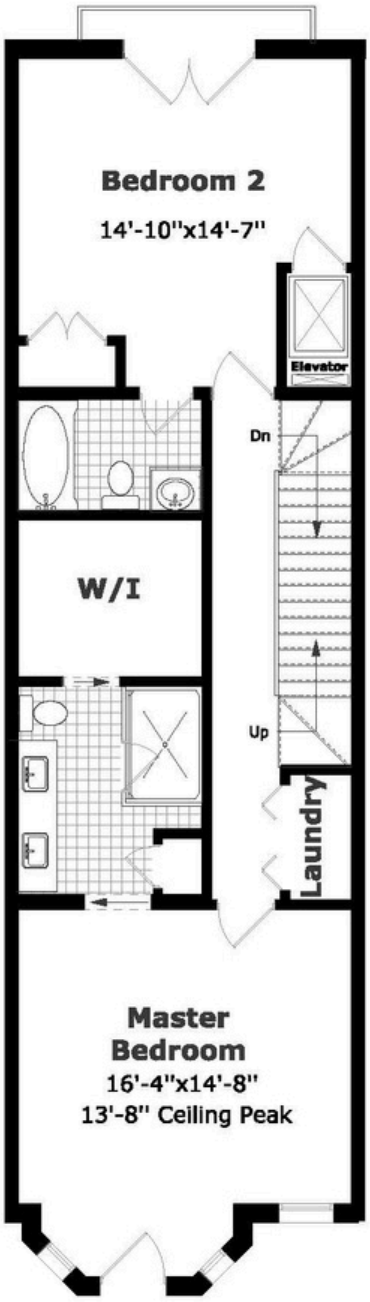




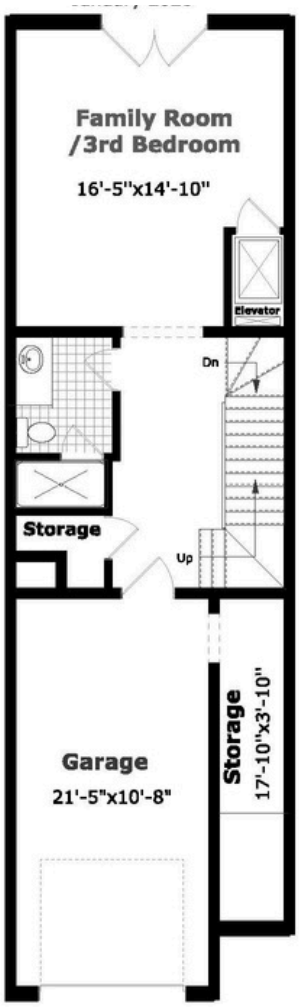
FLOOR PLANS



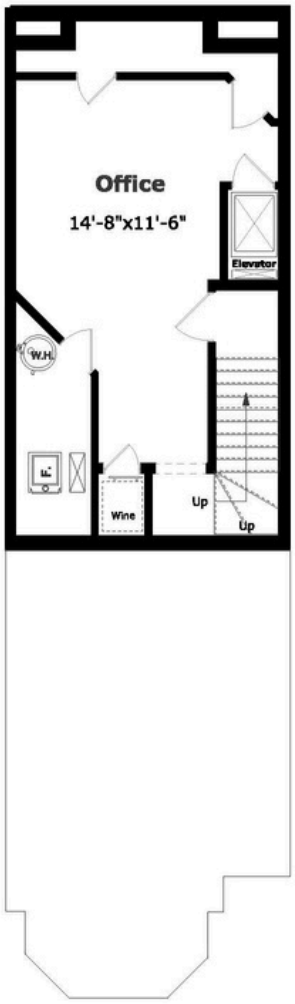
MAIN FLOOR
850.8 sq ft
9' ceiling



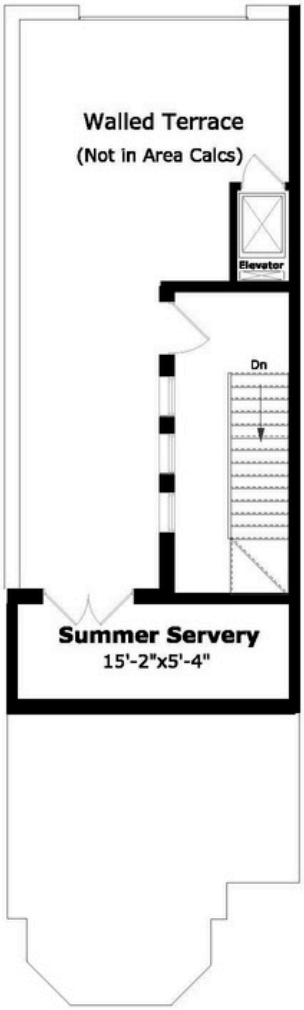
UPPER FLOOR
869.1 sq ft
9' ceiling



GROUND FLOOR
516 sq ft
Garage
341.1 sq ft



BASEMENT
491.1 sq ft



ROOF TOP



info@sswteam.ca 905.842.7677 www.sswteam.ca

SAUNDERS, SAXTON & WINTER

RE/MAX ESCARPMENT REALTY INC., BROKERAGE
INDEPENDENTLY OWNED & OPERATED