

THE ARCADIAN

REALTY TEAM NEWSLETTER

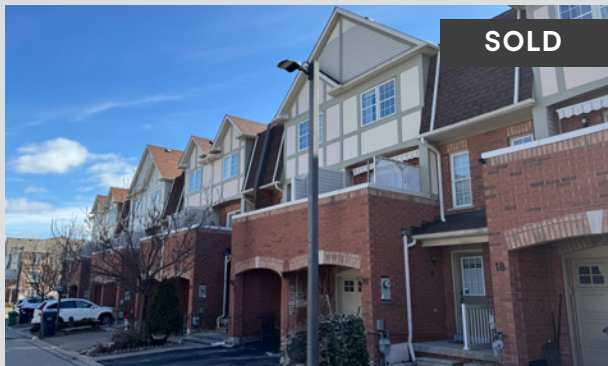
AUGUST 2025 | Oakville Edition



3 BED | 1+1 BATH | \$1,100,000

1381 Christina Court Burlington

Welcome to 1381 Christina Court – a meticulously maintained and updated home, cherished by its owners for over 25 years. Situated on a quiet court in the highly desirable Tyandaga neighborhood, just steps from the golf course, this detached 3-bedroom family home offers comfort, convenience and style. The spacious, open-concept main level is both functional and inviting, featuring a large gourmet kitchen with newer appliances and elegant granite countertops. A sliding patio door opens to your own backyard oasis, complete with a stylish deck, flagstone patio, and a luxurious hot tub under a charming gazebo. Located near shopping, commuter routes, parks, and schools, this is the perfect opportunity to own a move-in-ready family home in one of the area's most sought-after neighborhoods. Don't miss your chance to call this house your home!



2+1 BED | 3 BATH | \$799,000

3030 Breakwater Crt #16 Mississauga

Offered for the first time in over 20 years, this delightful townhome radiates pride of ownership from the moment you step inside with THREE separate entrances! Lovingly maintained by the original owners, every corner of this home exudes warmth and care. Recent updates, including a new furnace (2023), shingles (2024) and A/C installed in 2020, mean you can move in with confidence. It's the perfect place to start your next chapter!

Have questions about your neighbourhood market? We are here to help!

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CENTURY 21.
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YOUR MARKET REPORT

DETACHED HOMES

AREA	# OF SALES	AVG. SALE PRICE
Glen Abbey	8	\$1,797,250
Bronte	6	\$1,658,333
West	5	\$1,675,040
Westmount	4	\$1,571,313
Central	2	\$2,373,500
Old Oakville	2	\$1,912,500
Morrison	2	\$2,835,250
West Oak Trails	2	\$1,337,500
Glenorchy	2	\$2,172,500
Southwest	1	\$1,800,000
River Oaks	1	\$1,395,000
Joshua Creek	1	\$2,115,000
Ford	1	\$2,600,000
Clearview	1	\$1,590,000
College Park	1	\$1,220,000

SEMI-DETACHED, TOWNHOMES, ROW AND LINKS

AREA	# OF SALES	AVG. SALE PRICE
River Oaks	6	\$732,333
Bronte	6	\$942,000
Westmount	5	\$614,758
Glenorchy	5	\$1,065,000
College Park	3	\$620,667
Central	2	\$1,665,000
Falgarwood	2	\$671,500
Joshua Creek	2	\$1,055,000
Rural Oakville	1	\$1,045,000
Old Oakville	1	\$582,000
Joshua Meadows	1	\$485,000
Clearview	1	\$800,000

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BROKERAGE

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NEIGHBOURHOOD GUIDE: BRONTE EAST



NEIGHBOURHOOD VIBE

A charming mix of small-town and urban living, with a cottagey feel and waterfront amenities.



COMMUNITY CANVAS

A diverse community of families with kids, immigrants from various ethnic backgrounds, and professionals.



PROPERTY PULSE

Mostly detached homes, with a mix of older and newer styles. Some homes have finished basements.



WHAT YOU'LL LOVE

Access to the waterfront trail system, parks with playgrounds and sports facilities, and great schools.

This neighbourhood has a consistent population, and is popular with families with kids under 5, families with kids aged 5 to 9, families with teens, people in their 40s, and people in their 50s. The Bronte neighbourhood is in southwest Oakville, with the shore of Lake Ontario as its southern boundary. Bronte was established in 1834, and was a commercial shipping centre for grain and timber, and later became a commercial fishing port, with its two harbours. Bronte is an access point for the waterfront trail system, and it has a waterfront park with a beach, lighthouse, play and picnic areas, pier, and boardwalk. The area has both a small-town, cottagey feel and urban dining and other amenities. Some housing is older, in cottage styles, but there are also new developments of condo highrises, as well as newer single- and semi-detached homes.

People & Families in Bronte East

Families with kids make up 51% of households in this neighbourhood, while couples without children make up 26% of households and 17% of households are one person living alone. People in this neighbourhood come from 99 different ethnic origins, and 35% are first-generation immigrants, while 28% are second-generation immigrants.

Having Fun in Bronte East

Fun is easy to find at the many parks & rec facilities here. Parks in this neighbourhood feature playgrounds for kids, sports parks, and skating. There are 12 parks in this neighbourhood, with 49 recreational facilities in total. The average number of facilities per park is 4.

Neighbourhood
Households

3,720

Number of
Parks

12

Neighbourhood
Population

10,751

Number of
Recreation Facilities

49

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