

94 – 5475 Lakeshore Rd W. Burlington, Ontario

Gorgeous updated 3-bedroom Townhouse in “Village on the Lake” Prime southeast location bordering Oakville within steps to Burloak Waterfront Park and minutes to trendy Bronte village. A walk style community providing car free walking and bike paths. Hardwood floors on main, brand-new broadloom on upper and lower levels, a crisp updated white kitchen, updated bathrooms and a finished lower level with garage access and a fully fenced back yard. Elegant living & dining rooms provide a tranquil space to relax & entertain family and friends with a walk out to your private fully fenced patio. The bright kitchen is spectacular with classic white cabinetry including a pantry cabinet, pot drawers, a glass display cabinet, tiled backsplash and under cabinet lighting. Convenient powder room on the main level. The 2nd level provides an oversized king primary bedroom with a generous sized closet and ensuite privilege, 2 additional generous size bedrooms and a stylish 4-piece bathroom. The finished lower level expands your living area providing a generous amount of flex space with a recreation room with tons of potential plus you have direct access to the underground parking garage from this level with 2 convenient parking spots at your doorstep. A large utility room with laundry gives you much needed storage space. Fabulous outdoor living with fenced backyard & patio plus gated access to the common grounds. Do not miss this opportunity to enjoy carefree living with steps to the Lake in this unique community featuring an inground saltwater pool, a playground, plus a club house with a sauna, gym, and a party room. Enjoy this lake front development with all the amenities and ease of life opportunities it has to offer. Close to shopping, transit, and schools.

LISTING DETAILS

Deposit: \$ 35,000

Possession: Immediate

2023 Taxes: \$ 2,868.61

Condo Fee: \$686.17

Foyer:

Stylish front entry door

Spacious entry way

Closet with mirrored doors

Neutral tiled floors

Ceiling light

Living Room:

Bright elegant formal living room

Large picture window provides natural light

Gorgeous hardwood floors

Open to the dining room

Soft neutral décor

Dining Room:

Large formal dining room

Sliding patio door provides natural light and access to the backyard

Chandelier centered over dining table

Convenient access to the kitchen

Open to the living room

Gorgeous hardwood floors

Soft neutral décor

Kitchen and Breakfast Area:

Spectacular updated bright kitchen

Classic white cabinetry

Tiled backsplash splash

Large pantry cabinet, pot drawers, glass display cabinet

Under cabinet valence lighting

Refrigerator, stove, over the range microwave and built in dishwasher

Window over sink for natural light

Neutral flooring

Powder Room:

Convenient main floor bathroom

Updated stylish vanity

Designer framed vanity mirror ceiling lighting

Second Level

Primary Bedroom:

Bright oversized king bedroom

2 Large window provide tons of natural light

Closet with organizers

Ensuite privilege

NEW broadloom

Soft neutral décor

Bedroom 2:

Spacious bright bedroom

Window provides natural light

Large closet

NEW broadloom

Soft neutral décor

Main Bathroom:

Bright crisp 4-piece bathroom
Stylish vanity with framed mirror
Ceiling lighting
Tub/shower combination
Neutral tiled floors

Bedroom 3: 11'4 x 9'

Spacious bright bedroom
Large closet
Large window provides natural light
NEW broadloom

Lower Level**Recreation Room: 22'6 x 8'6**

Multipurpose area/ flex use space
Garage access to 2 convenient parking spots
NEW broadloom

Laundry/Utility Room:

Large storage area
Washer and Dryer

Rentals:

Hot water tank

Inclusions:

Refrigerator, Stove, over the range microwave, built-in dishwasher, washer & dryer, all electrical light fixtures, all window coverings except excluded.

Exclusions:

Drapery panels in Dining Room & Primary Bedroom.

The information contained within this document is intended as a guideline only, and all information should be independently verified. All room sizes are approximate. The information contained within the MLS listing will supersede this information.