

JAMES NEIL
sales representative

RE/MAX®

Aboutowne Realty Corp., Brokerage



2081 William O'Connell Boulevard, Burlington



Three Bedroom Modern Living in Millcroft

Modern Millcroft marvel. This bright, open-concept home has been updated top to bottom with well thought out touches and improvements. The open main floor with wide-plank engineered hardwood features an oversized kitchen with quartz countertops and stainless steel appliances and large island with breakfast bar.

Stunning family room with custom fireplace featuring reclaimed mantle and built in storage cupboards. The main floor also includes a large separate dining room, laundry and two-piece powder room. Smart light switches and thermostat allow for Alexa controlled convenience.

Upstairs, you will find good-sized second and third bedrooms along with a generous primary bedroom with fully updated en suite complete with soaker tub, separate glass shower and double vanity with granite.

Finished lower level includes a clever office space, large flexible recreation room and storage.

Maturely treed backyard offers outdoor living space with a recent 670 square foot patio area, gazebo, outdoor fireplace and treehouse. Roof reshingled in 2020 and new air conditioner in 2018. Just move in and enjoy this lovely home for years to come.

Features and Highlights

- three bedrooms and three bathrooms
- 2,044 square feet plus finished lower level
- thoughtfully renovated throughout
- large, functional kitchen with island and breakfast bar
- open concept main level
- custom fireplace and built-in cupboards in family room
- main floor laundry
- finished lower level with recroom, clever office and storage room
- double garage with door opener and inside entry
- large patio area (670 square feet) with gazebo and outdoor fireplace
- private backyard with mature trees
- sought after Millcroft neighbourhood
- roof reshingled in 2020
- air conditioner replaced in 2017
- smart light switches and thermostat

Front Entrance

- welcoming first impressions
- low maintenance landscaping



Foyer

- tile flooring
- double closet

Dining Room (10'9" by 16'0")

- engineered flooring
- crown moulding
- built in ceiling speaker



Dining Room

- opens to family room
- lots of natural light
- pot lighting and chandelier

Family Room (10'9" by 16'0")

- engineered hardwood flooring
- coffered ceiling
- crown moulding
- open concept



Family Room

- custom fireplace with reclaimed mantle
- built-in storage cupboards
- pot lighting

Breakfast Area (13'6" by 11'3")

- engineered hardwood
- pot lighting and chandelier
- crown moulding
- built-in ceiling speaker



Kitchen (16'6" by 9'1")

- coffered ceiling
- crown moulding
- walkout to patio

Kitchen (16'6" by 9'1")

- stainless steel appliances
- tile backsplash
- pot and under cabinet lighting
- quartz counters

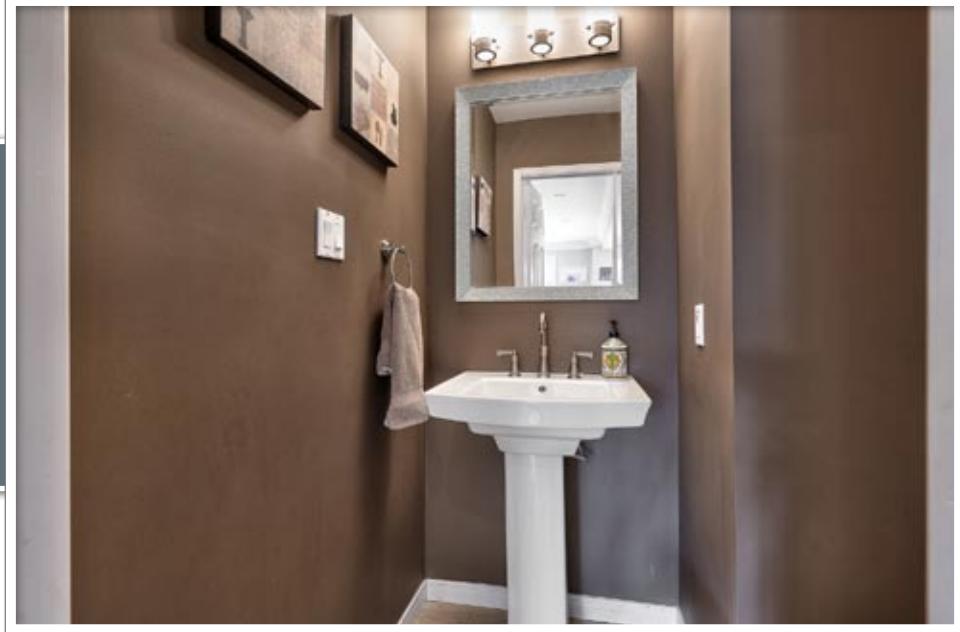


Kitchen

- large island with breakfast bar
- pendant lighting
- oversized sink

Powder Room

- tile flooring
- two-piece



Main Floor Laundry (8'1" by 9'1")

- tile flooring
- closet
- inside entry from garage

Primary Bedroom (16'8" by 11'10")

- broadloom flooring
- ceiling fan
- feature wall



Primary Bedroom

- double door entry
- two windows
- 5 piece en suite
- walk-in closet

En Suite (12'9" by 16'1")

- tile flooring
- double sink vanity with granite
- pot and wall lighting



En Suite

- soaker tub
- over-sized glass shower

Bedroom (13'1" by 12'3")

- broadloom flooring
- chandelier
- two windows



Bedroom (11'4" by 12'2")

- broadloom flooring
- large window

Main Bathroom

- vanity recently replaced
- new light fixture and mirror

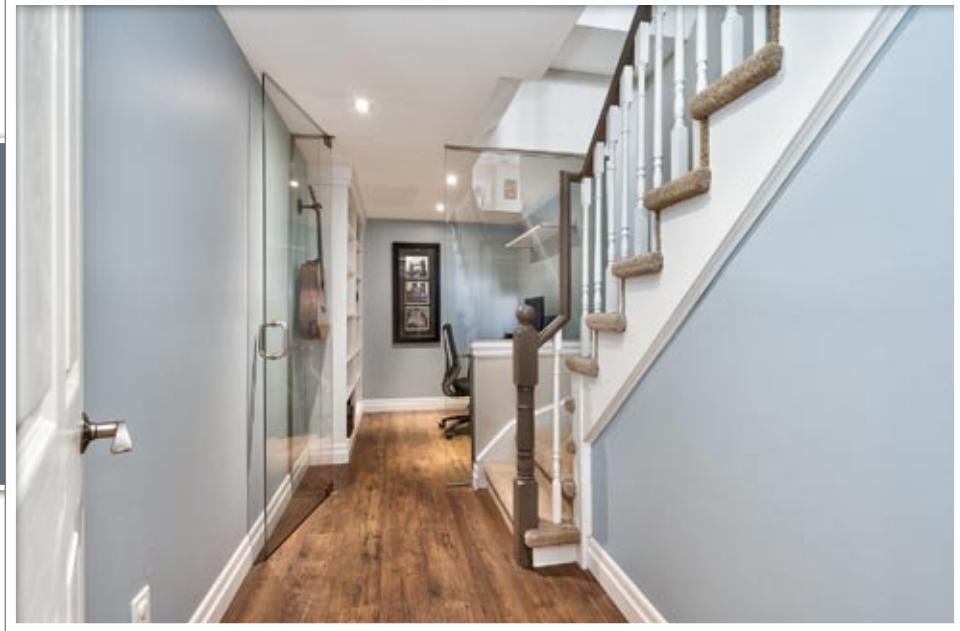


Main Bathroom

- durable vinyl plank flooring
- bathtub with shower

Office (6'11" by 7'3")

- clever glass enclosed office space
with glass door



Office

- built-in shelving and desk
(included)

Recroom (20'8" by 31'7")

- large, L-shaped recroom
- plus almost 300 sf storage



Recroom

- broadloom flooring
- pot lighting

Recroom (20'8" by 31'7")

- windows let in good amount of natural light



Recroom

- plenty of space to relax, have fun or workout

Backyard

- mature treed backyard
- play structure included



Patio

- large patio area (670 square feet)
- walk-out from kitchen
- gas line for barbecue

Backyard

- plenty of play area
- utility shed included



Backyard

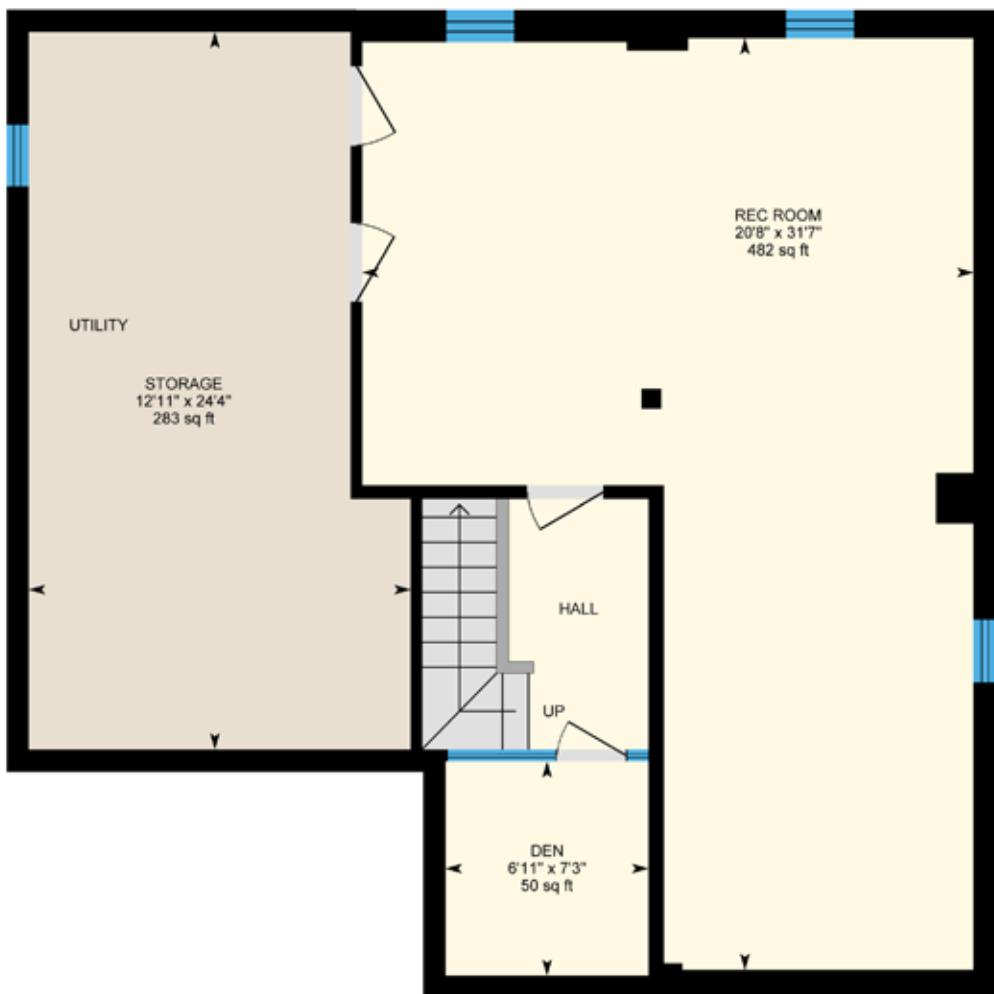
- gazebo and outdoor fireplace included



Main Floor - 1,049 square feet



Second Floor - 995 square feet



Lower Level - 1,005 square feet

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Garage Door Opener, Existing Light Fixtures, Existing Window Treatments, TV Bracket in Family Room, Smart Light Switches and Thermostat, Built-in Shelving and Desk in Office, Gazebo, Outdoor Fireplace, Play House in Backyard, Shed

Exclusions: Hot Water Tank (rental), Wall Mounted Televisions, TV Bracket in Lower Level, Projector, Screen and Home Theatre, Basement Refrigerator, Speaker Amp on Main Floor

Legal Description: PLAN M413; LOT 65; SEC 20M413 BURLINGTON

Square Footage: 2,044 square feet (plus lower level - 1,005 square feet)

Property Size: 50.49 feet by 113.52 feet

Property Taxes: \$6,529 for 2021



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