

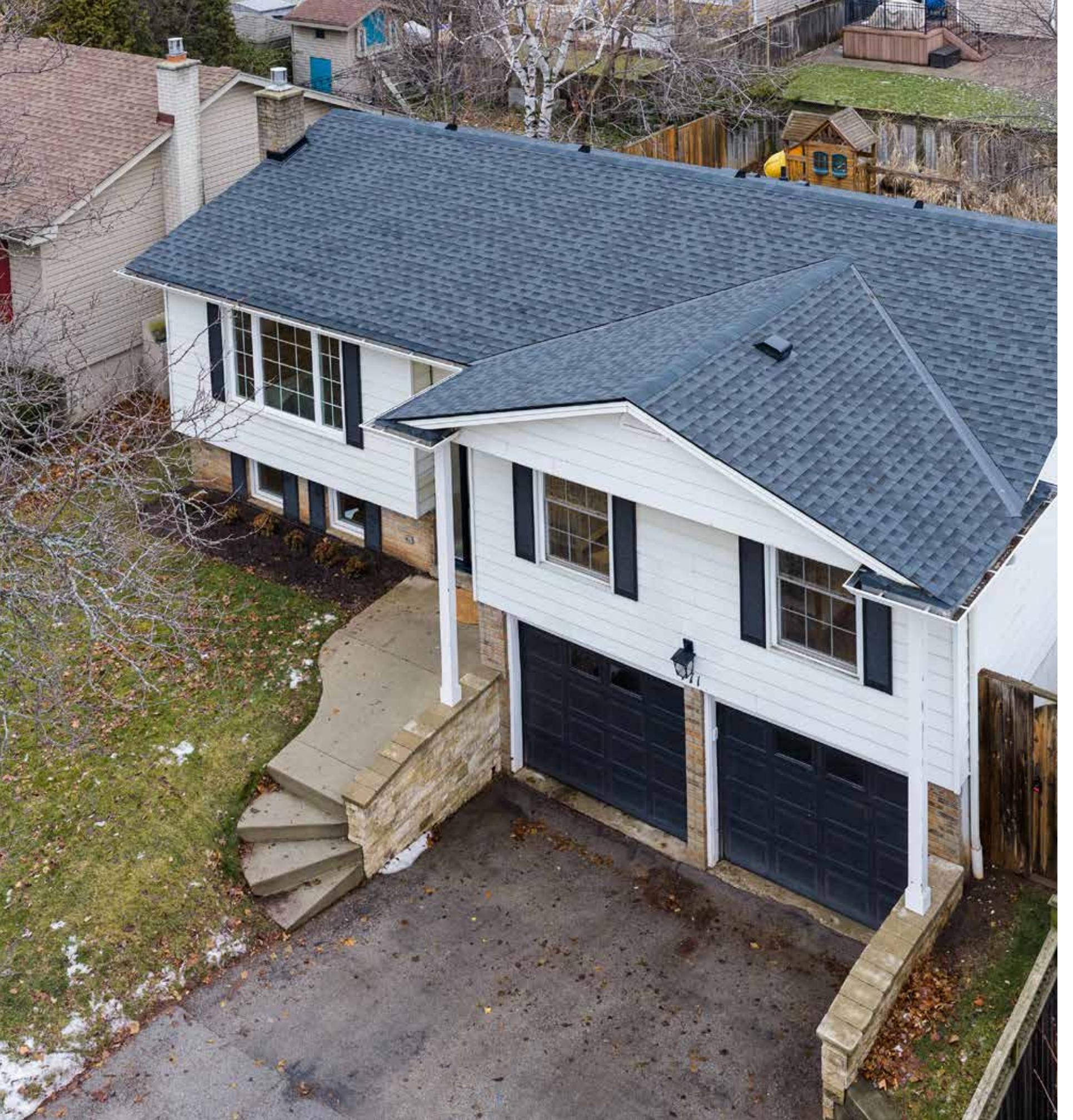
RINA DIRISIO

REAL ESTATE, BUT BETTER



471 SPARLING CRESCENT

BURLINGTON



THIS STUNNING, FULLY RENOVATED 3+1 BEDROOM, 2-BATH RAISED RANCH BUNGALOW IS PERFECTLY POSITIONED IN BURLINGTON'S SOUGHT-AFTER SHOREACRES COMMUNITY, OFFERING AN EXCEPTIONAL BLEND OF LIFESTYLE, CONVENIENCE, AND TIMELESS APPEAL

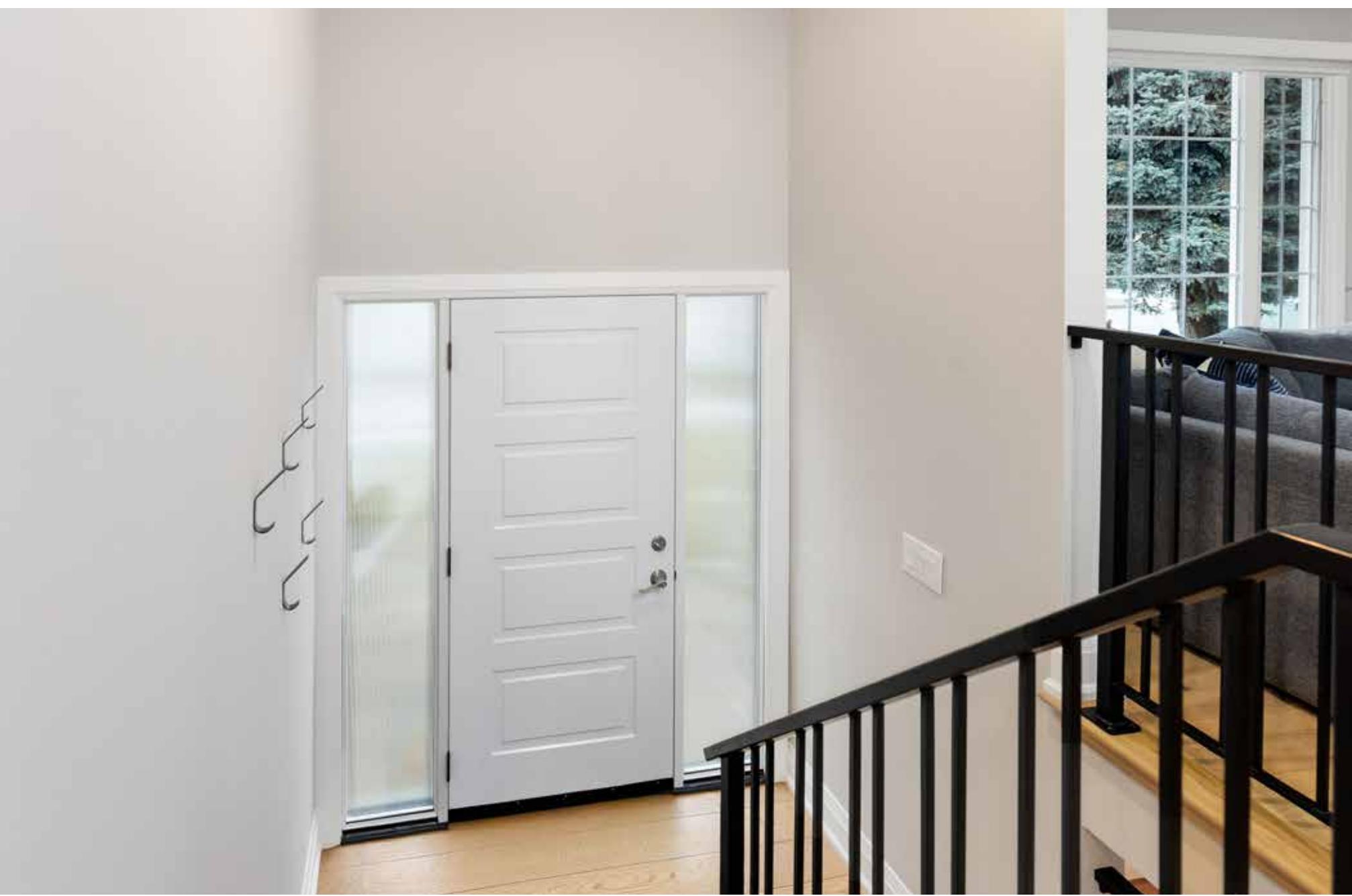
Enjoy a walkable neighbourhood with Longmoor Park just three minutes away, Appleby Plaza, Fortino's, LCBO, and a variety of restaurants—within a six-minute stroll, and Nelson Park is close by, featuring a recreation centre, tennis club, BMX track, and stadium. A leisurely walk or short drive straight down Appleby Line leads you to the Appleby Window to the Lake, a charming waterfront lookout over Lake Ontario. Commuters will appreciate the unbeatable access, with the Appleby GO Station and QEW/403 on-ramp only four minutes away, along with nearby schools, including the #1-ranked Pauline Johnson, for growing families.

The home's charming, postcard-worthy exterior is enhanced by oversized windows with accent shutters, a curved concrete walkway leading to a custom front door, elegant stone retaining walls, a mature shade tree, and a double driveway accessing the attached double garage with inside entry and prewired for an EV charger. The private backyard is an inviting outdoor retreat, enhanced by a new play structure (2021) and features a spacious updated deck overlooking a lush green lawn, framed by thoughtfully planted perennial gardens and mature trees, which create a serene sense of privacy.

A professionally designed renovation completed in 2020 showcases impeccable attention to detail throughout, with wide-plank hardwood floors, sleek modern cabinetry, designer tiles, quartz countertops, deep baseboards and trim, smooth ceilings, upgraded windows, and abundant pot lighting. An oak staircase with striking black metal railings adds architectural interest, while a newer furnace and air conditioner (2016) and new roof shingles (2025) ensure comfort and peace of mind. The open-concept main level is ideal for entertaining, seamlessly connecting the living room, dining area, and chef-inspired kitchen with custom cabinetry, under-counter valance lighting, quartz counters, a generous island with breakfast bar, and premium stainless steel appliances. Three bright main-floor bedrooms offer hardwood flooring and double closets, anchored by the primary bedroom and a beautifully renovated 4-piece bath with a soaker tub/shower combination. The lower level extends the living space with a spacious family room centred around a gas fireplace—perfect for movie nights—along with a fourth bedroom, a chic 3-piece bathroom with glass shower, and a large laundry/utility room, with a new washer and dryer (2025).

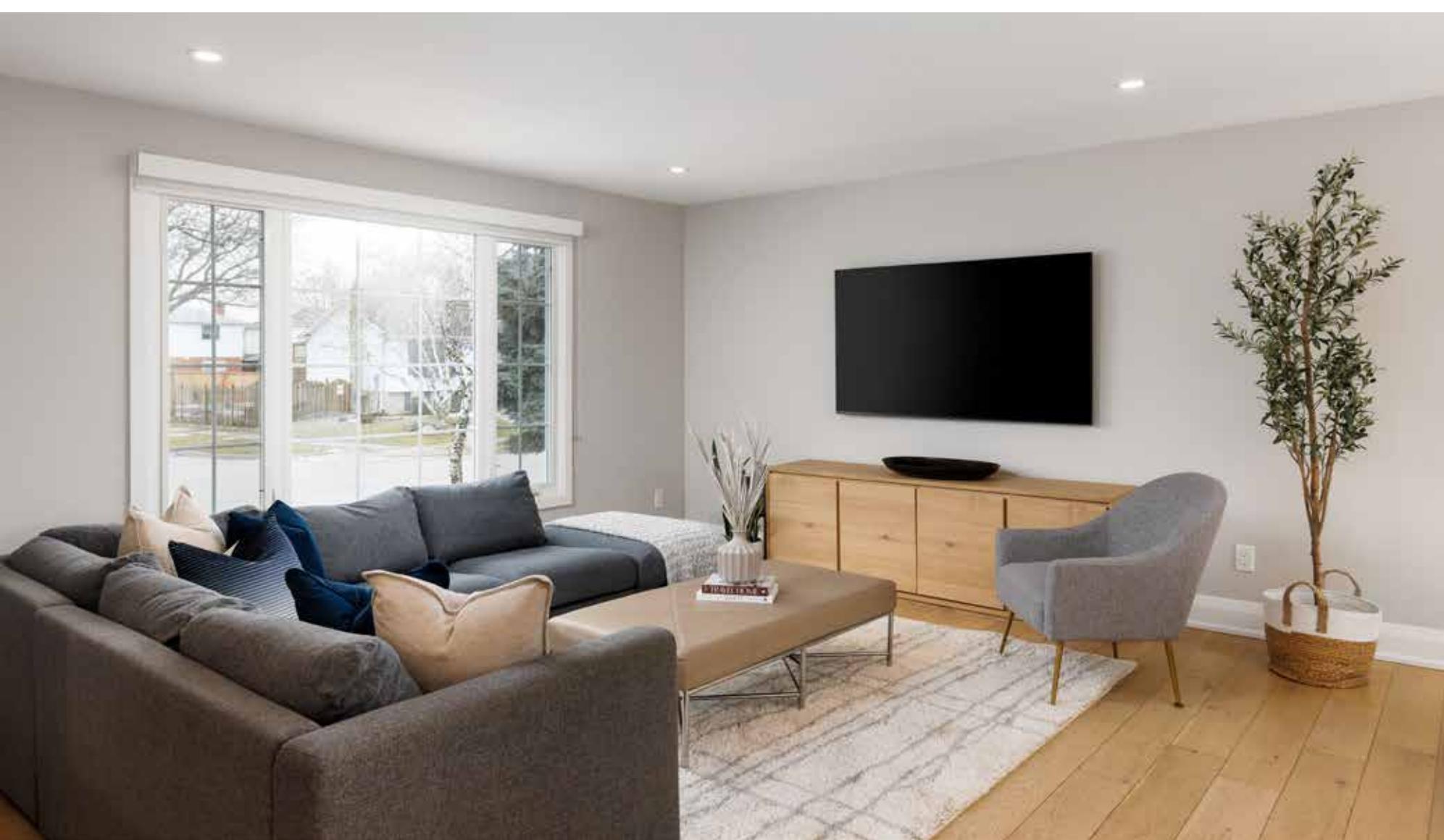
FOYER

- Custom entry door with sidelights
- Upgraded modern profile deep baseboards
- Mirrored floor-to-ceiling closet in the upper hall
- Upgraded deep modern profile baseboards and casings
- Upgraded interior doors with black hardware
- Natural finished oak staircase with sleek black metal railings
- Smoothed out ceilings throughout
- Inside entry to the attached double garage is in the lower-level hall



LIVING ROOM (15.3' X 15.2')

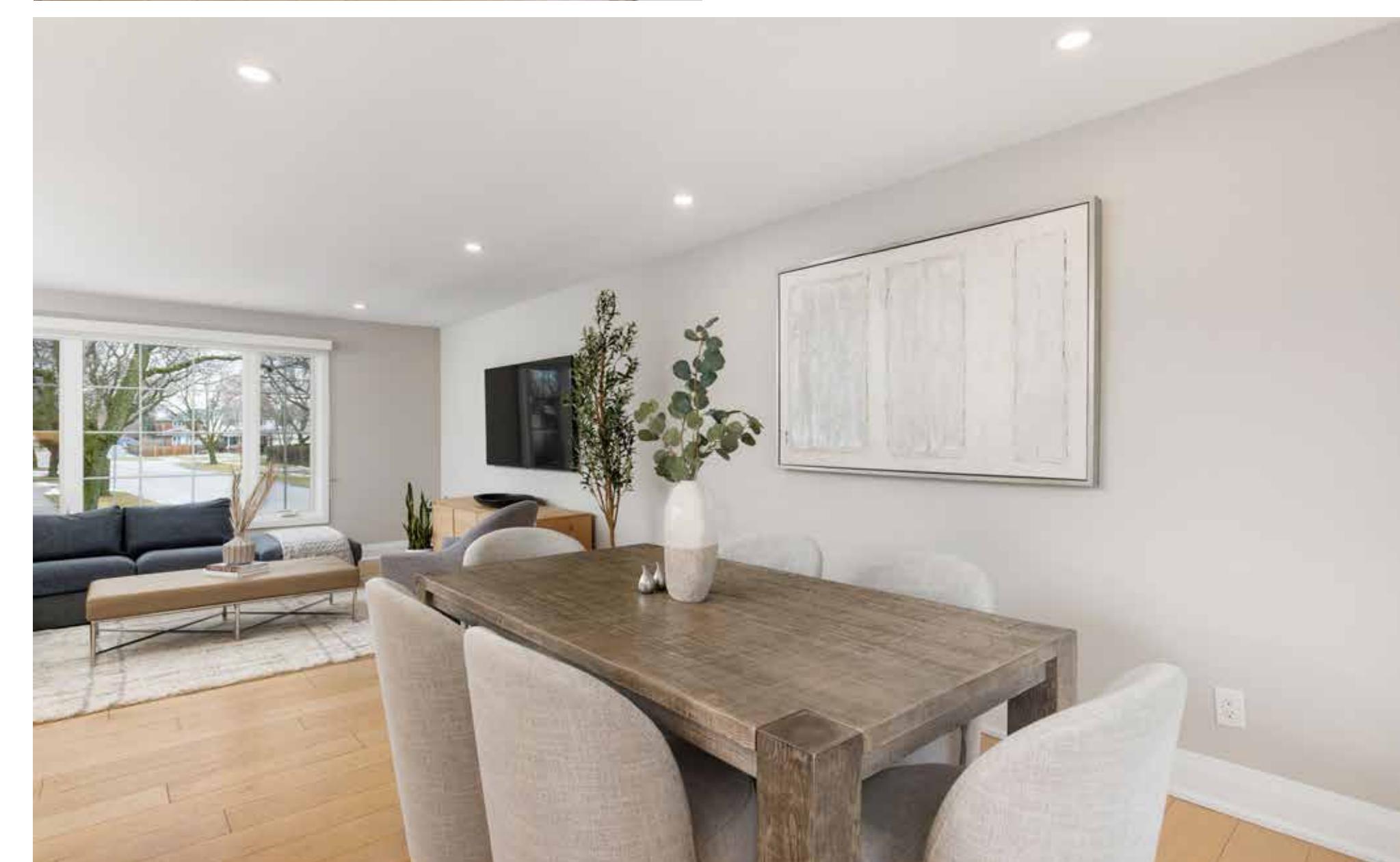
- Beautiful wide-plank hardwood floor
- Oversized window overlooking the front yard
- Pot lights
- Metal railings, open to the foyer below





DINING ROOM (10.8' X 10.1')

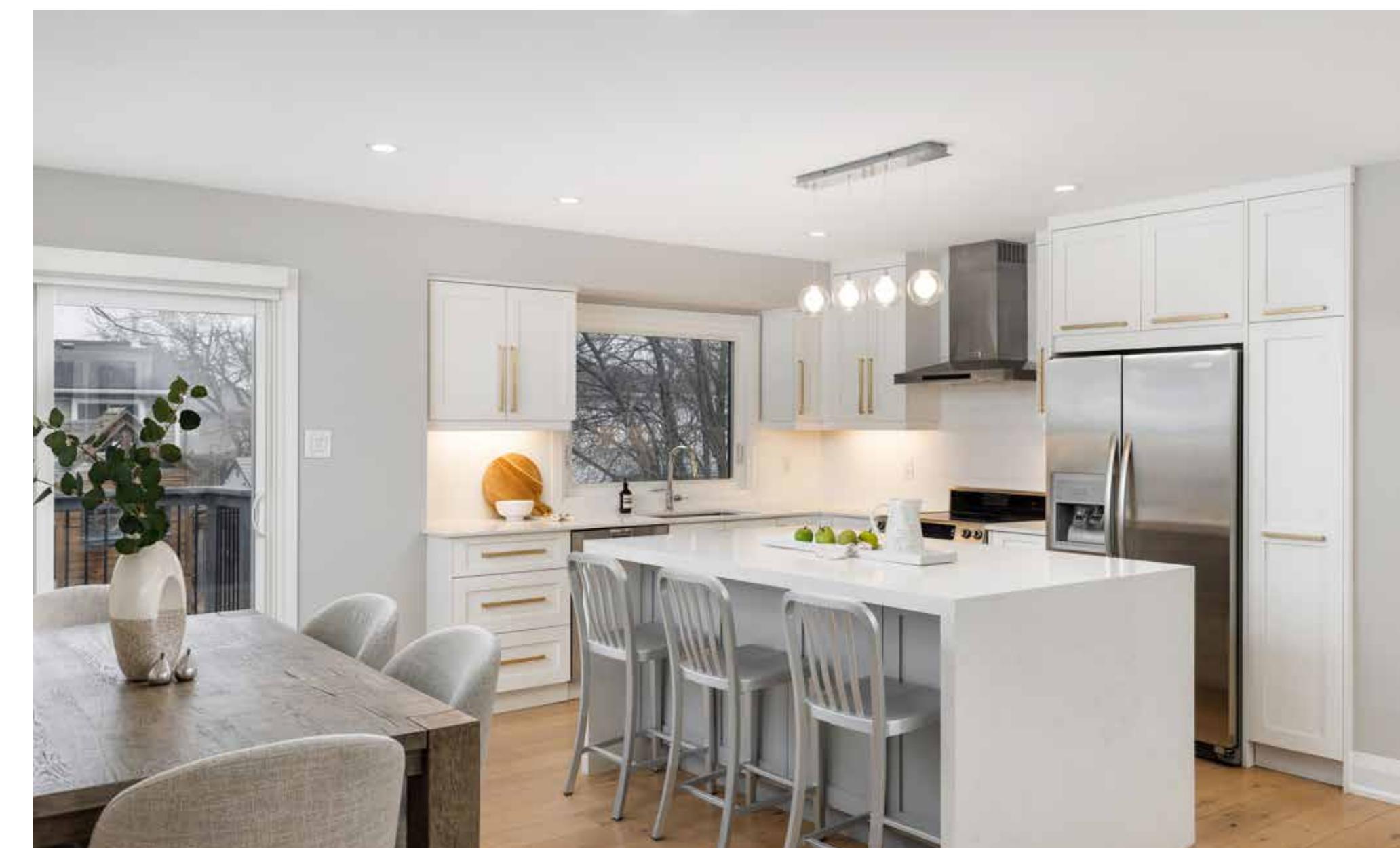
- Beautiful wide-plank hardwood floor
- Pot lights
- Sliding glass door walkout to the deck and backyard





KITCHEN (14.6' X 10')

- Custom shaker-style 2-colour cabinetry with upgraded gold-tone hardware
- Upper cabinets with under-cabinet lighting
- Pot drawers
- Deep pantry
- Island with a breakfast bar and a quartz waterfall counter
- White quartz counters and a complementing white tile backsplash
- Pot lighting and pendant island lighting
- Beautiful wide-plank hardwood floor
- Large window over the under-mount sink
- Stainless steel KitchenAid appliances, including a side-by-side fridge/freezer with a water/ice dispenser, electric range, downdraft range hood fan, a Panasonic built-in under-counter microwave, and a Miele built-in dishwasher









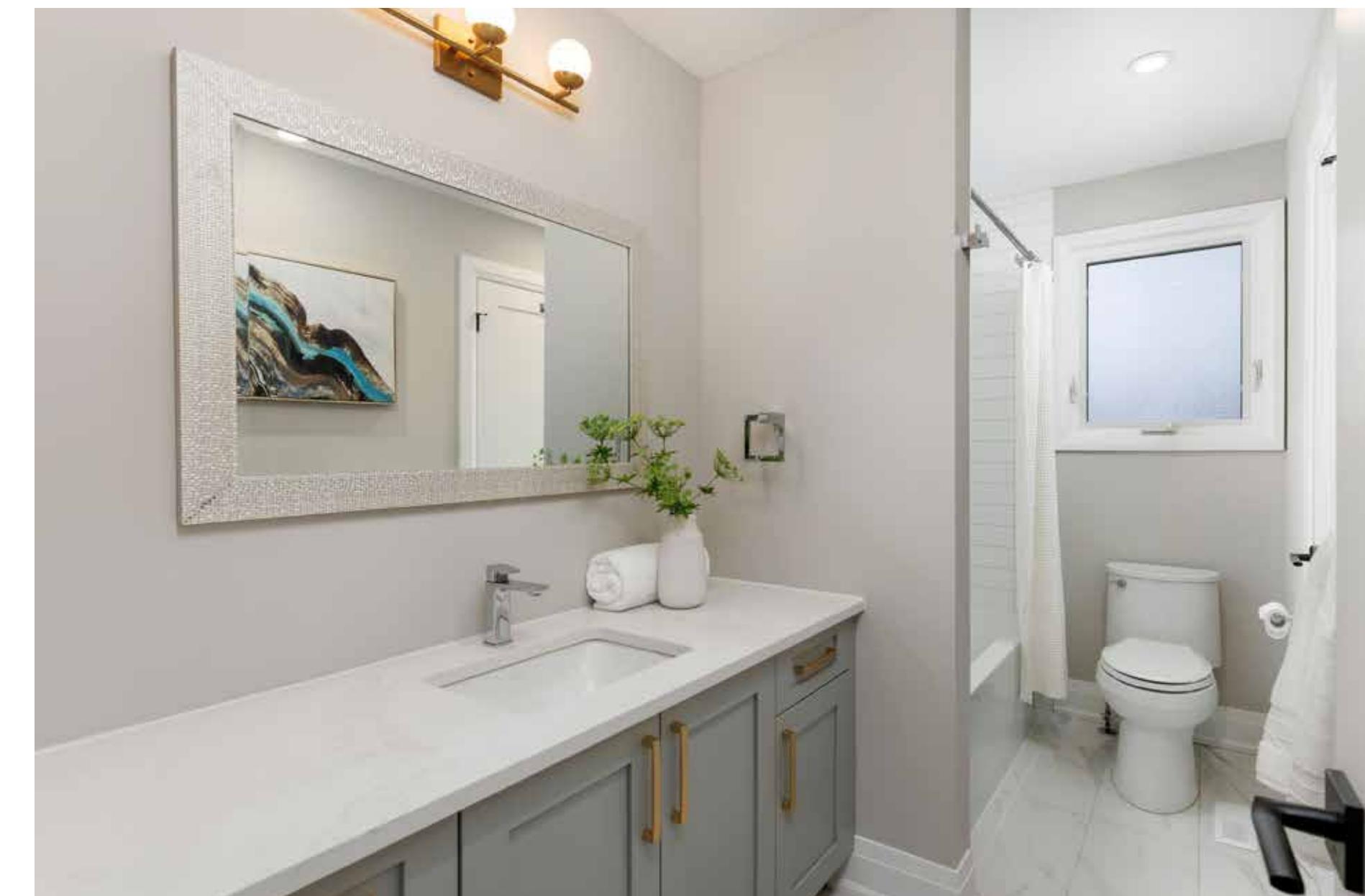
PRIMARY BEDROOM (10.7' X 15')

- Beautiful wide-plank hardwood floor
- Pot lights
- Large window
- Double-door closet



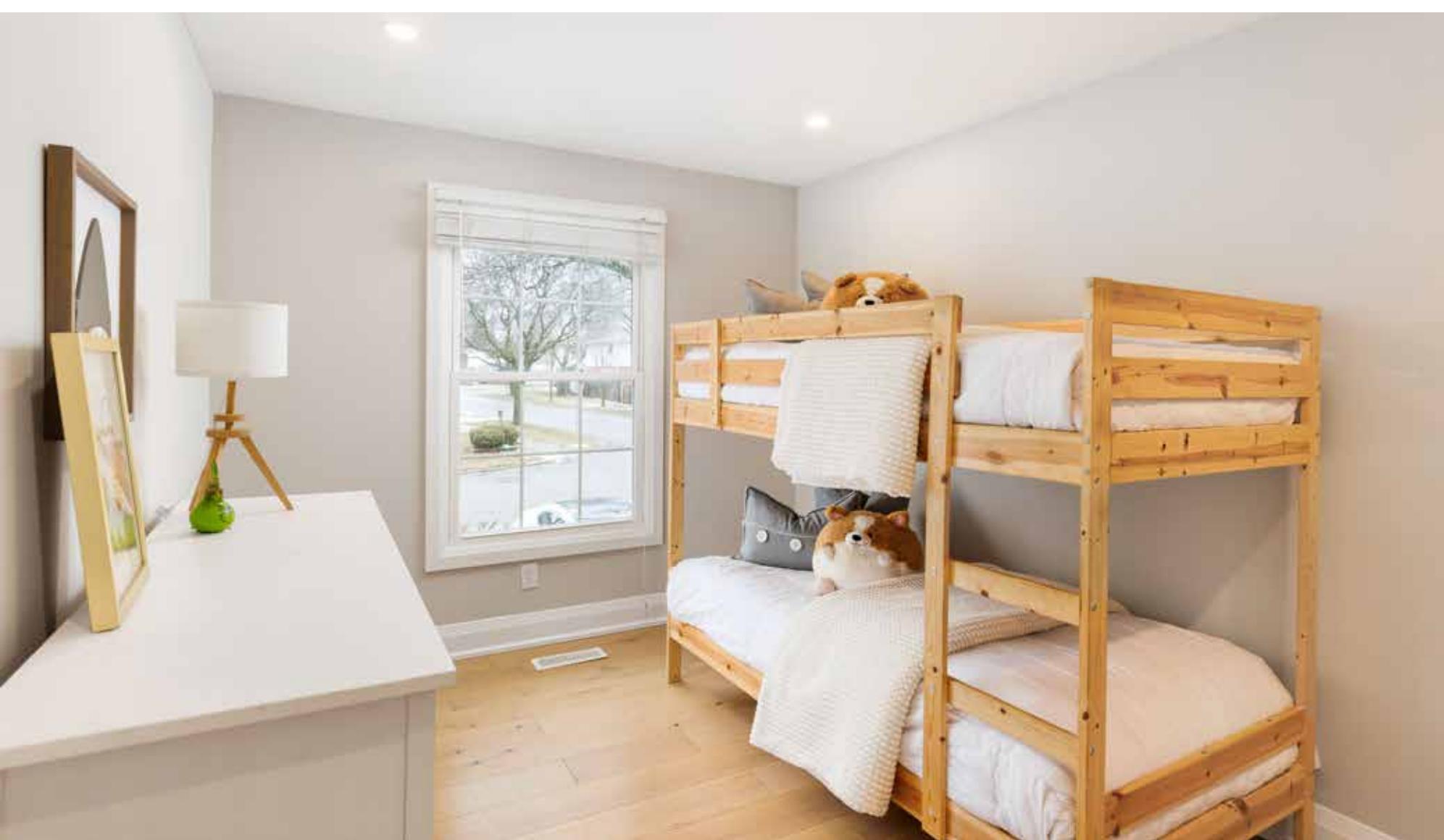
ENSUITE BATHROOM (4-PIECE) (10.8' X 5.4')

- Deluxe shaker-style cabinetry with drawers and gold-tone hardware
- Quartz counter with an under-mount sink and single-lever chrome faucet
- Upgraded oversized stone-look floor tiles
- Pot lights and a stylish vanity light
- Soaker tub/shower combination with stacked white subway tile surround and upgraded shower system with a sliding diverter



**BEDROOM 2 (16.1' X 11.6')
BEDROOM 3 (12.5' X 9.4')**

- Two additional bright bedrooms on the main level feature beautiful wide-plank hardwood floors, pot lights, double closets, and large windows.



LOWER LEVEL



FAMILY ROOM (14.7' X 20')

- Several pot lights
- Beautiful wide-plank hardwood floor
- Gas fireplace and prewired for a flat panel TV above
- Two above-grade windows to the front yard

LAUNDRY/UTILITY ROOM

- Large above-grade window
- Ample white upper cabinetry
- Upgraded base cabinet with a washtub and an industrial-style spray faucet
- New washer and dryer (2025)

BATHROOM (3-PIECE) (4.2' X 7.3')

- Neutral floor tiles
- Window with privacy glass
- White plumbing fixtures, including a pedestal sink
- Large shower with upgraded oversized stone-look tile surround, a sliding shower diverter and a frameless glass enclosure



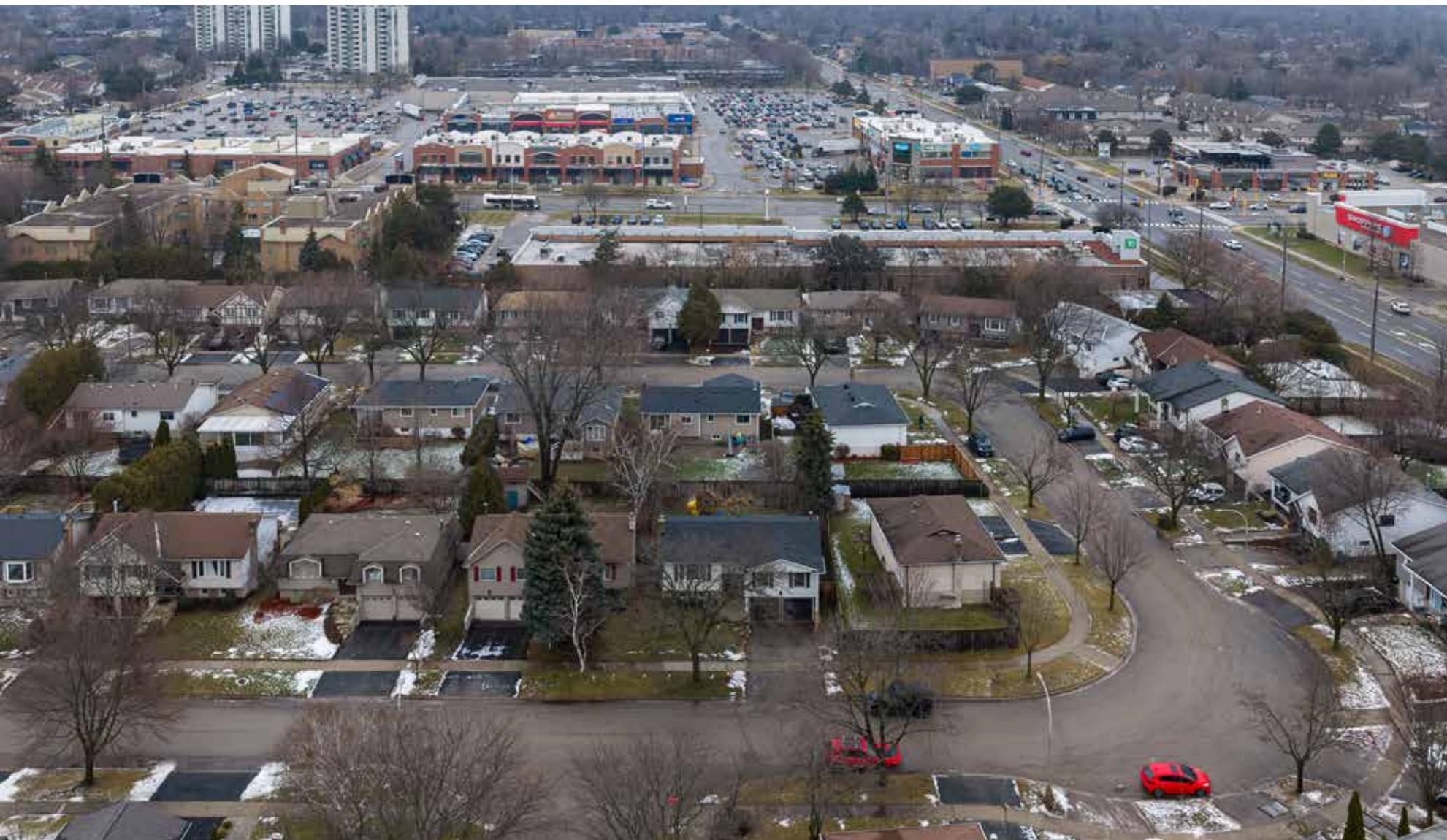
SCHOOLS

Elementary

- Pauline Johnson – English Track – JK – GR06
- Frontenac – English Track – GR07 – 08
- Pineland – FI – GR02 – 08
- Ascension CES – Regular Track – JK - 08
- Sacred Heart of Jesus CES – FI – GR01 – 08
- St. Gabriel CES – ExF – GR05 - 08

Secondary

- Nelson SS – Regular Track/FI – GR09 – 12
- Assumption CSS – Regular Track – GR09 – 12
- Notre Dame CSS – FI/ ExF – GR09 – 12

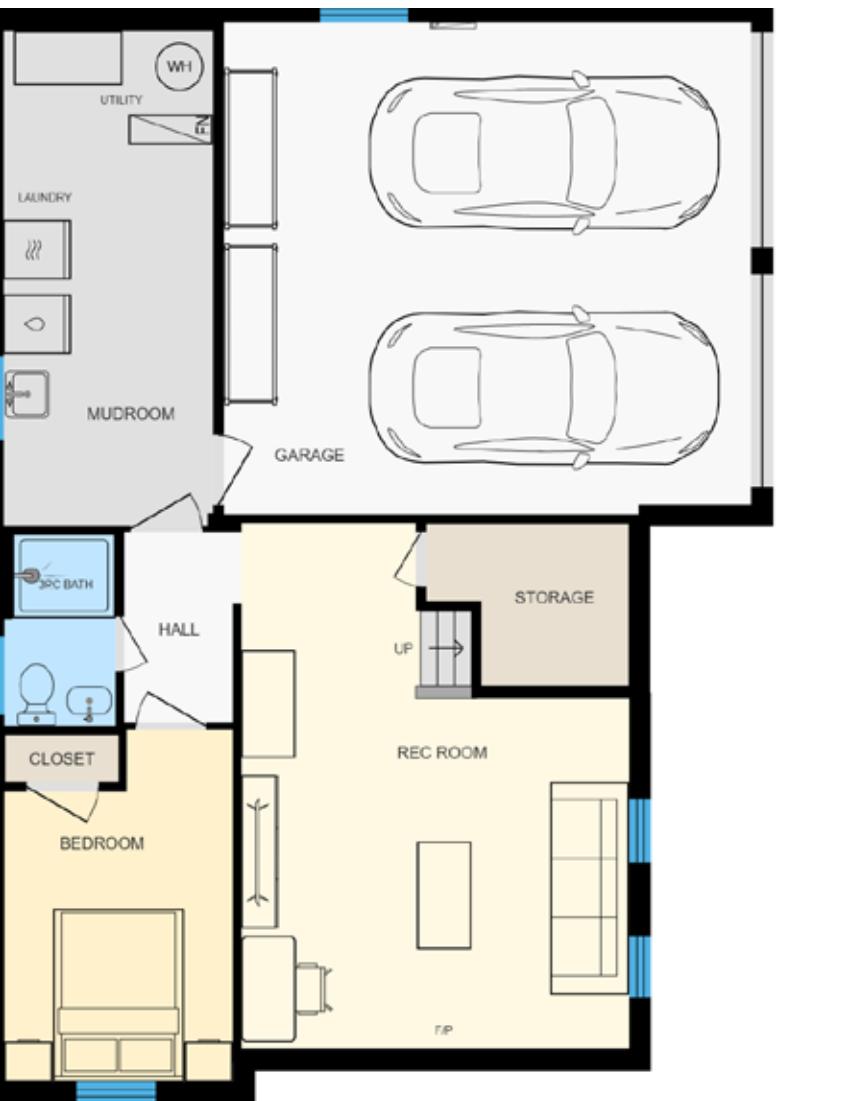


TAXES: \$5,052 (2025)
LOT SIZE: 52 x 96.7 Feet

INCLUSIONS: Fridge, stove, dishwasher, microwave, washer, dryer, all electric light fixtures, garage door opener & remote, all window coverings, built in dishwasher, built in microwave, hot water tank.

EXCLUSIONS: TV's, vehicle charger in garage

FLOOR PLANS



oom dimensions and floor areas must be considered approximate and are subject to independent verification.





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Information in this brochure is deemed accurate but not guaranteed.
School boundaries may change for upcoming school year.