

RINA DIRISIO
REAL ESTATE, BUT BETTER



1802-2060 LAKESHORE RD

BURLINGTON



EXCLUSIVE, LUXURY LAKEFRONT LIVING IN DOWNTOWN BURLINGTON'S RENOWNED BRIDGEWATER RESIDENCES AWAITS YOUR NEXT CHAPTER.

This boutique-style condominium is gracefully perched on the shores of Lake Ontario, offering serenity, ever-changing lake and sunset views, effortless access to waterfront parks and trails, and—right outside your door—a vibrant downtown lifestyle rich with dining, shopping, and cultural experiences. Commuters will appreciate quick access to major highways and the Burlington GO Station. With an exceptional Walk Score of 95, most errands can be accomplished on foot, yet your exquisite suite includes a coveted underground parking space.

This extravagant two-bedroom, two-bathroom suite offers approximately 1,571 sq. ft. of refined living space, plus two separate balconies (approx. 133 sq. ft. and 76 sq. ft.), with lake views. Step inside to discover 9-foot tray ceilings, detailed crown mouldings, deep baseboards and casings, engineered hardwood floors, designer stone floor and wall tiles—all creating an immediate sense of elevated luxury. Pot lights cast ambient warmth, while expansive windows and walkouts with custom blinds fill the space with natural light. The living room, anchored by a striking electric fireplace and a wall of windows, flows seamlessly into the formal dining room for an open-concept presentation of elegance. Step onto your extra-large east-facing balcony, complete with a natural gas hookup for effortless al fresco dining with lake views. The chef's kitchen offers both beauty and function with extensive shaker-style cabinetry, valance lighting, stone counters and backsplash, an island with breakfast bar seating, and high-end Thermador integrated and stainless-steel appliances. Adjacent to the kitchen is the den/family room with pot lights and a walkout to the private balcony showcasing unobstructed southern lake views. The primary retreat is a serene haven with enormous windows, a walk-in closet with built-ins, and a spa-like 5-piece ensuite with heated floors, deluxe cabinetry and a deep soaker tub. Privately located on the opposite side of the suite, the second bedroom offers two double closets and easy access to a lavish 3-piece bathroom with an oversized glass-enclosed shower, as well as a discreet laundry closet.

Award-winning Bridgewater Residences by New Horizon redefine luxury urban living with world-class amenities. Residents enjoy exclusive access to the eighth-floor outdoor terrace, a serene indoor pool and spa, a state-of-the-art fitness centre, and an inviting party room. The boutique-style lobby with concierge service exudes sophistication and connects directly to the acclaimed 5-Star Isabelle Restaurant and Lounge within the adjacent Pearl Hotel. Experience a lifestyle where elegance and convenience meet seamlessly—welcome home to Bridgewater Residences, a stunning blend of modern refinement and waterfront tranquillity on the shores of shimmering Lake Ontario.



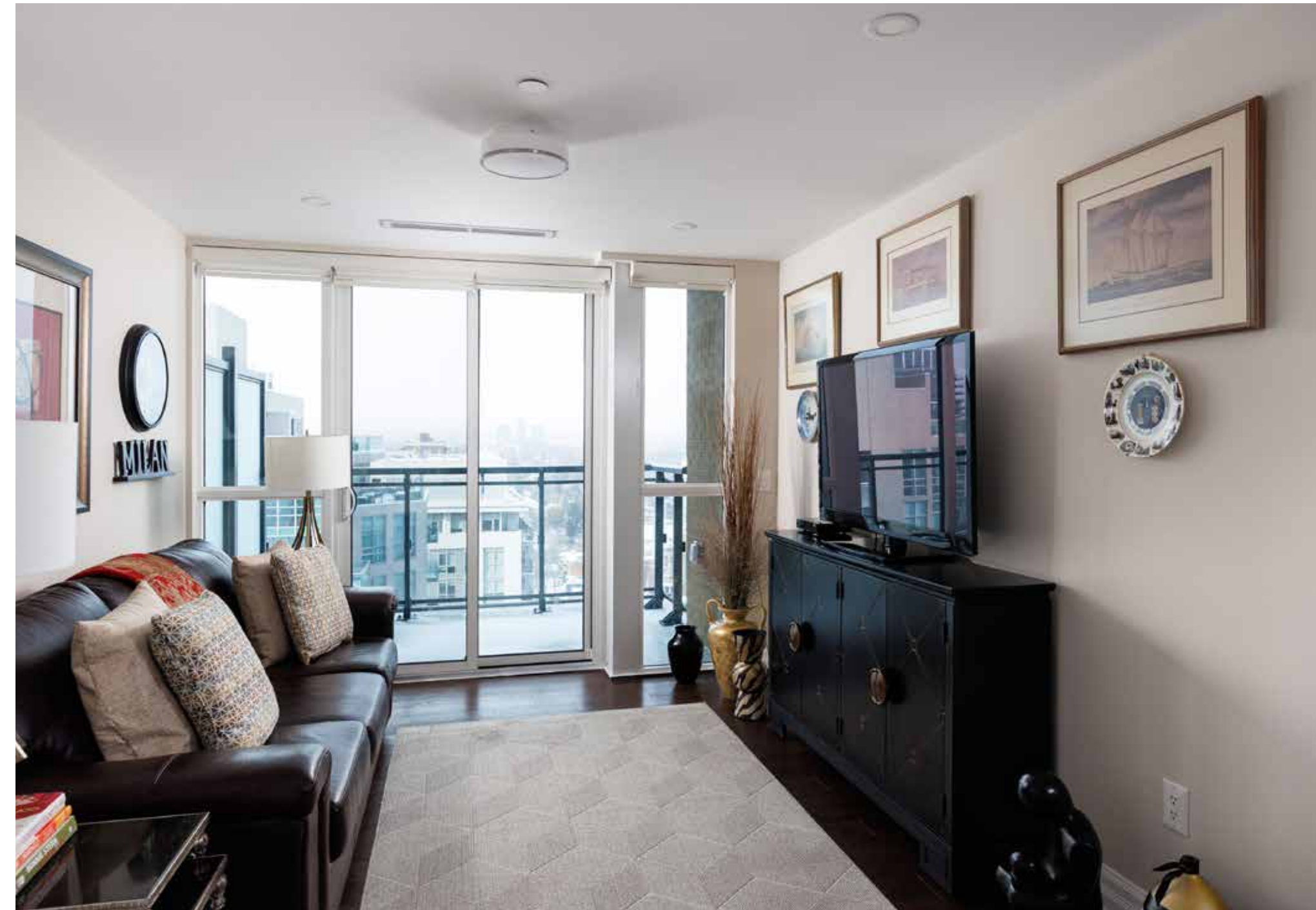
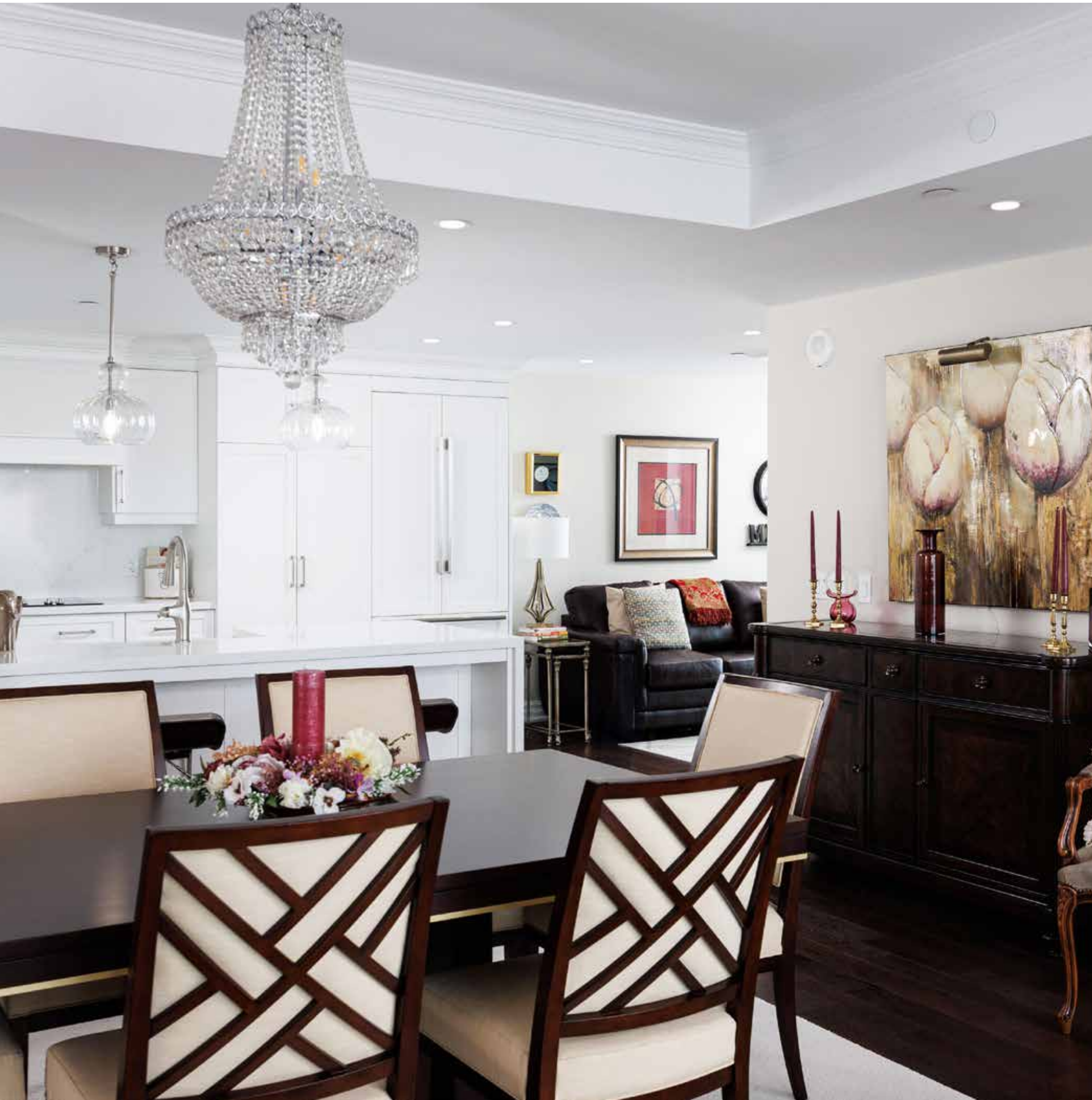
FOYER

- Dark-stained engineered hardwood floor
- Two ceiling light fixtures
- Ample closet space
- Deep baseboards and wide casings



LIVING ROOM (19'6" X 26'0")

- Nine-foot tray ceiling with crown mouldings
- Dark-stained engineered hardwood floor
- Linear gas fireplace and feature wall with oversized stone tiles
- Flat-panel TV above the fireplace is included (as is)
- Pot lights
- Wall-to-wall and floor-to-ceiling windows with custom blinds
- Siding glass doors to the generous balcony with fabulous lake views



DINING ROOM (COMBINED WITH LIVING ROOM) (9'2" X 15'10")

- Dark-stained engineered hardwood floor
- Nine-foot tray ceiling with crown mouldings
- Pot lights
- Elegant crystal chandelier



KITCHEN (11'3" X 10'0")

- White floor-to-ceiling shaker-style cabinetry
- Extended-height upper cabinets with crown moulding and valance lighting
- Numerous drawers, including oversized pot drawers
- Double door pantry
- Custom range hood canopy
- Peninsula/island with a breakfast bar
- Quartz counters and a matching backsplash
- Upgraded farmhouse-style under-mount double sink with a pulldown spray faucet
- Pot lights and sleek island lighting
- High-end Thermador stainless steel and integrated appliances, including an integrated French door fridge with bottom-mount freezer, a built-in oven, cooktop, and a built-in dishwasher



DEN/FAMILY ROOM (11'0" X 10'4")

- Dark-stained engineered hardwood floor
- Pot lights and a flush mount ceiling light fixture
- Wall-to-wall and floor-to-ceiling windows with custom blinds
- Walk out to the private balcony

SECOND LEVEL

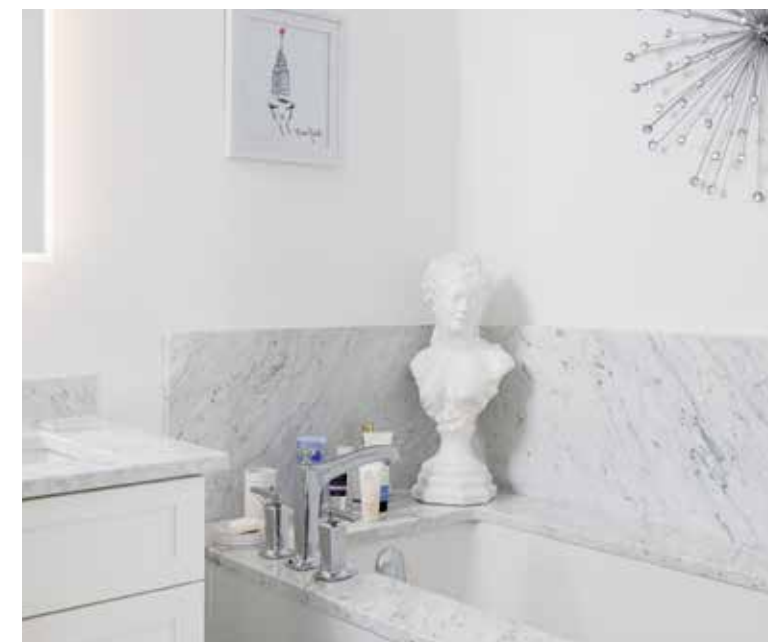


PRIMARY BEDROOM (12'0" X 15'3")

- Dark-stained hardwood floor
- Nine-foot tray ceiling with crown mouldings
- Perimeter pot lights
- Extra-large windows with custom window coverings
- Walk-in closet with custom-built-in storage shelving

ENSUITE BATHROOM (4-PIECE)

- White shaker-style cabinetry with a centre bank of drawers
- Additional storage pantry with large lower drawers
- Stone counter with two under-mount sinks and widespread faucets
- Heated stone floor tiles
- Pot lights
- Luxurious soaker tub with stone deck and surround
- Separate shower with upgraded tile surround and glass enclosure





BEDROOM 2 (10'8" X 13'0")

- Nine-foot tray ceiling with crown mouldings
- Dark-stained engineered hardwood floor
- Large window with custom blind
- Pot lights
- Two double-door closets

BATHROOM (3-PIECE)

- Ample white shaker-style cabinetry
- Stone counter with an under-mount sink and chrome widespread faucet
- Stone floor tiles
- Oversized shower with upgraded tile surround and a frameless glass enclosure
- Space-saving pocket door

LAUNDRY ROOM

- Stacked washer and dryer
- Neutral floor tiles



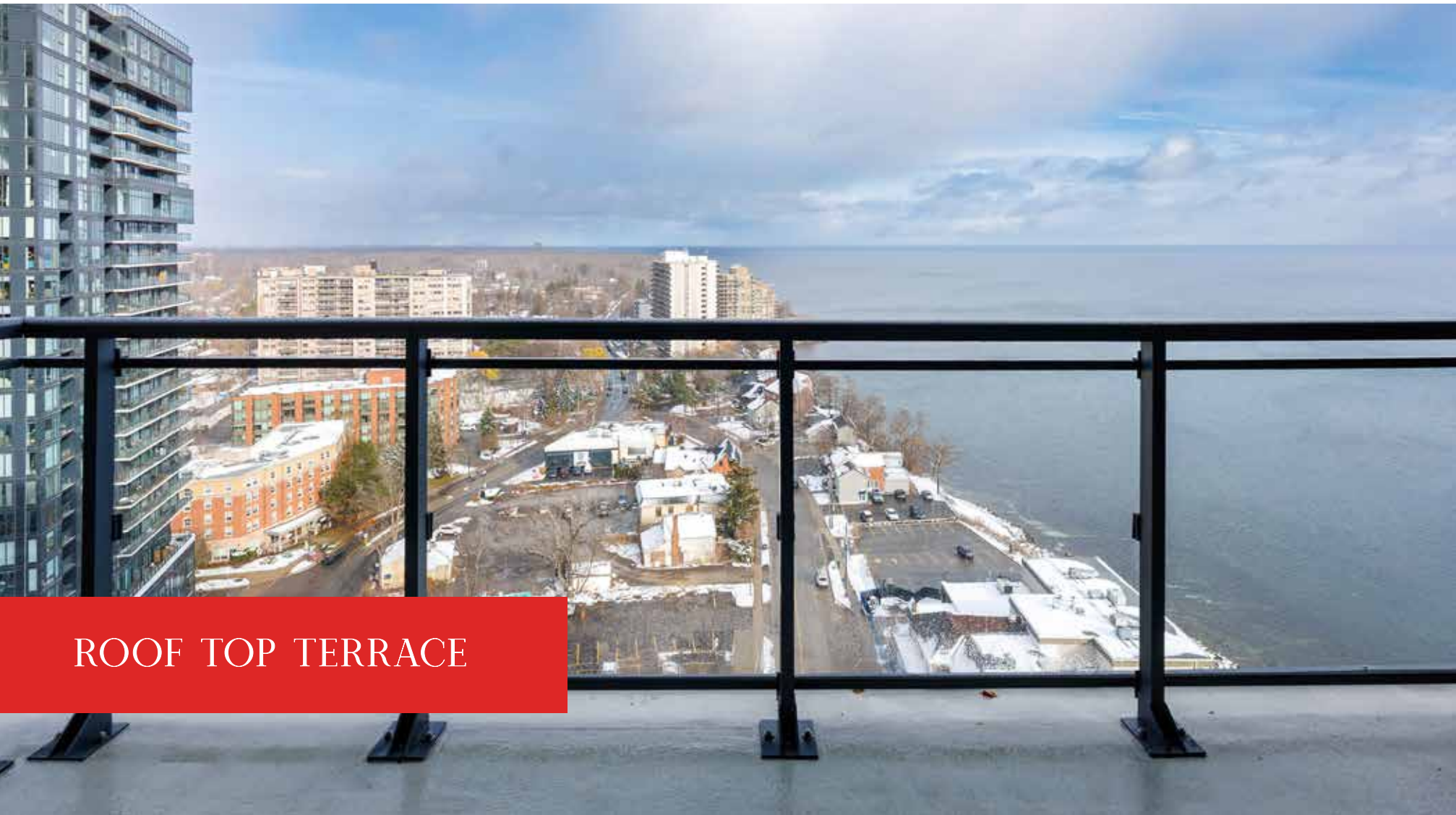
SCHOOLS

Elementary

- Lakeshore – English – JK – GR06
- Tom Thomson – French Immersion – GR02 – 06
- Burlington Central Elementary – English & French Immersion – GR07 – 08
- St. John (B) CES – English – JK – 08
- Sacred Heart of Jesus CES – French Immersion – GR01 – 08
- St. Gabriel CES – ExF – GR05 – 08

High School

- Burlington Central - English & French Immersion – GR09 – 12
- Assumption CSS – English – GR09 – 12
- Notre Dame CSS – French Immersion & ExF – GR09 – 12



ROOF TOP TERRACE



Taxes: \$11,328.75
Condo Fee : \$1975.84 (per month)
Parking : One space (underground)
The condo fee includes heat, common-area maintenance, building insurance, and parking.

Inclusions: Thermador fridge, built-in oven, electric cooktop, built-in dishwasher, built-in microwave, washer, dryer, all window coverings, all electric light fixtures, TV (as is) in living room





FLOOR PLANS



All room 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.