

RINA DIRISIO
REAL ESTATE, BUT BETTER



2060 LAKESHORE ROAD, #1201

BURLINGTON



IMAGINE THE ELITE LIFESTYLE THAT AWAITS IN THE BRIDGEWATER RESIDENCES ON LAKE ONTARIO. RIGHT IN THE HEART OF DOWNTOWN BURLINGTON. WITH A WALK SCORE OF 100. YOU'LL HAVE LITTLE USE FOR A CAR. BUT YOUR EXQUISITE SUITE WITH TWO BEDROOMS, A DEN, AND TWO FULL BATHROOMS INCLUDES TWO UNDERGROUND PARKING SPACES.

Lake Ontario's tranquil influence is profound from this residence's windows and balcony and the immediate surrounding landscape with lakeside restaurants, parks, and the expansive Waterfront Trail. Over 150K spent on additional upgrades to an already superior offering, including a modified floorplan, stunning engineered hardwood flooring, remote motorized window shades, all pot lights, light fixtures and dimmers, added fireplace with a custom mantel, wired-in surround sound system (Digital 21), customized and added cabinetry/millwork, added barn doors, all plumbing fixtures, and balcony flooring, prepare to experience a grand living style. From the moment you enter, you'll notice the tray ceilings, the crown mouldings, the custom built-ins, the deep baseboards and casings, and delight in the sophisticated ambiance. The open-concept great room enjoys a gas fireplace and a wall of windows with a walkout to the private oversized balcony with a natural gas line for the barbeque and exhilarating Lake Ontario views. Enjoy the expanded Barzotti kitchen with upgraded cabinet profile and hardware, under-cabinet lighting, an enlarged island with a large breakfast bar and cabinetry on both sides, top-of-the-line stainless steel and integrated appliances, and extra storage in the walk-in hall closet. An open concept den featuring wrap-around windows, a tray ceiling with crown mouldings and custom built-in cabinetry. The primary retreat is an elegant haven for rest and relaxation with its tray ceiling, custom millwork and a barn door to the extensively upgraded ensuite bathroom boasting heated floor tiles, customized cabinetry with a quartz counter and under-mount sinks and a zero clearance walk-in rain shower. On the opposite side of the suite, guests will enjoy the privacy of the second bedroom, complete with lavish 4-piece ensuite bathroom and lake views. The in-suite laundry area offers an upgraded high-efficiency washer and dryer.

Bridgewater Residences by New Horizon, and finalist in the National Awards for Housing Excellence (2023), offers stellar hotel-style amenities such as an outdoor eighth-floor terrace, an indoor pool and spa, a fitness centre, a party room, boutique-style lobby with concierge, and access to the 5-star Isabelle Restaurant and Lounge at the Pearl Hotel.



FOYER

- Nine-foot smooth finished ceilings
- Upgraded wide-plank engineered hardwood floor
- Designer ceiling light fixture
- Deep baseboards and casings with plinth blocks and integrated back band
- Upgraded interior doors and hardware





GREAT ROOM (19'8" X 20'6")

- Upgraded wide-plank engineered hardwood floor
- Tray ceiling with perimeter pot lighting
- Added upgraded gas fireplace with oversized viewing glass and a custom mantel
- Elegant crown mouldings
- Massive floor-to-ceiling windows including a walkout to the generous balcony with upgraded flooring, gas line for the barbeque and outstanding lake views
- Custom motorized remote-controlled window shades

STUNNING KITCHEN



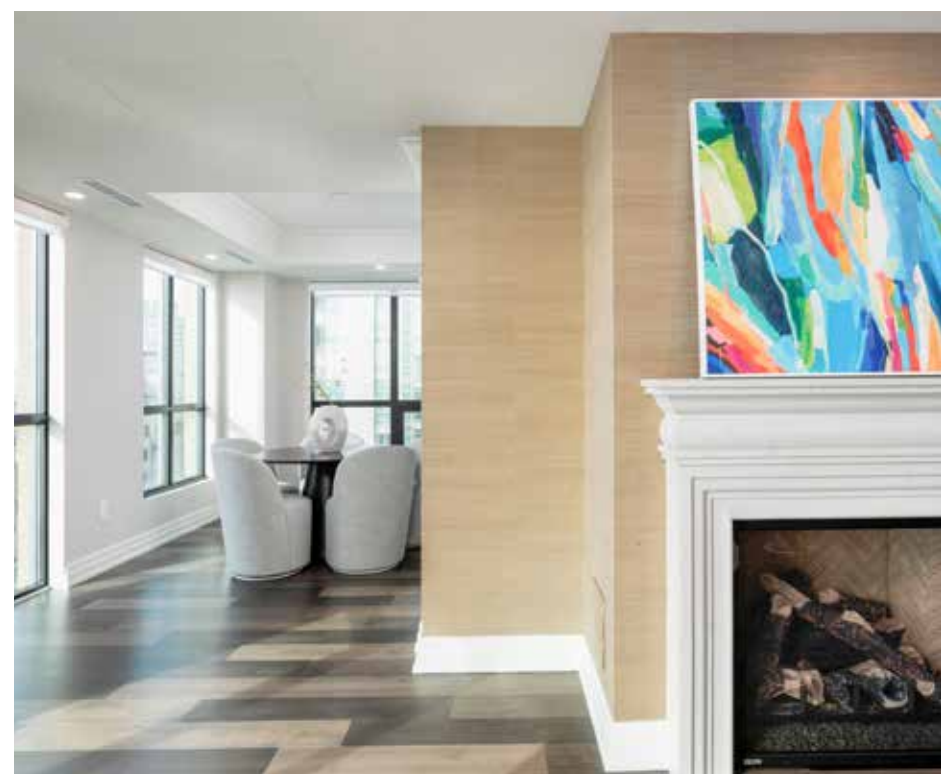
KITCHEN (8'10" X 13'0")

- Extensive Barzotti cabinetry with an upgraded profile and hardware
- Upper cabinets with under-cabinet valance lighting
- Custom range hood fan canopy
- Numerous drawers
- Separate walk-in pantry
- Enlarged island with a breakfast bar and gorgeous pendant lighting overhead
- Quartz counters and complementing subway tile backsplash
- Upgraded wide-plank engineered hardwood floor
- Elegant crown mouldings
- Tray ceiling with perimeter pot lighting
- Top-of-the-line Thermador stainless steel oven, built-in microwave, electric cooktop, integrated dishwasher and integrated fridge



DEN (10'1" X 12'9")

- Open concept den or dining room
- Custom built-in cabinetry and complementing millwork
- Upgraded wide-plank engineered hardwood floor
- Tray ceiling with crown mouldings
- Perimeter pot lighting
- Wrap-around windows with custom motorized remote-controlled window shades



PRIMARY BEDROOM (10'11" X 12'3")

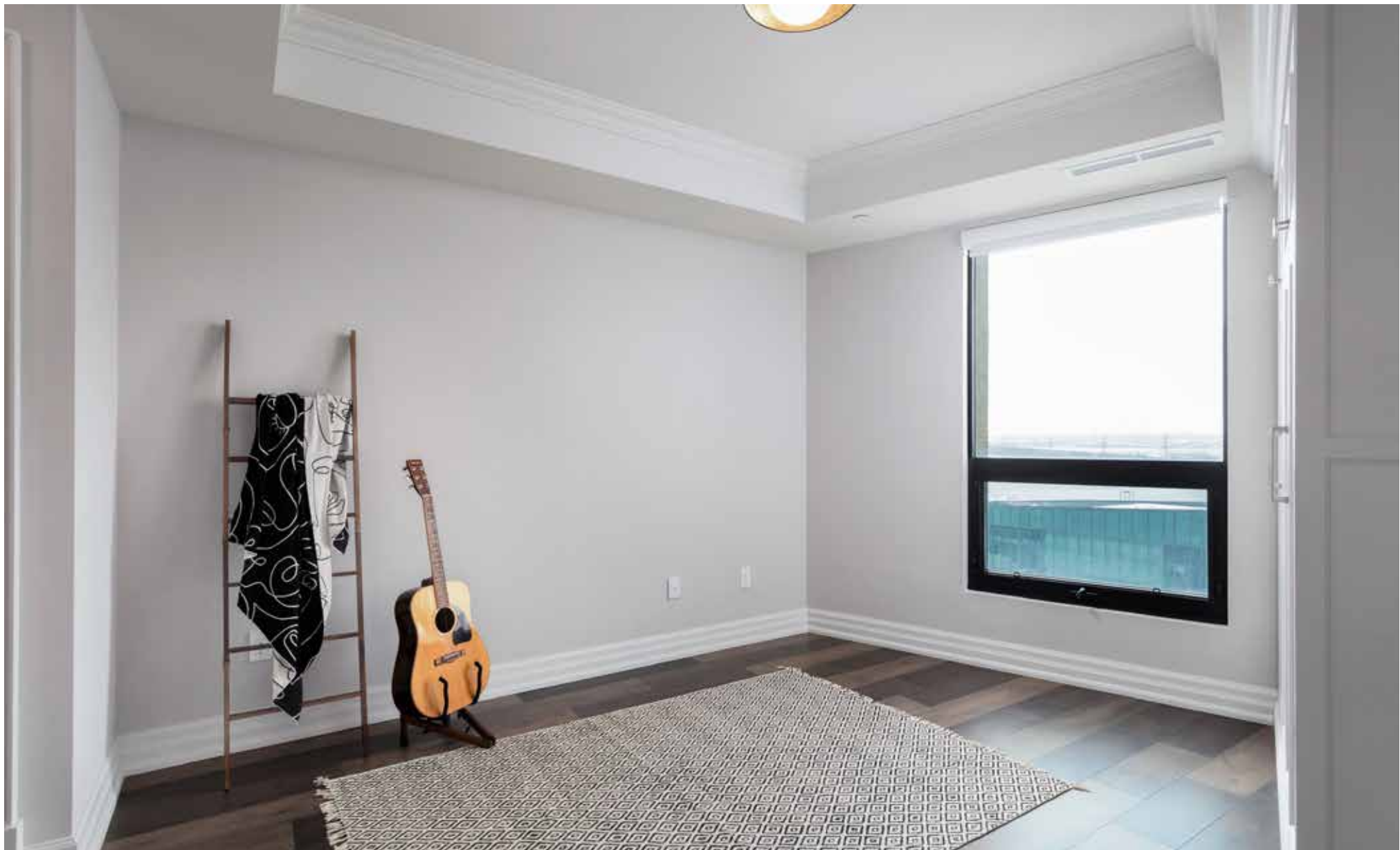
- Tray ceiling with elegant crown mouldings
- Upgraded wide-plank engineered hardwood floor
- Custom floor-to-ceiling cabinetry and millwork
- Extra-large window with custom motorized remote-controlled window shades
- Custom double closet
- Upgraded barn door to the ensuite bathroom



ENSUITE BATHROOM (4-PIECE)

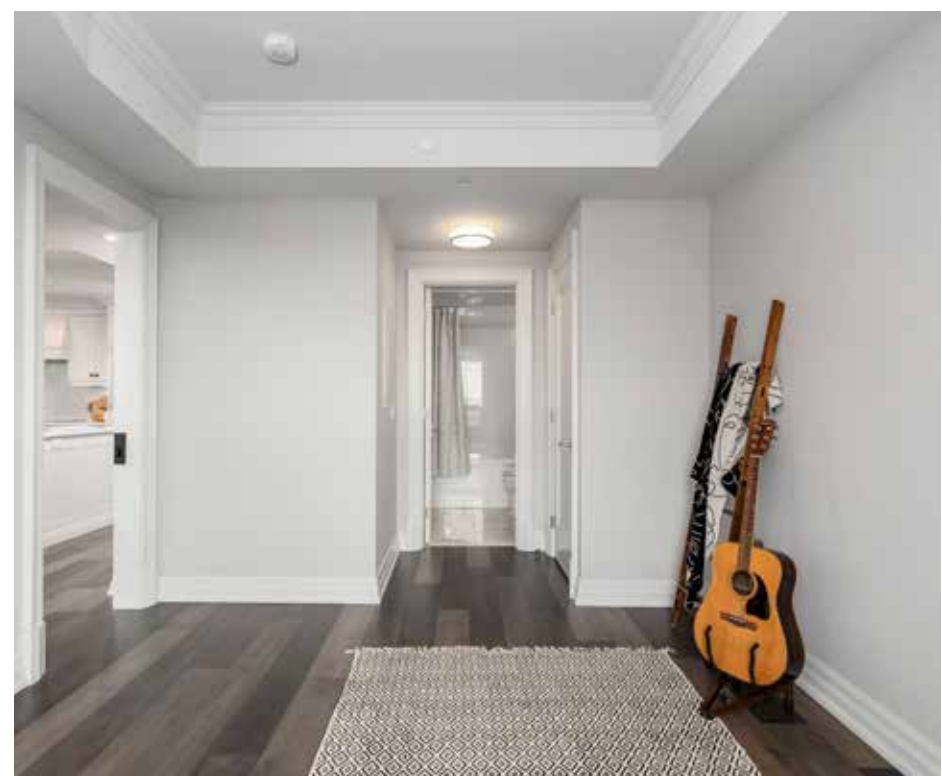
- Extensive customized white cabinetry with a centre bank of drawers
- Quartz counter with two under-mount sinks and upgraded wide-spread faucets
- Upgraded sconce lighting and pot lighting
- Oversized storage pantry with huge bottom drawers
- Elegant crown mouldings
- Heated oversized stone-look floor tiles
- Zero-clearance walk-in shower with mosaic stone floor tiles, neutral tile surround, upgraded overhead rain shower head, additional sliding shower diverter, built-in shampoo niche, and a stationery frameless glass panel divider





BEDROOM 2 (17'4" X 10'8")

- Upgraded wide-plank engineered hardwood floor
- Large window with an upgraded motorized, remote-controlled shade and lake view
- Tray ceiling with elegant crown mouldings
- Custom built-in wardrobes and an additional closet
- Upgraded barn door



BATHROOM (4-PIECE)

- Ample customized white cabinetry
- Quartz counter with an under-mount sink and upgraded wide-spread faucet
- Oversized stone-look floor tiles
- Soaker tub/shower combination with neutral tile surround
- Semi ensuite to second bedroom



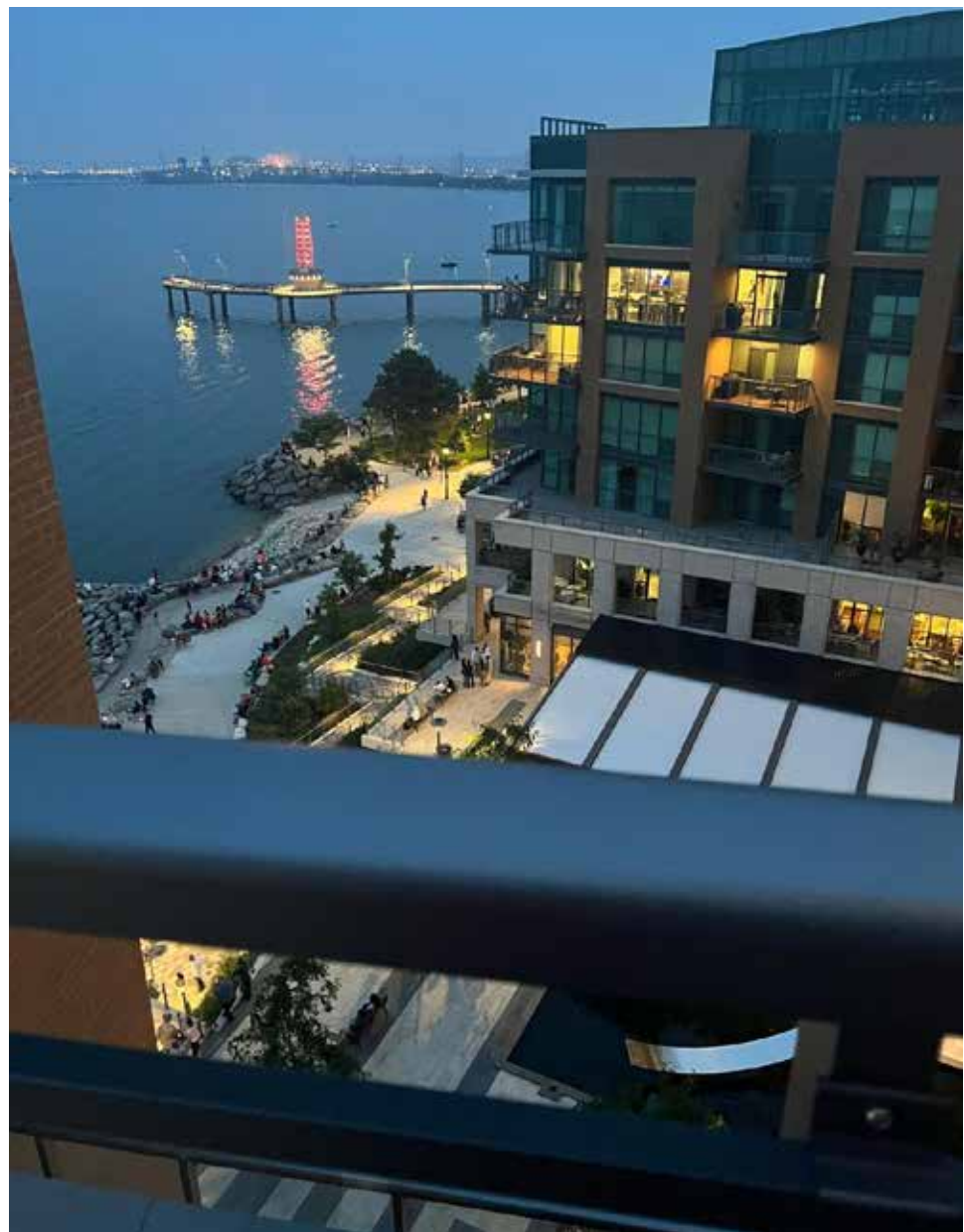


LAUNDRY AREA

- Stone-look floor tiles
- Upgraded high-efficiency stacked Whirlpool washer and dryer











SCHOOLS

Elementary

Public

Lakeshore – English – JK – GR06

Tom Thomson – French Immersion – GR02 - 06

Burlington Central Elementary – English & French

Immersion – GR07 -08

Catholic

St. John (B) – English – JK – 08

Sacred Heart of Jesus – French Immersion – GR01 – 08

St. Gabriel – ExF – GR05- 08

Elementary

Public

Burlington Central - English & French Immersion – GR09 – 12

Catholic

Assumption – English – GR09 - 12

Notre Dame – French Immersion & ExF – GR09 - 12





Taxes: \$8,226.65 (2024)

Maintenance Fee: \$1,628.91 per month

Inclusions: Built-in dishwasher, built-in microwave, electric cooktop, fridge washer, dryer, all other electric light fixtures, all custom window coverings

Exclusions: Chandelier in the primary bedroom

FLOOR PLAN



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.