

RINA DIRISIO
REAL ESTATE, BUT BETTER



902-360 PEARL STREET

BURLINGTON



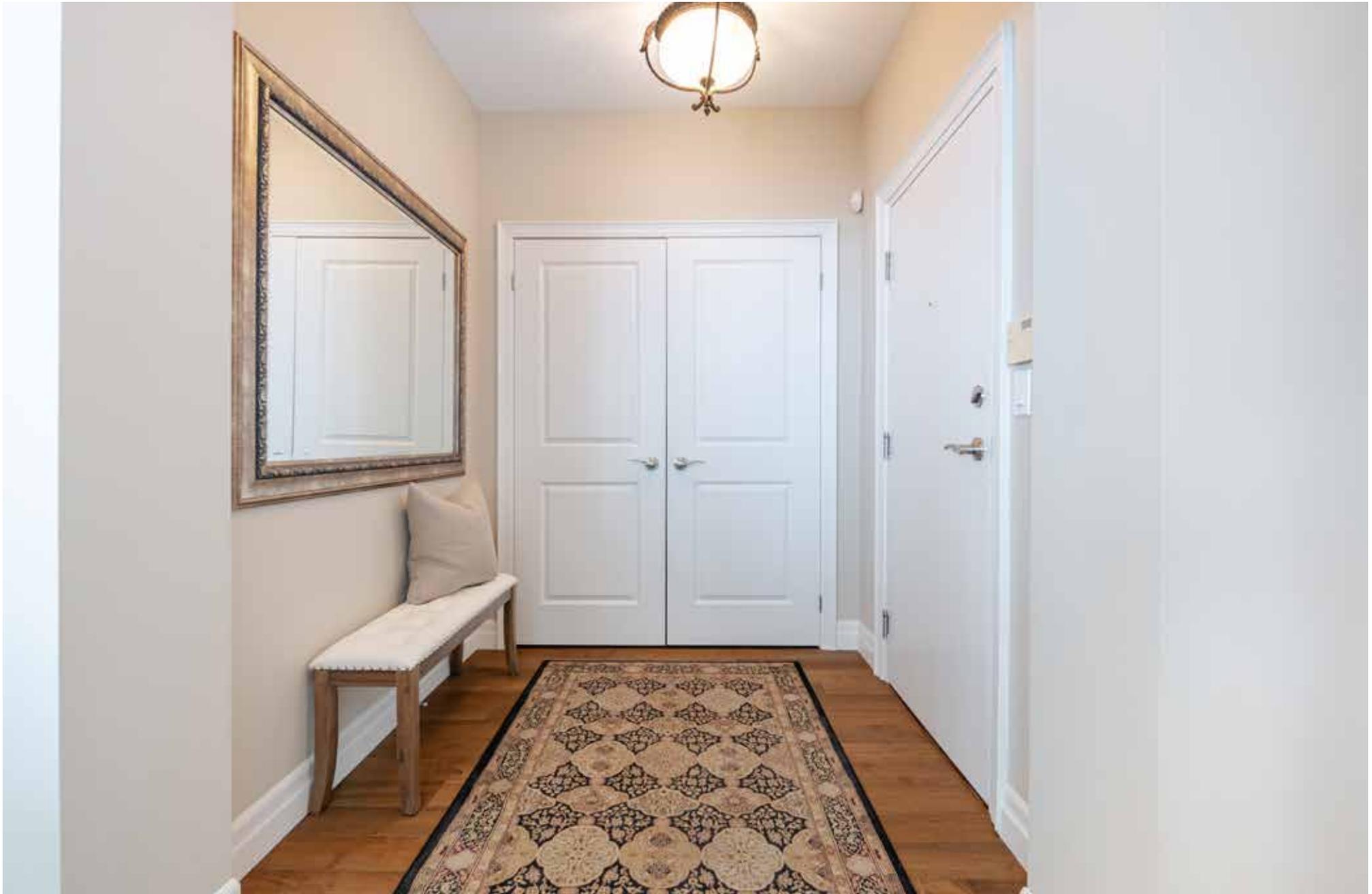
AN OPULENT LAKESIDE LIFESTYLE AWAITS AT 360 ON PEARL, WHERE SOPHISTICATED AND CONVENIENCE INTERTWINE TO CREATE AN UNPARALLELED LIVING EXPERIENCE.

Nestled in the heart of downtown Burlington, this prestigious residence offers an enviable blend of urban vibrancy and serene waterfront charm. Stroll through lively streets lined with gourmet dining establishments, explore scenic lakeside parks and trails, or immerse yourself in the city's thriving arts and culture scene—just steps from your front door. With transit nearby and effortless highway and GO Train access, commuting is seamless and stress-free. Thoughtfully curated building amenities elevate your sense of well-being, including a well-equipped fitness center, inviting recreational spaces, a party room, movie theatre and an 18th-floor rooftop terrace offering panoramic vistas of Lake Ontario. Completing the picture of convenience, your underground parking spot #19 can fit two cars, along with a private storage locker on Level P3.

This exquisite 2-bedroom, 2-bath corner suite is a sanctuary of luxury, boasting expansive floor-to-ceiling windows that frame breathtaking, unobstructed views of the shimmering lake. With approximately 1335sq. ft. of impeccably appointed interior space and an additional 200+ sq. ft. of serene outdoor living on the oversized balcony, abundant room for lavish entertaining and tranquil relaxation exists. Indulge yourself with nine-foot ceilings, elegant crown mouldings, impressive new wide-plank hardwood flooring, and tasteful, refined finishes, ensuring a timeless ambiance. The open-concept living area is bathed in natural light, effortlessly extending to the balcony—perfect for a sunset nightcap after hosting a sizeable dinner party or family celebration in the generous dining room. The gorgeous, upgraded kitchen features dark-stained solid wood cabinetry with detailed crown mouldings and valance lighting, an extended island with a breakfast bar, striking granite countertops and backsplash, pot lights and premium stainless steel appliances, including a coveted gas range. Retreat to the serene primary suite, where indulgence meets solitude, complete with a luxurious 3-piece ensuite highlighting an oversized glass-enclosed shower. The second bedroom, a haven of peace, offers captivating lake views, while the adjacent 4-piece main bath boasts a deep soaker tub/shower combination for ultimate relaxation. A dedicated laundry room enhances convenience, ensuring every element of this residence exudes elegance and functionality.

FOYER

- Nine-foot ceilings
- Upgraded wide-plank hardwood floor
- Large double closet
- Deep baseboards and upgraded trim with integrated back band
- Pot lights and upgraded ceiling light





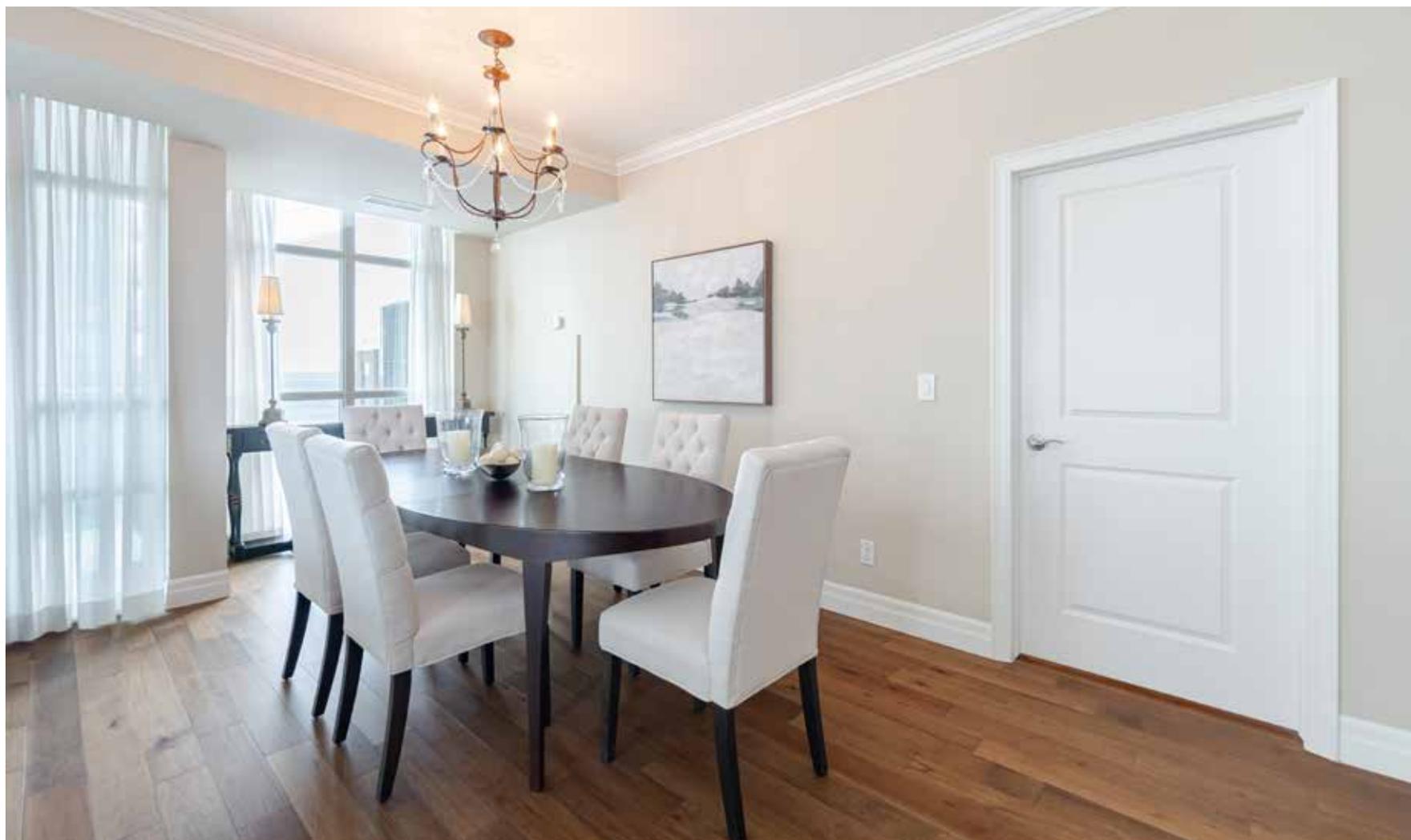


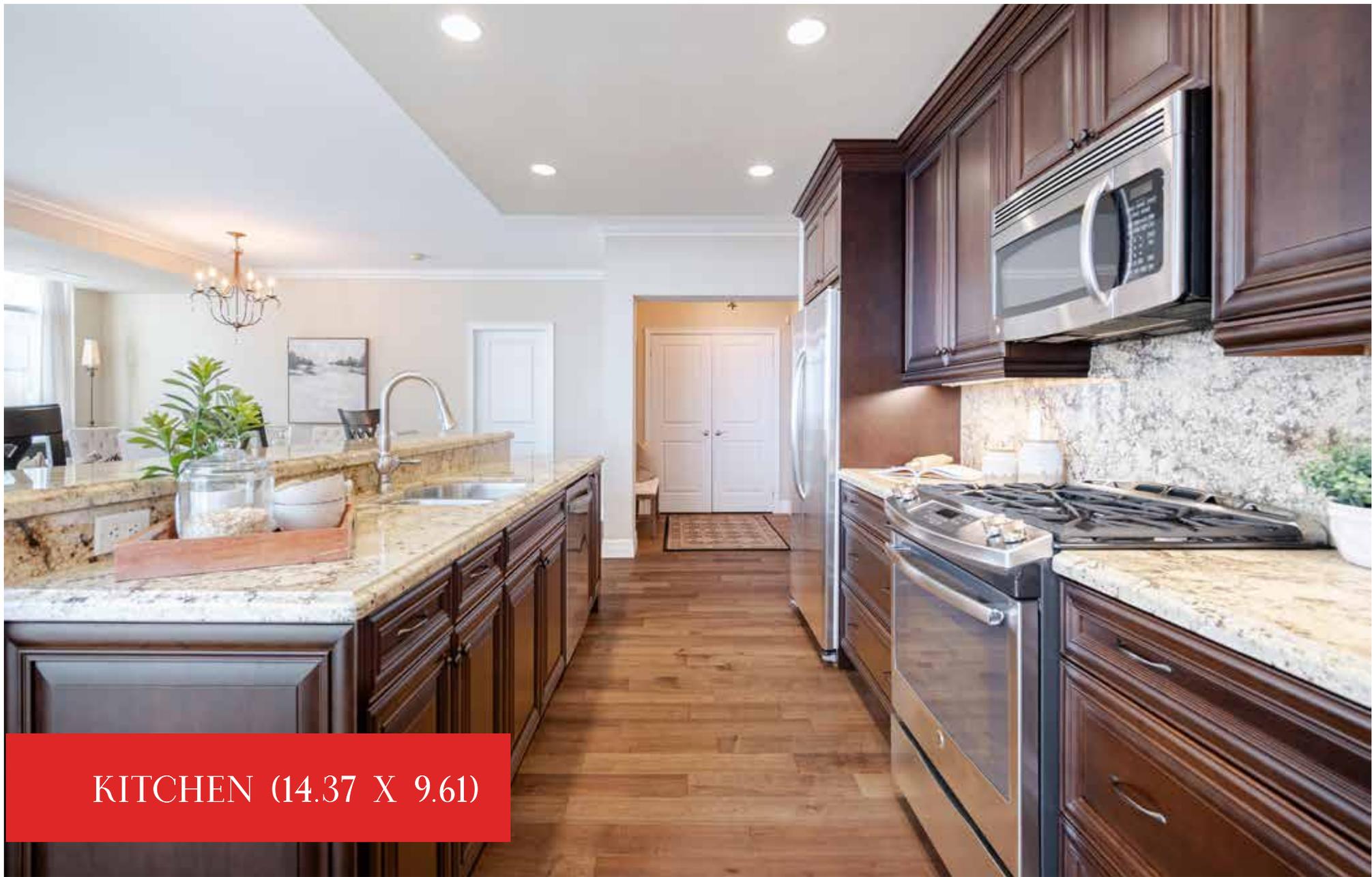
LIVING ROOM (13.55 X 14.4)

- Upgraded wide-plank hardwood floor
- Tray ceiling with elegant crown mouldings
- Massive floor-to-ceiling windows
- Walkout to the generous balcony with glass panel railings and unobstructed lake views

DINING ROOM (10.07 X 17.65)

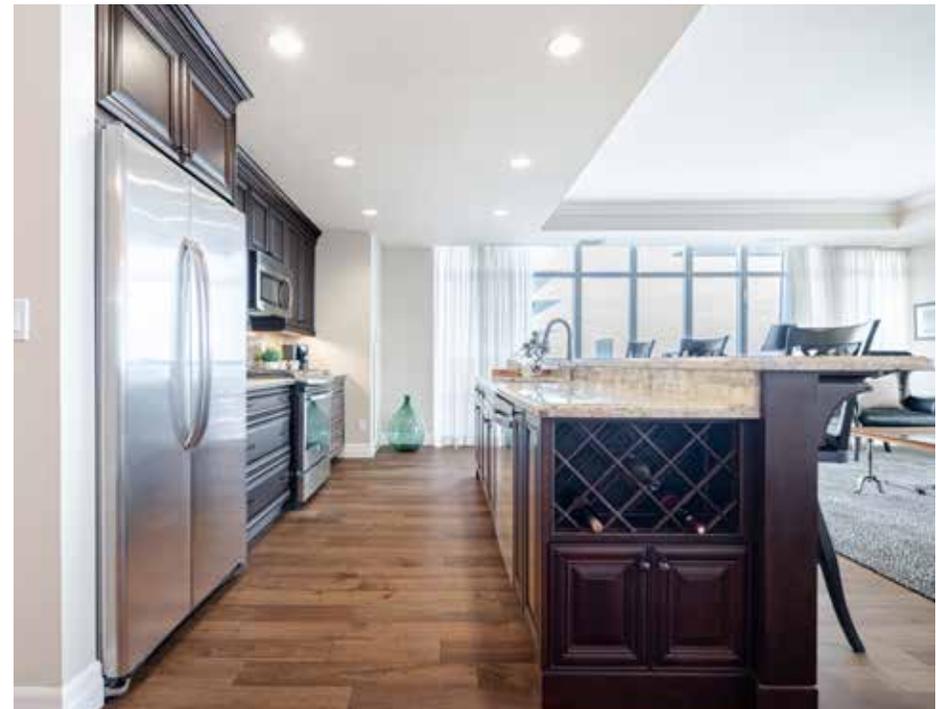
- Upgraded wide-plank hardwood floor
- Elegant crown mouldings
- Floor-to-ceiling window





KITCHEN (14.37 X 9.61)

- Dark-stained customized solid wood cabinetry with soft-close doors and drawers
- Extended-height upper cabinets with crown mouldings and under cabinet valance lighting
- Numerous pot drawers
- Built-in wine storage rack
- Extended island with a breakfast bar
- Granite counters and matching slab granite backsplash
- Hardwood floor
- Pot lights
- Stainless steel appliances including a side-by-side fridge, a gas range, built-in microwave and built-in dishwasher

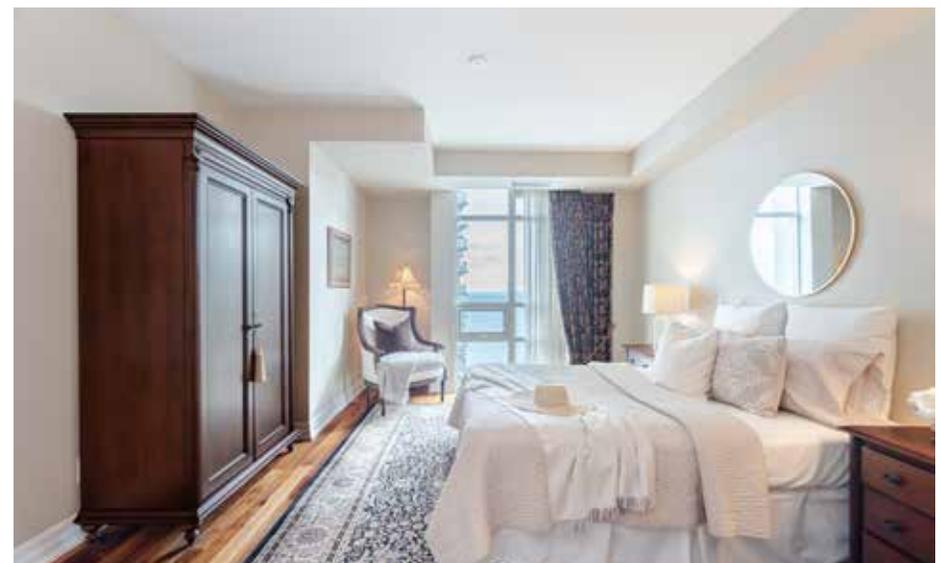




PRIMARY BEDROOM (12.66 X 21.22)



- Upgraded wide-plank hardwood floor
- Walk-in closet plus deep linen closet
- Large floor-to-ceiling windows





ENSUITE BATH (3-PIECE)

- Ample wood cabinetry
- Granite counter with an under-mount sink
- Neutral stone-look floor tiles
- Oversized shower with neutral stone-look tile surround and frameless glass enclosure and door





BEDROOM 2 (15.09 X 13.19)

- Hardwood floor
- Floor-to-ceiling windows with lake views
- Double closet with upgraded sliding doors



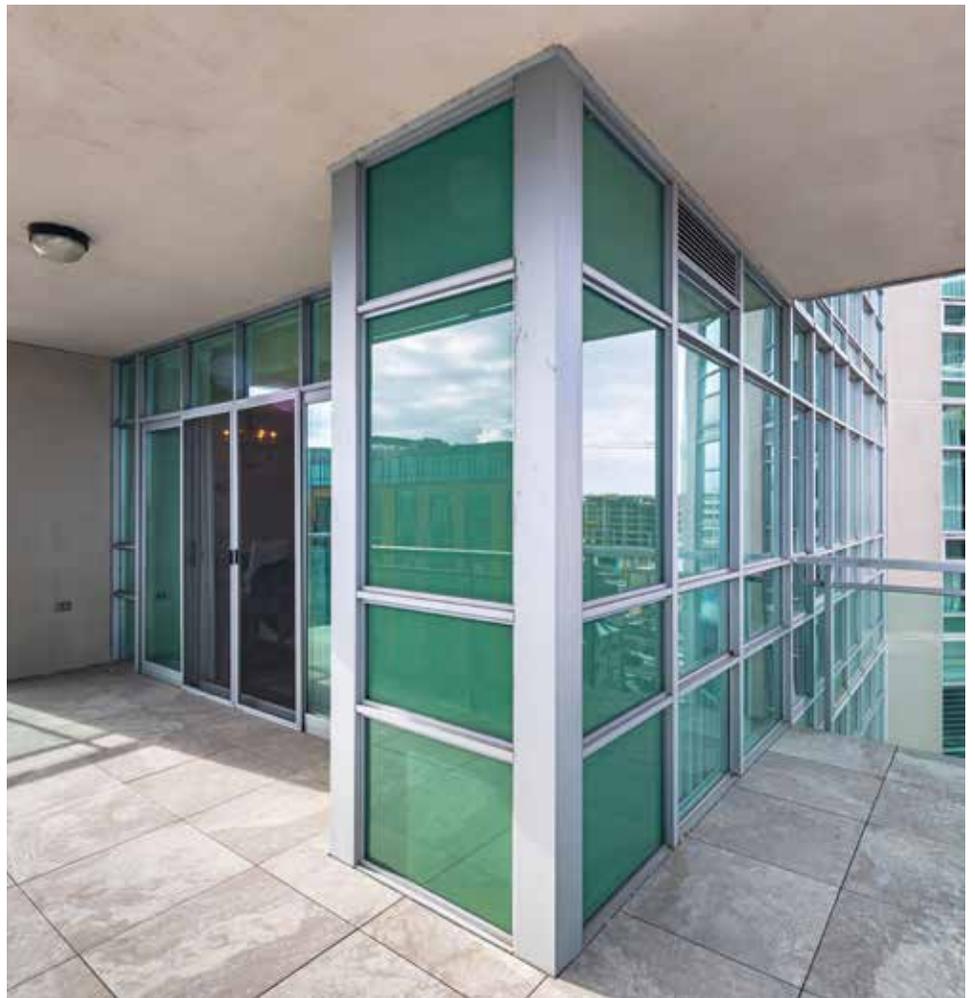
BATHROOM (4-PIECE)

- Ample wood cabinetry
- Granite counter with an under-mount sink
- Soaker tub/shower combination with neutral stone-look tile surround and frameless glass panel

LAUNDRY ROOM

- Neutral stone-look floor tiles
- Stacked washer and dryer
- Wardrobe hanging space







SCHOOLS

Elementary

Lakeshore – English – JK – 06

Burlington Central – English/French Immersion – GR07 – 08

Tom Thomson – French Immersion – GR02 – 06

St. John (B) – English – JK - GR08

Sacred Heart of Jesus – French Immersion – GR01 – 08

St. Gabriel – ExF – GR05 – 08

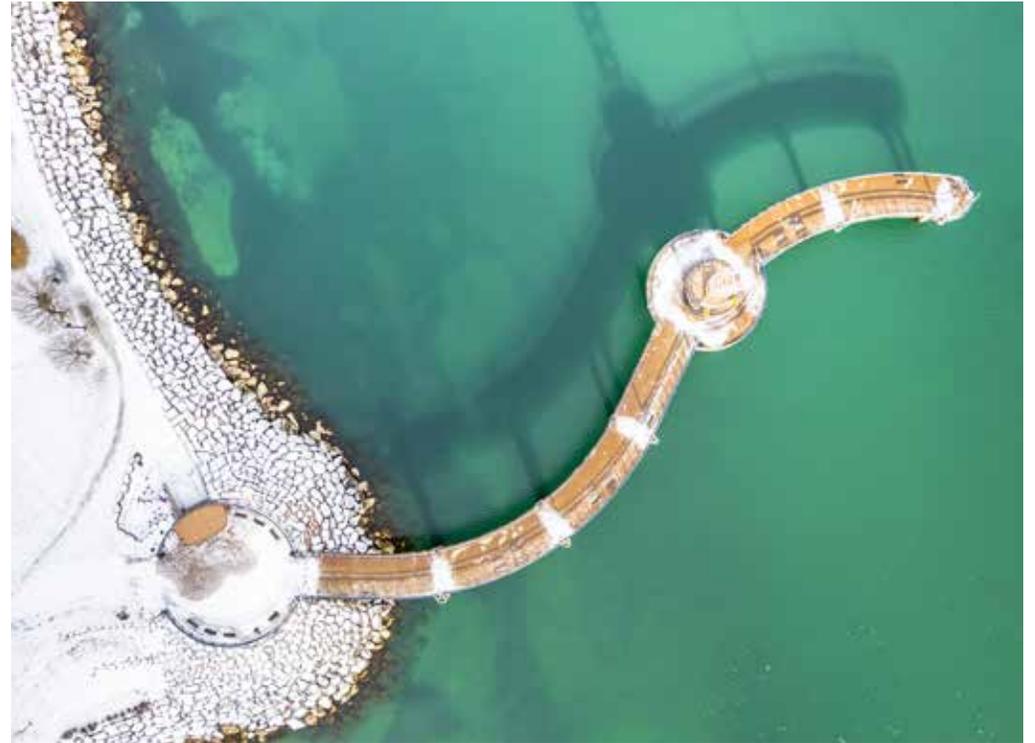
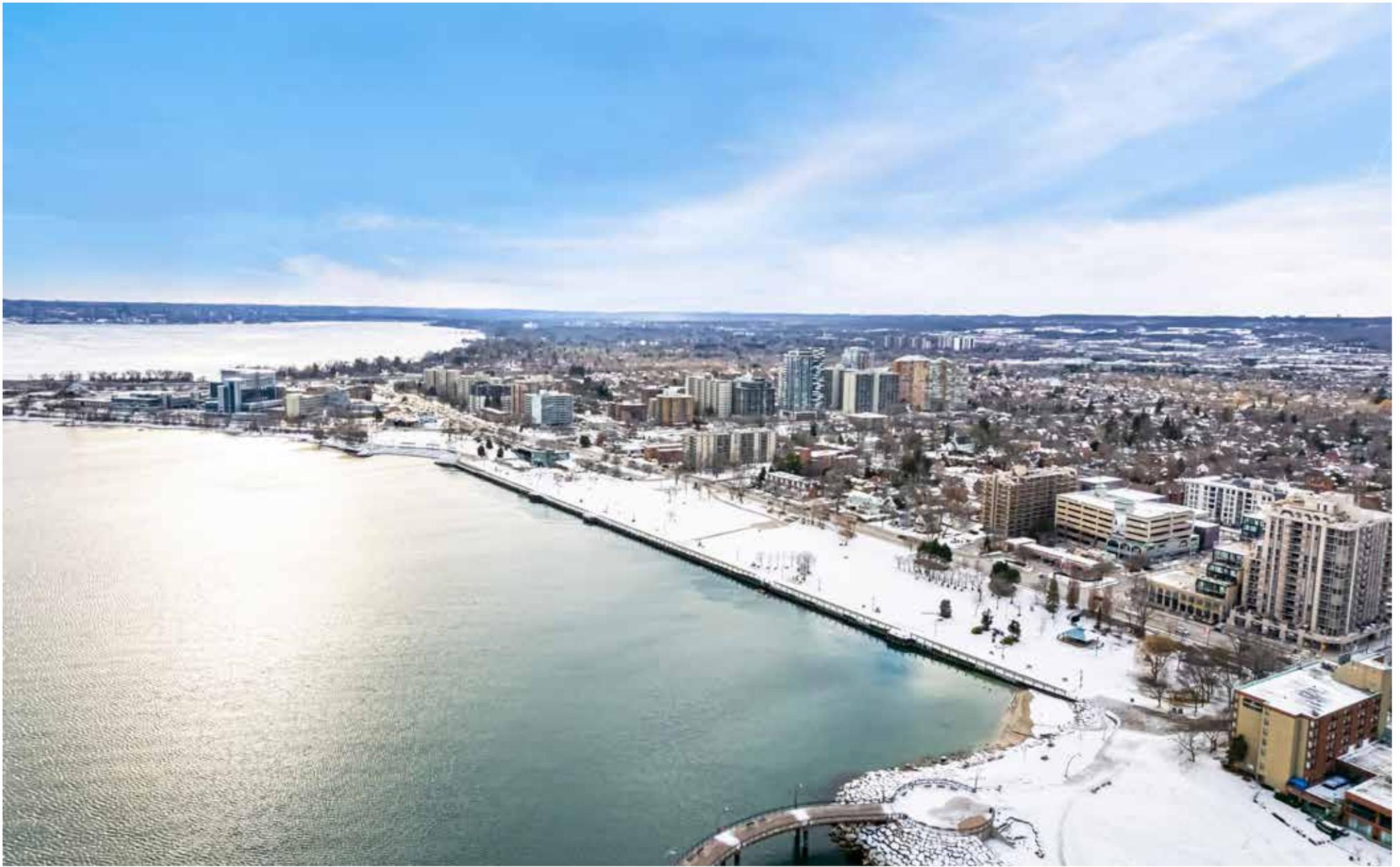
Secondary

Burlington Central – English/French Immersion – GR09 – 12

Assumption – English – GR09 – 12

Notre Dame – French Immersion/ExF - GR09 – 12







Taxes: \$6,583.00 (2024)

Condo Fee: \$1,330

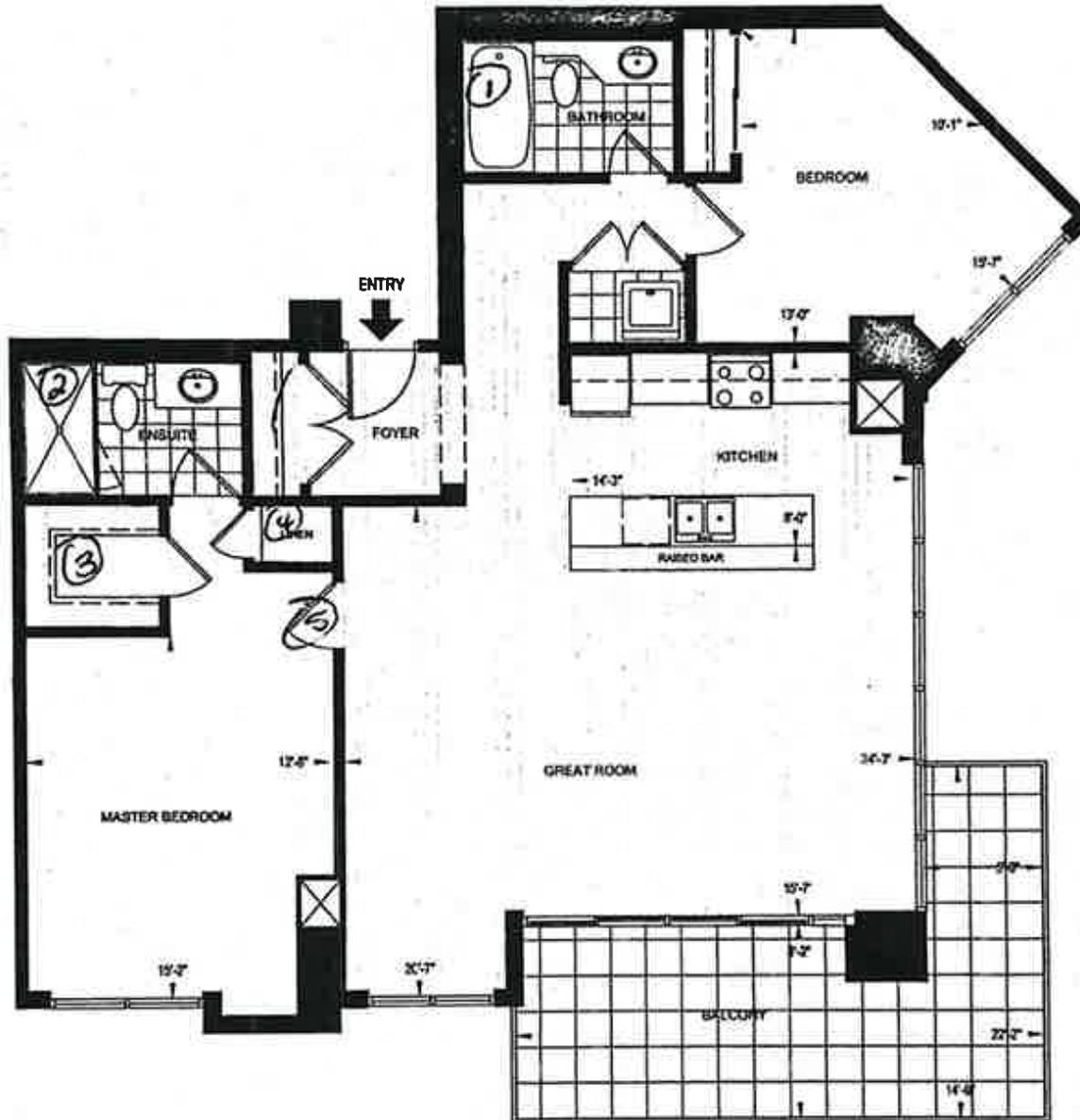
Parking: Underground #19 on P2 level is oversized, extra wide

Locker: Level P3

Inclusions: Fridge, gas stove, dishwasher, microwave, washer/dryer, all electric light fixtures, all window coverings.

Exclusions: Dining Room Chandelier

FLOOR PLAN



THE SAPPHIRE
123.7 SQ. M.
1332 SQ.FT.
BALCONY: 214 sq.ft.
Unit 902
Face South East



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