

RINA DIRISIO
REAL ESTATE, BUT BETTER



2040 CLEAVER AVENUE, #211

BURLINGTON



ENJOY AN OUTSTANDING LOCATION IN BURLINGTON'S DESIRABLE FOREST CHASE COMMUNITY. STEPS FROM CLEAVER PARK, PALMER PARK, THE BROCK UNIVERSITY BURLINGTON CAMPUS, AND C. H. NORTON PUBLIC SCHOOL.

Everyday essentials are close at hand with Shopper's Drug Mart, Tim Hortons, FreshCo, and a variety of dining and service options along Walker's Line. For leisure, Millcroft Golf Club is only a 5-minute drive away, while commuters will appreciate quick access to the QEW/403 and 407 ETR, both just minutes from your door.

This inviting 2-bedroom condominium, the sought-after Brentwood model by Sutherland, offers approximately 1,157 sq. ft. of bright, well-designed living space complemented by a private balcony with serene treetop and pathway views. Beautiful hardwood floors flow from the main hallway into the kitchen, creating a warm and cohesive feel. The open-concept living and dining areas are ideal for both everyday living and entertaining, featuring double garden doors that open onto the balcony. The kitchen combines function and style with ample white cabinetry, generous prep space, and a peninsula/island with a breakfast bar for casual dining. The primary suite boasts a walk-in closet, while the second bedroom offers a spacious double closet. A 5-piece bathroom serves both bedrooms, complete with a soaker tub and a separate shower, providing a spa-like experience. Additional conveniences include an in-suite laundry area, two parking spaces (one underground, and one surface parking spot) —everything you need for effortless condo living.



FOYER (3'4" X 16'2")

- Natural-finished laminate flooring
- Sconce lighting
- Double-door closet



LIVING/DINING ROOM (15'3" X 20'1")

- Neutral broadloom
- Garden doors to the balcony overlooking mature trees and a pathway
- Open-concept area

KITCHEN (8'0" X 9'11")



- Plenty of white cabinetry
- Built-in microwave shelf
- Ceramic tile backsplash
- Peninsula/island with a raised breakfast bar
- Track-style lighting
- Natural-finished laminate flooring
- Fridge, stove and built-in dishwasher





PRIMARY BEDROOM (14'8" X 12'6")

- Neutral broadloom
- Two windows with treetop views
- Walk-in closet



5-PIECE BATHROOM

- Ample white cabinetry with double sinks
- Neutral floor tiles
- Deep soaker tub
- Separate shower with a moulded acrylic surround and glass enclosure
- Laundry closet with an LG Smart wash tower

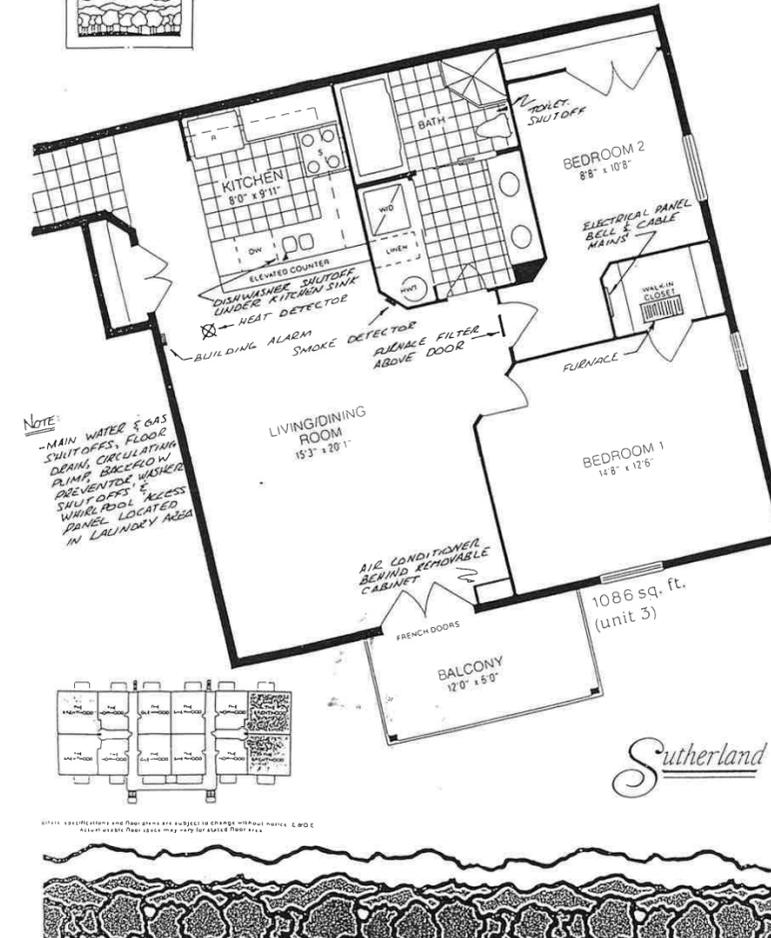


FLOOR PLANS



BEDROOM (8'8" X 10'8")

- Extra-large window
- Double-door closet
- Neutral broadloom



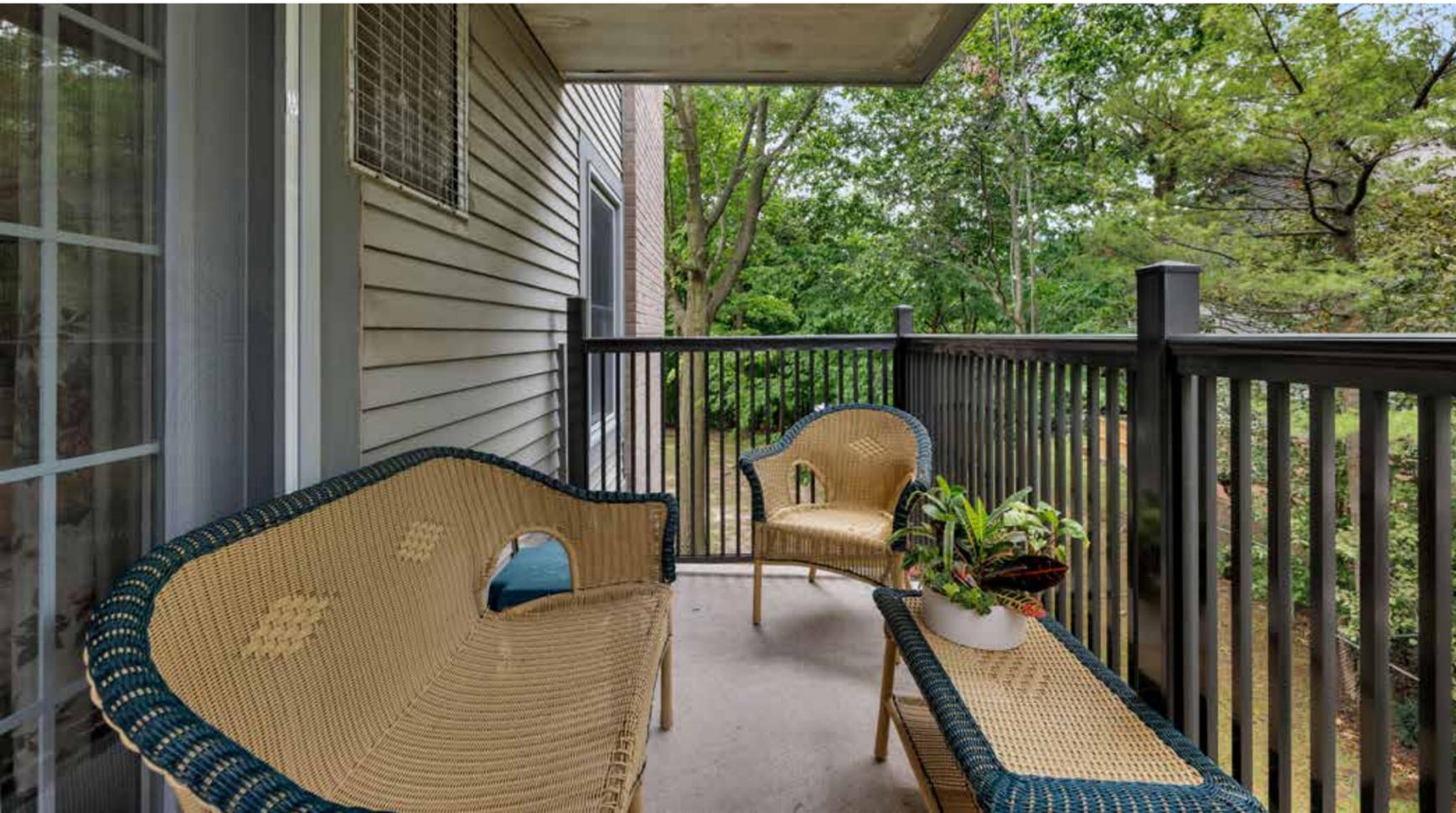
SCHOOLS

Elementary

C.H. Norton - English Track - JK - GR08
Clarksdale - FI - GR02 - 06
Rolling Meadows - FI - GR07 - 08
St. Timothy CES - Regular Track - JK - GR08
Sacred Heart of Jesus CES - FI - GR01 - 08
St. Gabriel CES - ExF - GR05 - 08

Secondary

M. M. Robinson - English Track/FI - GR09 - 12
Notre Dame CSS - Regular Track/FI/ExF - GR09 - 12



Taxes: \$2,458 / 2025

Condo Fee: \$812.87/ month

Condo Fee Includes: Water, common elements, building insurance, parking

Inclusions: Built-in dishwasher, fridge, stove, washer, dryer, all elfs, all window blinds (as is)

Exclusions: Drapes (as is)



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