

RINA DIRISIO

REAL ESTATE, BUT BETTER



1001-1201 NORTH SHORE BLVD E

BURLINGTON



EXPERIENCE ELEVATED WATERFRONT LIVING IN THIS STUNNING CORNER SUITE AT LAKE WINDS. OFFERING TWO BEDROOMS, TWO BATHROOMS, AND BREATHTAKING PANORAMIC VIEWS OF LAKE ONTARIO, THE BAY, AND THE ESCARPMENT IN THE HEART OF DOWNTOWN BURLINGTON.

Perfectly positioned for a vibrant walkable lifestyle, this exceptional residence is just steps to the boutiques, cafés, and renowned dining along Brant Street and the waterfront, with Spencer Smith Park, Burlington Beach, the Art Gallery of Burlington, and Joseph Brant Museum all moments away. Everyday conveniences, shopping, and services are nearby, Joseph Brant Hospital is directly across the street, and commuters will appreciate effortless access to the QEW just minutes away.

Offering approximately 1,532 sq. ft. of beautifully updated living space, this sophisticated suite showcases generous principal rooms, refined finishes, and timeless elegance throughout. Extensive renovations include California knockdown ceilings, elegant crown mouldings, engineered hardwood flooring, designer tile, deluxe custom cabinetry, sleek contemporary lighting, and custom blinds, some of which are motorized. Expansive windows bathe the home in natural light while framing spectacular lake and cityscape views. The spacious living room opens to a private balcony overlooking the water, creating the perfect setting for morning coffee or sunsets. The elegant dining room is anchored by a striking built-in electric fireplace with a marble surround, offering a warm and stylish atmosphere for entertaining.

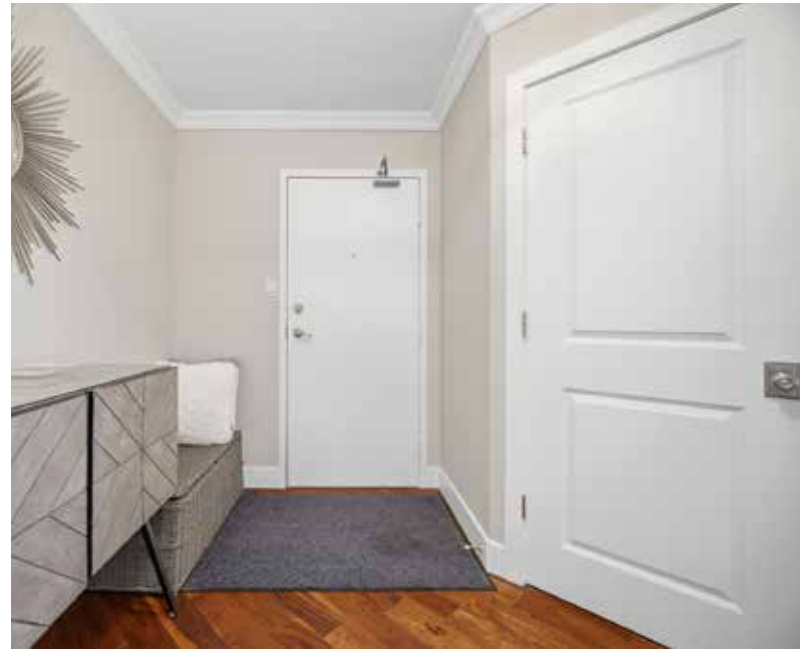
The beautifully appointed kitchen combines functionality and sophistication with abundant custom cabinetry, granite countertops, a glass tile backsplash, and stainless steel appliances, while the generous breakfast area features a dramatic bay window with peaceful treetop views. The expansive primary retreat offers large windows and a luxurious 4-piece ensuite with a deep soaker tub/shower combination. A spacious second bedroom with wall-to-wall wardrobes enjoys convenient access to a beautifully updated 3-piece bathroom with an oversized glass shower. An in-suite laundry room with custom cabinetry enhances everyday convenience. Completing this exceptional offering are two underground parking spaces and a dedicated storage locker.

Residents of Lake Winds enjoy an impressive array of amenities, including a heated saltwater outdoor pool, tennis court, fitness centre, workshop, car wash bay, meeting and social room, plus the added convenience of a dedicated traffic light at the building entrance. The comprehensive maintenance fee includes heat, hydro, air conditioning, and water, offering truly carefree luxury living by the lake.



FOYER (7.45' X 10.01')

- Beautiful, engineered hardwood floor installed on the diagonal
- California knockdown ceilings throughout
- Elegant crown mouldings
- Deep modern-profile baseboards
- Double closet



LIVING ROOM (14.34' X 23.75')

- Beautiful, engineered hardwood floor installed on the diagonal
- Walk out to the balcony with picturesque lake, bay, bridge and sunset views
- Two bay windows with custom blinds





DINING ROOM (17.13' X 22.57')

- Beautiful, engineered hardwood floor installed on the diagonal
- Electric fireplace with marble surround, marble hearth, classic white mantel and upgraded upper column-style mouldings
- TV is included
- Elegant crown mouldings
- Large window with custom blinds and designer draperies
- Upgraded cage-style ceiling light fixture



KITCHEN (9.84' X 20.87')

- Extensive custom cabinetry with soft-close doors and drawers
- Extended- height upper cabinets with valance lighting
- Several pot drawers
- Built-in pantry with pullouts
- Additional pantry with upper display cabinets
- Granite counters and sleek glass tile backsplash
- Under-mount sink with a pulldown spray faucet
- Gage-style ceiling light fixture
- Beautiful, engineered hardwood floor installed on the diagonal
- Stainless steel appliances, including a fridge, stove, built-in dishwasher and built-in microwave
- Bright breakfast area with crown mouldings, bay window with custom motorized blinds and a modern pendant-style chandelier with drum shades



PRIMARY BEDROOM (13.06' X 22.18')

- Beautiful, engineered hardwood floor installed on the diagonal
- Large bay-style window grouping with custom blinds and designer draperies
- Elegant crown mouldings

ENSUITE BATHROOM (4-PIECE)

- Ample furniture-style cabinetry with 2 banks of drawers
- Quartz counter with an under-mount sink
- Chic vanity lighting
- Stone floor tiles
- Soaker tub/shower combination with neutral tile surround





BEDROOM 2 (11.29' X 15.25')

- Beautiful, engineered hardwood floor
- Elegant crown mouldings
- Wall-to-wall wardrobes with translucent sliding glass doors
- Extra-large windows with designer draperies



BATHROOM (3-PIECE)

- Sleek floating cabinetry with large drawers
- Quartz counter with a vessel sink and wall-mounted widespread faucet
- Elegant crown mouldings
- Oversized marble-look floor tiles
- Pot lights
- Large glass shower with oversized marble-look tile surround

LAUNDRY (5.45' X 6.69')

- Custom, built-in cabinetry with a bank of drawers
- Extended countertop
- Ceramic floor tiles
- GE front-loading washer and dryer



SCHOOLS

Elementary

- Central – English Track – JK – GR06
- Burlington Central Elementary – English & FI Track – GR07 – 08
- Tom Thomson – FI Track – GR02 – 06
- St. John CES – Regular Track – JK – GR08
- Sacred Heart CES – FI Track - GR01 – 08
- St. Gabriel CES – ExF Track – GR05 - 08

Secondary

- Burlington Central HS – English & FI Track – GR09 – 12
- Assumption CSS – Regular Track – GR09 - 12
- Notre Dame CSS – FI/ExF – GR09 - 12

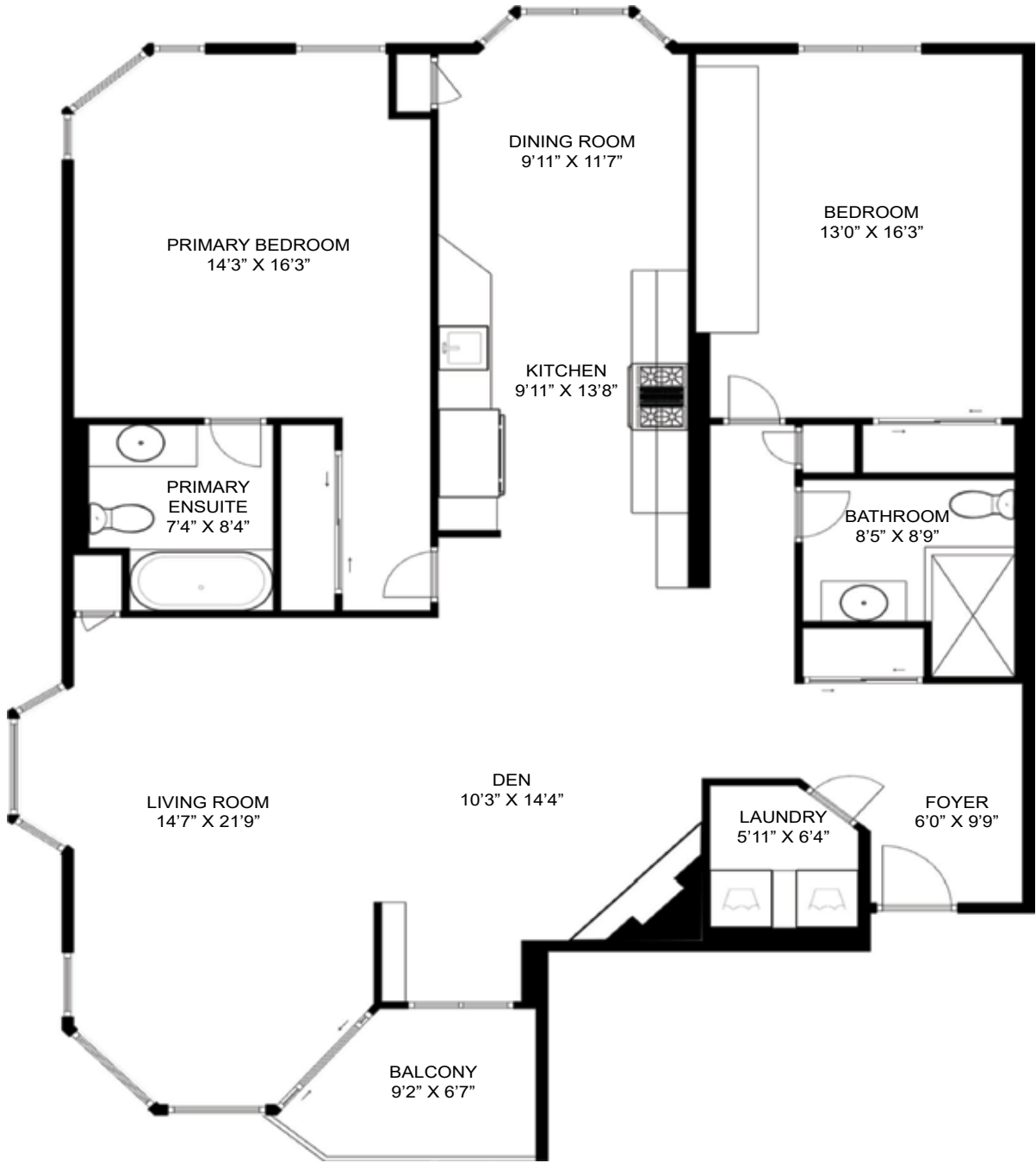


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- Taxes:** \$5,178 / 2026
- Maintenance Fee:** \$1,328.26 (per month)
- Parking:** 2 spaces (underground)
- Locker:** #28 (Level A)
- Inclusions:** Fridge, stove, built-in dishwasher, built-in microwave, washer, dryer, all window coverings, all light fixtures, floating cabinets in bedroom 2 and ensuite bathroom, built-in wardrobe closet, garage door opener
- Exclusions:** Two bathroom mirrors, TV and TV bracket in primary bedroom
- Maintenance fee includes building insurance, heat, hydro, central air conditioning, water, parking, and use and maintenance of common elements.





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.