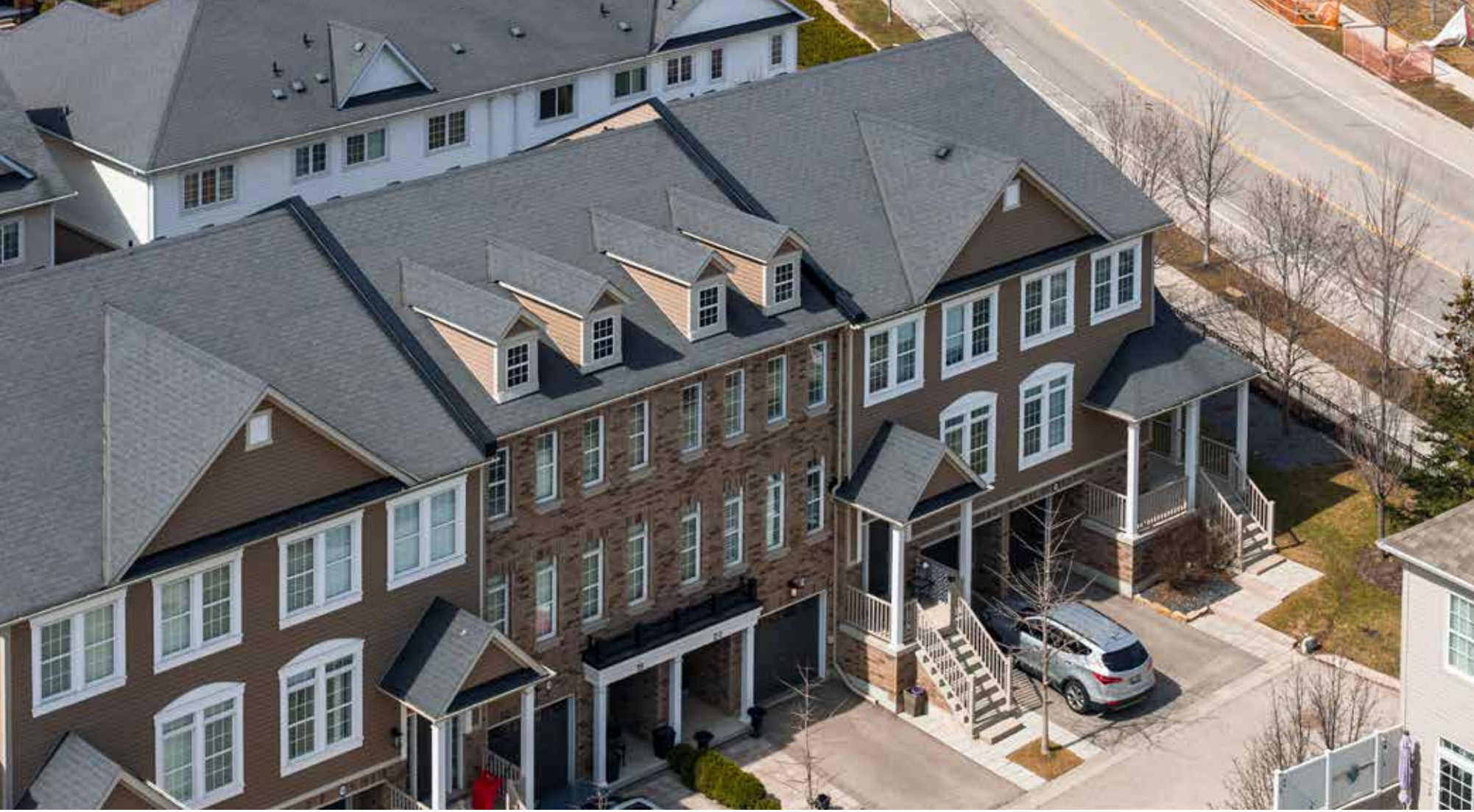


RINA DIRISIO  
REAL ESTATE, BUT BETTER



4823 THOMAS ALTON BLVD. #20

BURLINGTON



**WELCOME TO BURLINGTON'S ALTON VILLAGE. A VIBRANT, FAMILY-FRIENDLY COMMUNITY KNOWN FOR ITS NEWER HOMES, MODERN DESIGN, AND STRONG SENSE OF COMMUNITY.**

This stunning upgraded 3-bedroom, 2.5-bathroom townhome is surrounded by scenic views of the Niagara Escarpment and is close to abundant parks and amenities, including Norton Community Park and Haber Recreation Centre. Highly regarded schools, safe streets, and convenient shopping along Dundas Street make it ideal for families. Within a 15-minute walk, you'll find Walmart, numerous big box, and outlet stores, Fortino's and countless restaurants. With easy access to Highway 407, the QEW, and GO Transit, Alton Village blends natural beauty with everyday convenience—making it one of Burlington's most desirable neighbourhoods.

A charming stone walkway guides you to the covered front porch and elegant double-door entry, setting a refined tone from the moment you arrive. Inside, a fresh, contemporary aesthetic unfolds—anchored by a striking dark-stained oak staircase, designer wall coverings, and sophisticated stone-look tile flooring. The ground level reveals a sun-drenched family room, enhanced by wide-plank luxury vinyl flooring (2021), a sleek linear electric fireplace (2024), and a large window, with a walkout framed by California shutters leading to a tranquil, Zen-inspired outdoor retreat. Here, a generous stone terrace overlooks a backdrop of mature evergreens accented with armour stone, creating a serene and private escape. The thoughtfully designed second level is ideal for both everyday living and stylish entertaining, offering an expansive open-concept living and dining area highlighted by a reclaimed composite brick feature wall, medium-stained hardwood flooring, a modern linear fireplace, and abundant pot lighting. The beautifully refreshed eat-in kitchen (2021) serves as the heart of the home, showcasing new quartz countertops, a contemporary backsplash, updated sink and stove, and a convenient water line for the fridge. The adjoining breakfast area opens to a newly upgraded balcony (2024) with composite decking and sleek aluminum railings, overlooking the landscaped terrace below. A well-appointed laundry room and an oversized, designer-inspired powder room complete this level. Upstairs, three bright and inviting bedrooms feature wide-plank hardwood flooring and are complemented by two full bathrooms, including a tastefully renovated main bath (2021). The spacious primary suite offers a walk-in closet and a spa-like ensuite with a soaker tub and separate shower—your own private retreat for relaxation. Additional updates include professionally painted throughout, upgraded door hardware, and floor vents in 2022, and professional landscaping in the front and back yards in 2024.



## FOYER

- Double entrance doors with divided glass inserts
- Feature wall with a designer wall covering
- Installed shoe bins
- Neutral stone-look floor tiles
- Dark-stained oak staircase
- Inside entry to the attached single garage

## FAMILY ROOM (16'11" X 10'5")

- Upgraded laminate flooring
- Flush-mount ceiling light fixture
- Large window with California shutters overlooking the backyard
- Linear electric fireplace
- Sliding glass door walkout with California shutters to the partially covered stone terrace overlooking Zen-like gardens with evergreens, pebble stone, river rock and armour stone accents, and artificial turf for year-round green space
- Also, on this level is a (10'6" x 8'0) utility room





## LIVING/DINING ROOM (20'11 X 16'5")

- Warm, medium-stained hardwood floor
- Numerous pot lights
- Reclaimed brick feature wall
- Four large windows with California shutters to the front yard
- Linear electric fireplace prewired for a flat-panel TV above
- Sizeable dining area open to the staircase



## KITCHEN (16'5" X 12'10")

- Plenty of dark-stained cabinetry with sleek modern hardware
- Extended-height upper cabinets
- Quartz counters and a matching slab backsplash
- Large window with California shutters, above the under-mount sink
- Track-style lighting
- Neutral stone-look floor tiles
- Stainless steel appliances, including a Maytag French door fridge with a bottom-mount freezer drawer, a Samsung slide-in counter-height electric range (2024) and a Whirlpool built-in dishwasher
- Dining area with a modern chandelier and a unique wine cork ceiling feature
- Sliding glass door walkout with a transom and California shutters to the upper balcony overlooking the backyard





## BATHROOM (2-PIECE)

- Beautiful cabinetry with an oversized drawer and lower display shelf
- Chic rectangular vessel-style sink with a single-lever chrome faucet
- Cage-style vanity light
- Modern wainscoting and designer wall coverings
- Neutral stone-look floor tiles

## LAUNDRY ROOM

- Double doors
- Neutral stone-look floor tiles
- Adjustable coated wire shelving
- Stylish LED ceiling light fixture
- LG washer and dryer





### PRIMARY BEDROOM (16'6" X 10'11")

- Beautiful wide-plank hardwood floor
- Large window with California shutters
- Flush-mount ceiling light fixture with crystal accents
- Walk-in closet



### ENSUITE BATHROOM (4-PIECE)

- Ample dark-stained cabinetry
- Elegant vanity light
- Designer wall covering
- Neutral stone-look floor tiles
- Window with California shutters
- Oval soaker tub with neutral stone-look tile surround
- Separate shower with ceramic tile surround, overhead light, and glass door





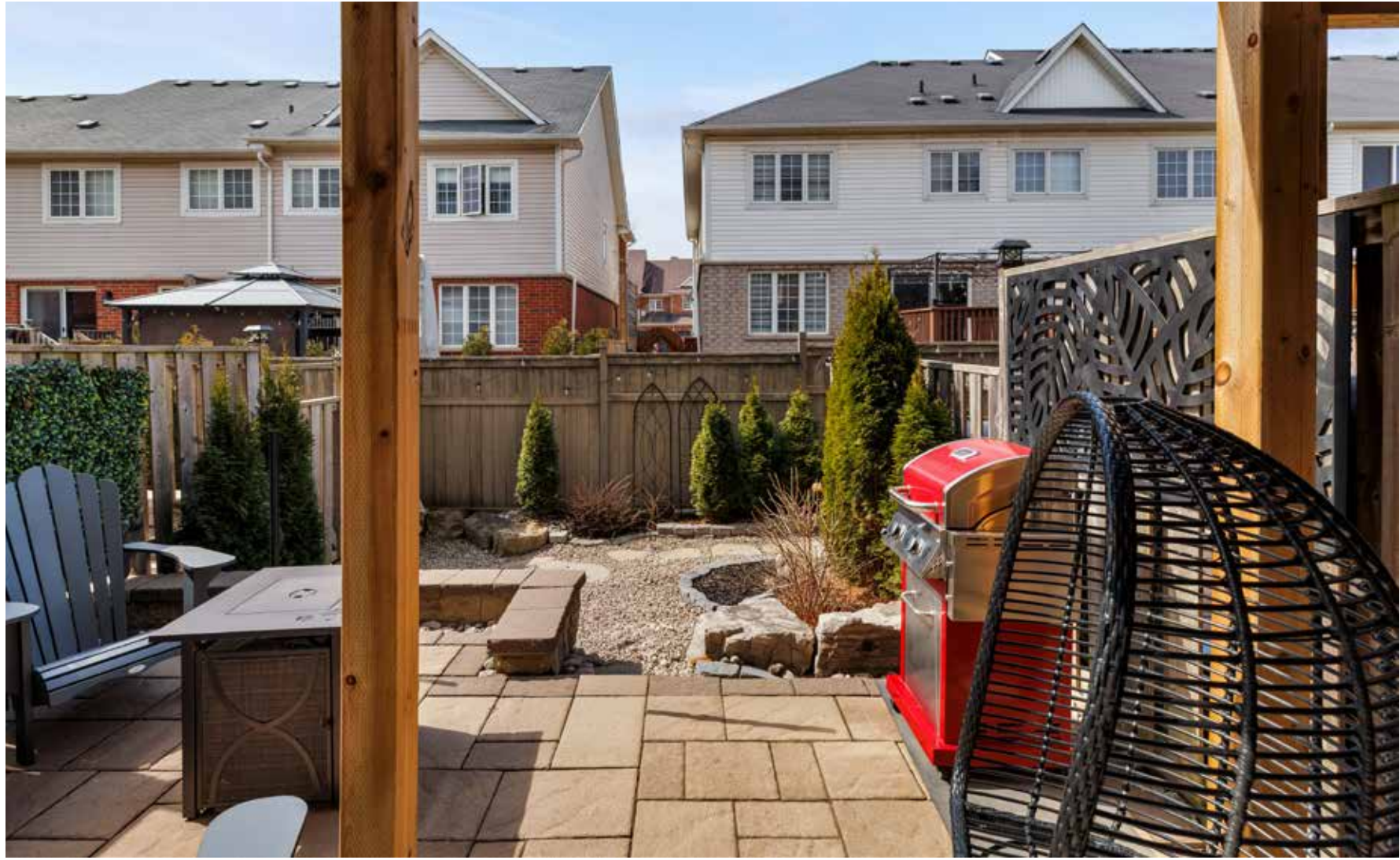
**BEDROOM 2 (11'5" X 7'10")**  
**BEDROOM 3 (8'5" X 8'10")**

- Two additional bright second-floor bedrooms with large windows, California shutters, newer wide-plank hardwood floors, and ample closet space.
- ceiling light fixtures

**ENSUITE BATHROOM (4-PIECE)**

- The renovated main bathroom (2021) features beautiful dark-stained cabinetry with drawers, a quartz counter, an under-mount sink with an upgraded black single-lever faucet, and a tub/shower combination.





## SCHOOLS

### Elementary

Alton Village – English Track – JK – GR08

Orchard Park – FI – GR02 – 08

St. Anne CES – Regular Track – JK – GR08

Sacred Heart of Jesus CES – FI – GR01 – 08

St. Gabriel CES – ExF – GR05 - 08

### Secondary

Dr. Frank J. Hayden – English Track – GR09 – 12

M.M. Robinson – FI – GR09 – 12

Corpus Christi CSS – Regular Track – GR09 – 12

Notre Dame CSS – FI/ExF – GR09 - 12



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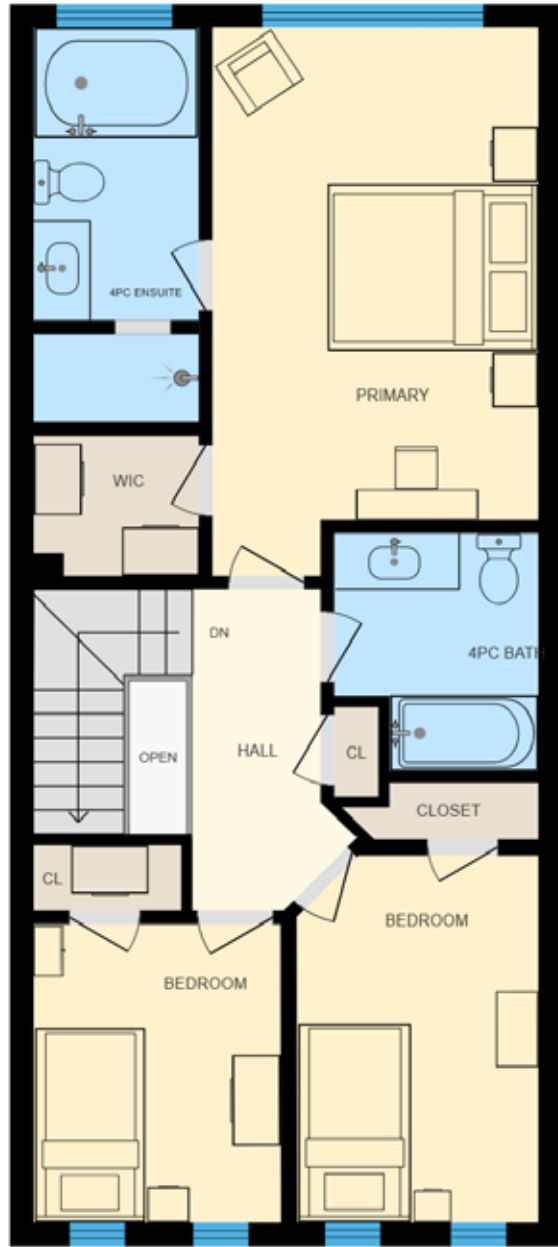
**Maintenance Fee:** \$267.99/Month (Includes building insurance, common elements, parking)

**Taxes:** \$4,411.00 / 2025

**Inclusions:** Refrigerator, Stove, built-in Dishwasher, Washer, Dryer, Garage Door Opener, All Electric Light Fixtures and Window Coverings

**Exclusions:** TV, White cabinet in bedroom closet, grey cabinet in bathroom

# 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.