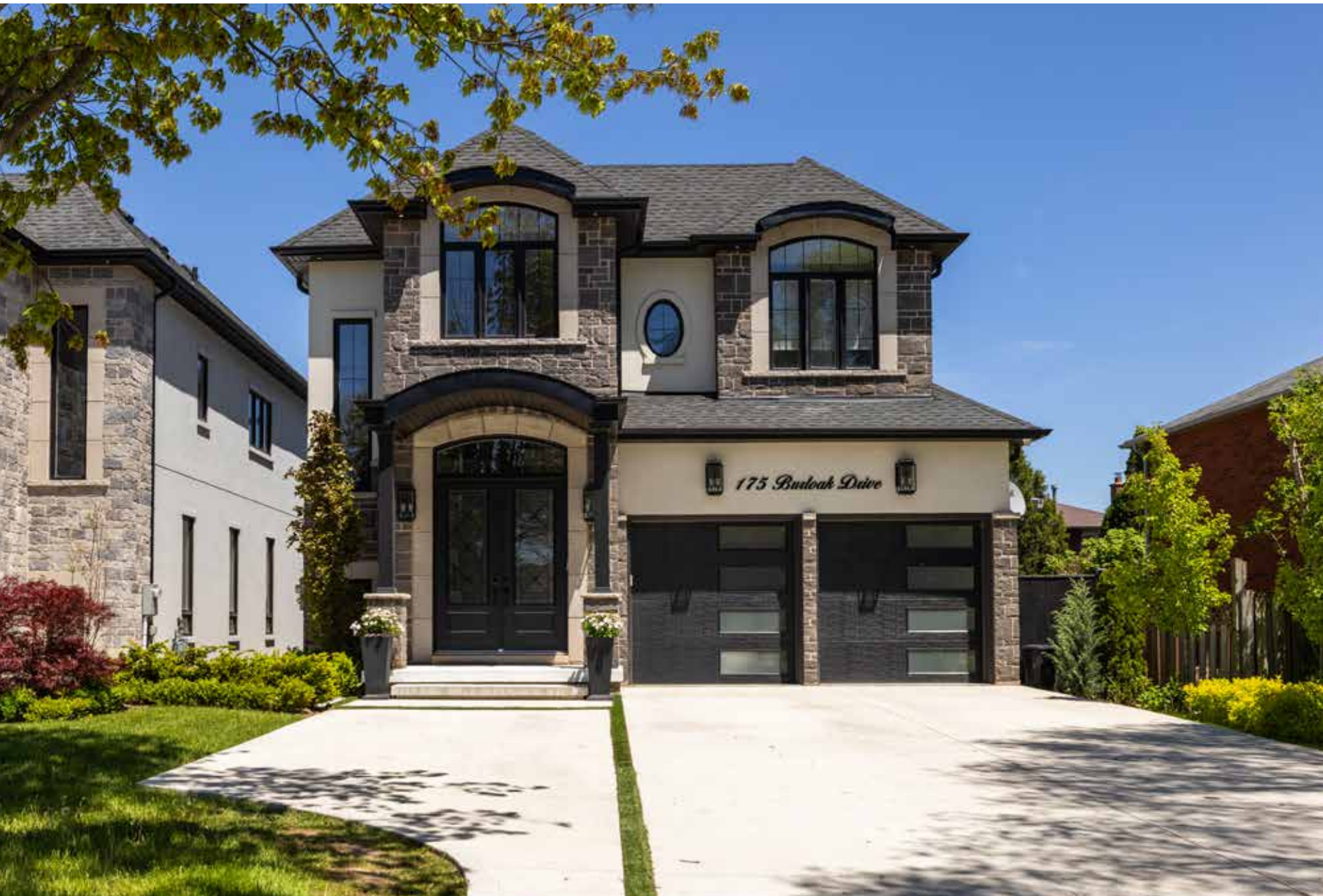


RINA DIRISIO
REAL ESTATE, BUT BETTER



175 BURLOAK DRIVE WEST

BURLINGTON



WELCOME TO THIS SOUGHT-AFTER BRONTE NEIGHBOURHOOD, WHERE LAKESIDE LIVING AND NATURAL BEAUTY COMBINE FOR AN EXCEPTIONAL LIFESTYLE.

Only two blocks from the trail to Blue Beach and Burloak Waterfront Park on Lake Ontario, and close to Spruce Park, Shell Park, and South Shell Park Beach, this location is ideal for outdoor enthusiasts. Everyday conveniences are minutes away, with restaurants, cinemas, warehouse outlet shopping, Longo's, and quick access to the QEW all within a five-minute drive—perfect for commuters and families.

Striking curb appeal defines this home. It features a stone-and-stucco exterior with limestone detailing, an elegant arched portico, and professionally landscaped grounds. A concrete double driveway with turf accents and additional side parking adds to the appeal, and mature trees and manicured gardens enhance the setting. The private backyard is extensively landscaped, with lush perimeter gardens and upgraded fencing. It offers a true summer retreat. Enjoy a sleek 14' x 28' pool with a sheer descent waterfall, surrounded by a spacious concrete patio and raised composite wood seating areas. These spaces are ideal for entertaining or relaxing in high style. The low-maintenance pool is copper-filtered for soft water. It has a marble lining, LED lighting that transitions to any colour you choose, built-in stairs, and it heats to the desired temperature in an hour. Cameras monitor the building exterior, and Smart technology allows you to control the pool functions and thermostat via an app on your phone.

This exceptional residence showcases approximately \$400,000 in recent upgrades. It offers 4+1 bedrooms, 5.5 bathrooms, and approximately 3,200 sqft. of refined luxury living space. There is also a professionally finished basement. Oversized windows and nine and ten-foot ceilings create a bright, airy atmosphere. Upgraded hardwood floors grace two levels, with deluxe laminate in the lower level, while oversized designer tile is used in all bathrooms. Pot lights, chic lighting, and custom window blinds add a contemporary look. Elegant wainscotting, a two-storey mirrored feature wall in the foyer, and a striking floating oak staircase with glass-panel railings and stainless steel handrails are sure to impress all who enter.

The thoughtfully designed main floor has an expansive living and dining area, ideal for formal entertaining. A spacious family room with a coffered ceiling and a gas fireplace is ideal for elegant yet relaxed gatherings. A main-floor office, powder room, and laundry room with garage access add convenience. The chef's kitchen provides abundant white cabinetry, a walk-in butler's pantry, quartz countertops and backsplash, an island with a breakfast bar, premium stainless steel and integrated appliances, and a bright breakfast area with a walkout to the backyard retreat. Upstairs, four large bedrooms each have walk-in closets and ensuite bathrooms. The primary suite features a tray ceiling and a five-piece ensuite with a freestanding soaker tub and oversized glass shower. Downstairs, the finished lower level adds living space with nine-foot ceilings, a large rec room with a linear electric fireplace, a wet bar, a fifth bedroom, and a stylish three-piece bathroom—ideal for entertaining, family, or guests.





TWO-STOREY FOYER

- Upgraded extended-height entry doors with glass inserts and a Palladian-style transom
- Large second-floor Palladian-style window
- Stunning spiral-style crystal chandelier
- Smoked mirror feature wall
- Upgraded wainscotting
- Impressive oak staircase with open treads, stainless steel handrails, and glass panel railings, open to the lower level
- Ten-foot main floor ceilings
- Oversized stone-look floor tiles
- Deep baseboards, wainscotting, and upgraded, extended-height main floor interior doors
- Double door closet in the back hall area





LIVING ROOM (17.2' X 9.6')

- Upgraded hardwood floor
- Upgraded wainscotting
- Two large windows with custom blinds
- Pot lights and prewired for a chandelier



DINING ROOM 18.1' X 11.8')

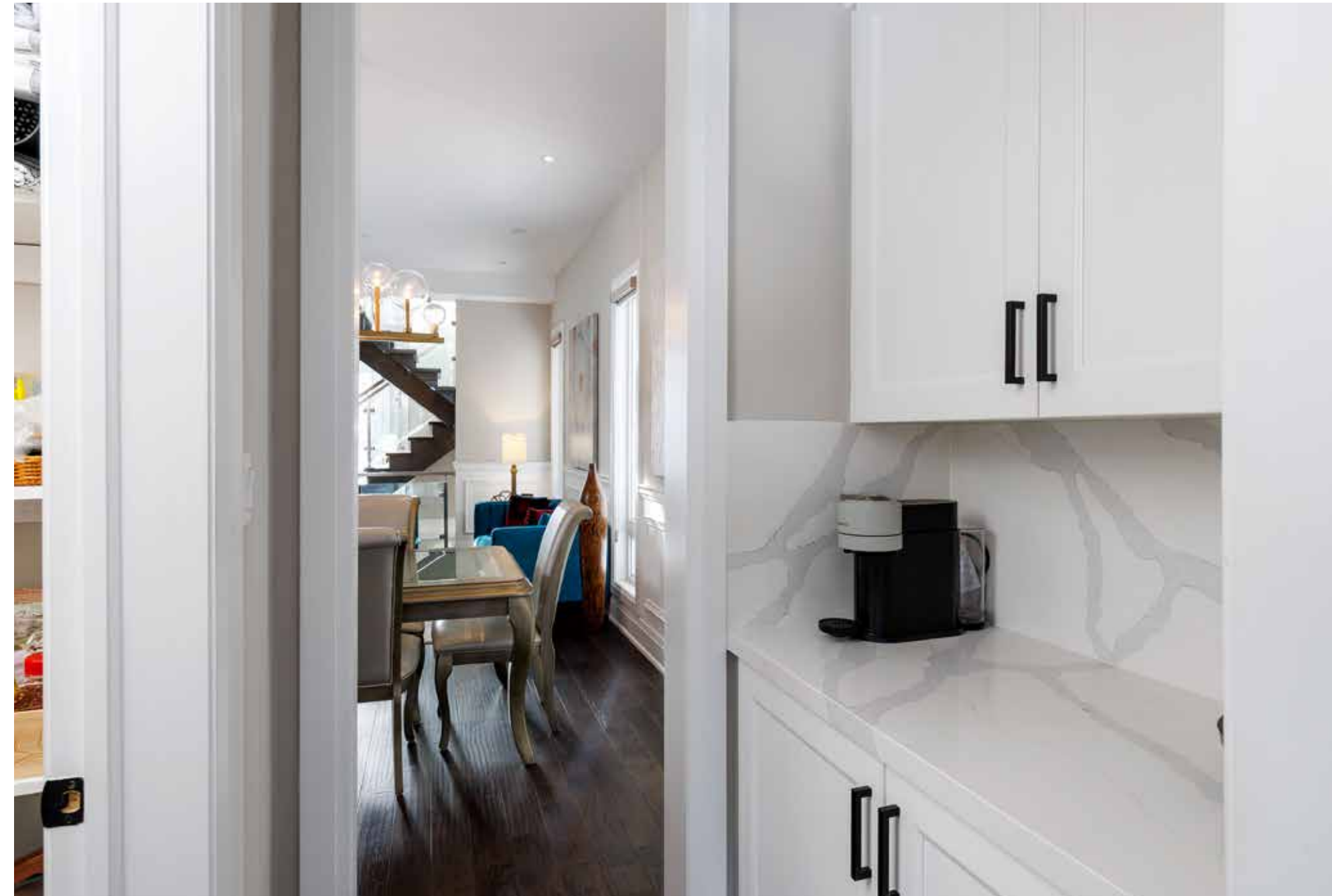
- Large window with custom blind
- Upgraded wainscoting
- Upgraded hardwood floor
- Sleek modern linear chandelier
- Framed doorway to the butler's pantry
- Pot lights





BUTLERS PANTRY

- Ample white cabinetry
- Door to a walk-in pantry with plenty of storage shelves
- Quartz counter and matching slab backsplash
- Upgraded hardwood floor





KITCHEN (11.8' X 15')

- Extensive white cabinetry
- Upper cabinets with crown mouldings
- Large pot drawers
- Island with a breakfast bar and a black spray-style overhead light
- Quartz counters and a matching slab backsplash
- Deep stainless steel under-mount sinks and pull-down spray faucet
- Pot lights
- Upgraded hardwood floor
- High-end appliances, including stainless steel built-in double ovens, a gas cooktop, a fully integrated built-in dishwasher, and a fully integrated built-in side-by-side fridge/freezer





BREAKFAST ROOM (6.4' X 15')

- Upgraded hardwood floor
- Ceiling light fixture
- Oversized sliding glass doors to the patio, pool, and rear yard



FAMILY ROOM (14.3' X 16')

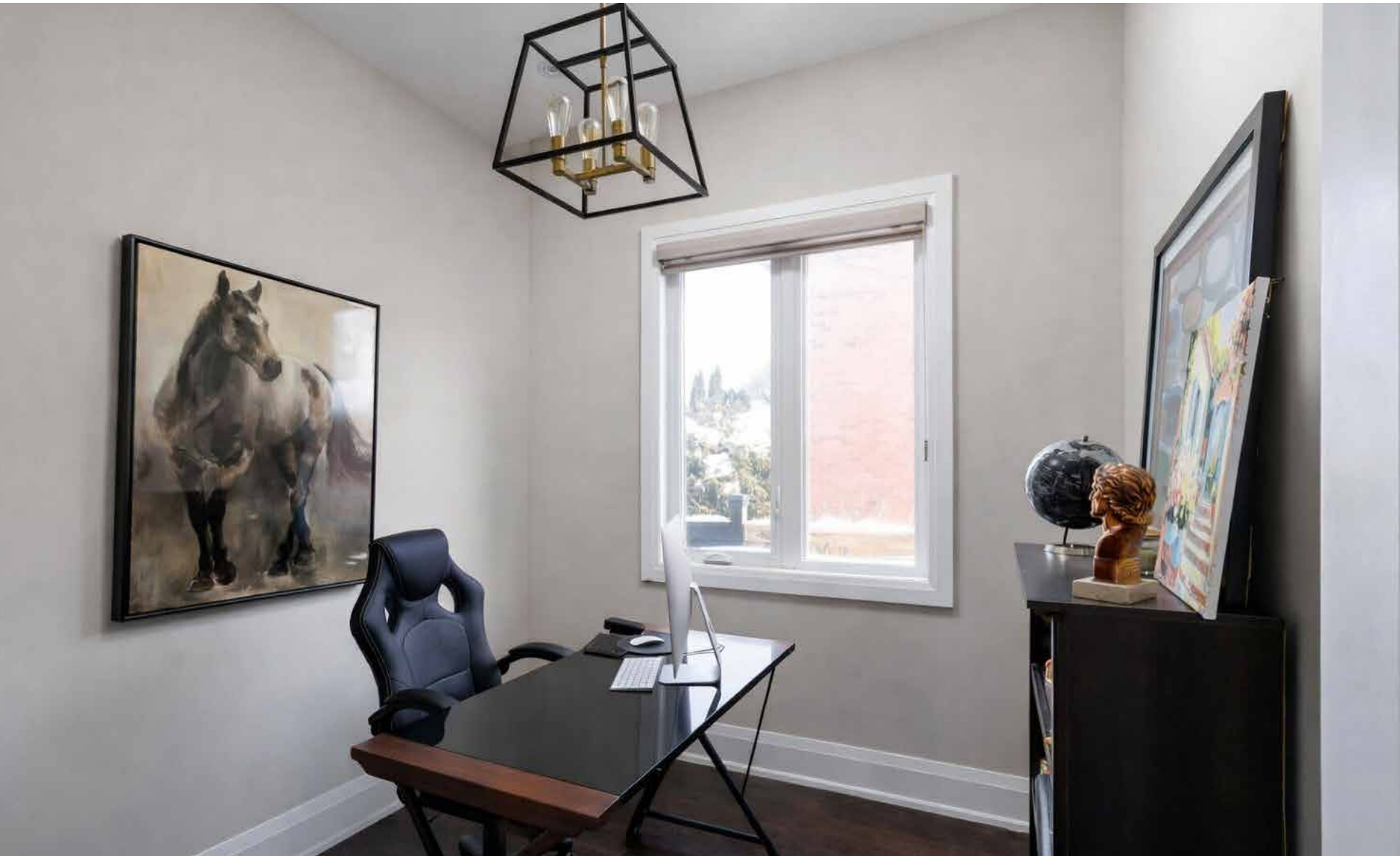
- Elegant, coffered ceiling with pot lights and a designer spray-style ceiling light fixture
- Gas fireplace with a classic white mantel and prewired for a flat panel TV above
- Upgraded hardwood floor
- Two oversized windows with custom blinds





DEN/OFFICE (9' X 8.6')

- Upgraded hardwood floor
- Large window with custom blind
- Stylish upgraded cage-style chandelier and pot lights



BATHROOM (2-PIECE)

- Ample shaker-style cabinetry
- Quartz counter with an under-mount sink
- Upgraded vanity light
- Designer wall coverings
- Upgraded oversized marble-look floor tiles



LAUNDRY ROOM

- Ample white cabinetry
- Base cabinet with a quartz counter and under-mount wash tub
- Upgraded oversized marble-look floor tiles
- Window to the side yard
- Upgraded ceiling light fixture
- LG washer and dryer with a stainless steel finish
- Inside entry to the attached double garage with two automatic garage door openers



PRIMARY BEDROOM (18.8' X 18.4')

- Double entry doors
- Nine-foot tray ceiling with perimeter pot lights and an extensively upgraded crystal chandelier
- Linear electric fireplace
- Upgraded hardwood floor
- Extra-large window with custom blind
- Large walk-in closet



ENSUITE BATHROOM (5-PIECE)

- Upgraded white cabinetry with an integrated makeup desk with a drawer
- Quartz counter
- Oversized marble-look floor and wall tiles
- Freestanding oval soaker tub beneath a large window
- Upgraded vanity lights and spray-style chandelier above the tub
- Generous separate shower with a frameless glass enclosure





BEDROOM 2 (15.5' X 13')

BEDROOM 3 (10.9' X 15.1')

BEDROOM 4 (15.2' X 11.6')

- Three additional bedrooms on the second floor feature 9-foot tray ceilings, large windows, upgraded hardwood flooring, stylish light fixtures, walk-in closets, and dedicated ensuite bathrooms.





ENSUITE BATHROOM (4-PIECE)
ENSUITE BATHROOM (3-PIECE)
ENSUITE BATHROOM (4-PIECE)

- Each additional bedroom has a luxurious ensuite bathroom featuring sleek, modern cabinetry, quartz counters, and oversized stone-look floor tiles and surrounds. Two of the bathrooms are 4-piece, and one is a 3-piece.





RECREATION ROOM (19' X 33.5')

- Wide-plank laminate flooring
- Numerous pot lights
- Sleek linear electric fireplace and prewired for a flat-panel TV above
- Three windows with wide-slat blinds
- Wet bar with ample white cabinetry, quartz counter, bar fridge, and under-mount double sinks with a pull-down faucet





BEDROOM 5 (12' X 11.6')

- Wide-plank laminate flooring
- Window with wide-slat blinds
- Large double closet with sliding doors



BATHROOM (3-PIECE)

- Ample white cabinetry
- Moulded vanity with an integrated sink
- Upgraded oversized marble-look floor tiles
- Large window
- Gigantic shower with marble-look tile surround and frameless glass enclosure

SCHOOLS

Elementary

Eastview - English Track - JK - GR08

Pinegrove - FI - GR02 - 08

St. Dominic CES Regular Track - JK - GR08

St. Mary CES - FI - GR01 - 08

St. Nicholas CES - ExF - GR05 - 08

Secondary

Thomas A. Blakelock - English Track & FI - GR09 - 12

St. Thomas Aquinas CSS - Regular Track/ExF - GR09 - 12

St. Ignatius of Loyola CSS - FI - GR09 - 12



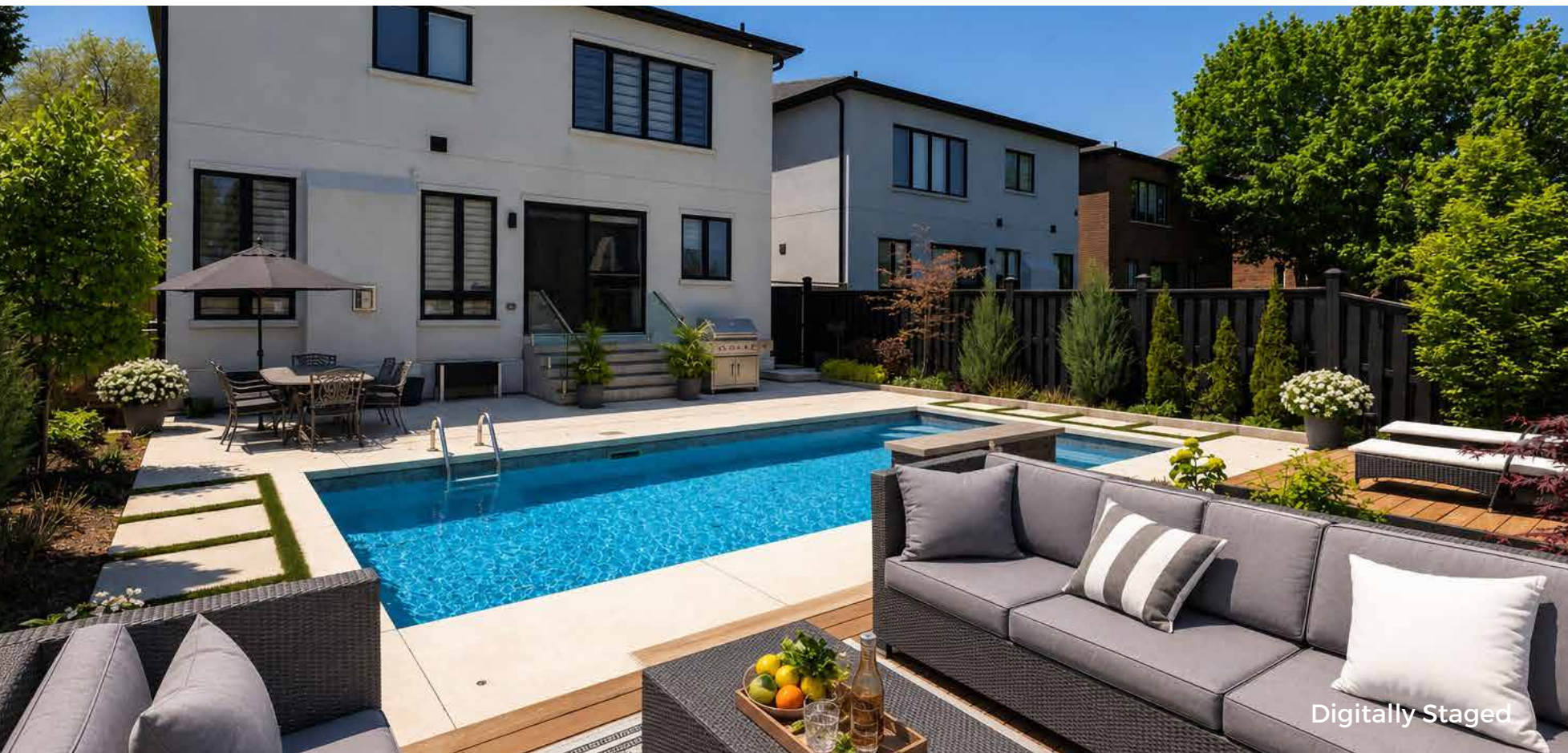
Taxes: : \$9,707 / 2025

Lot Size: 43.34 x 131.14 ft

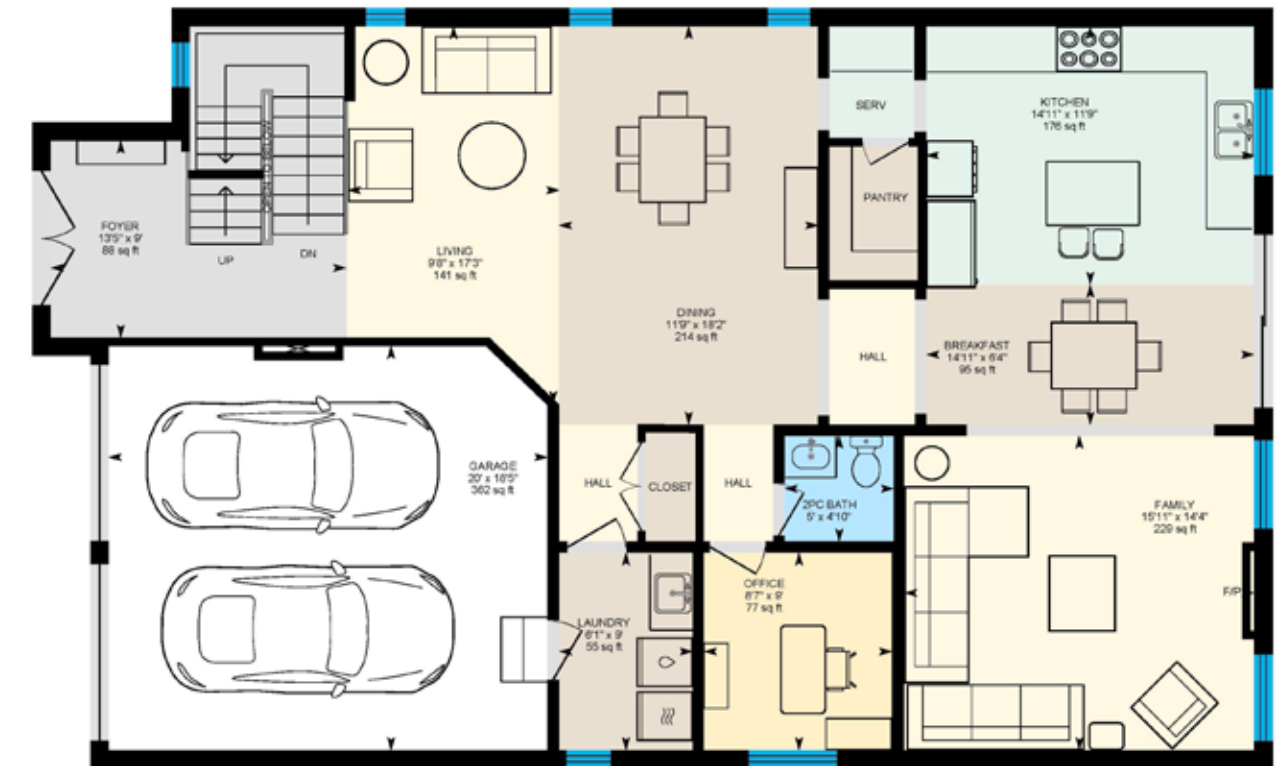
Inclusions: Built-in dishwasher, Built-in fridge, Built-in oven, Built-in micro, gas cooktop, washer, dryer, all all electrical light fixtures (upgraded), all window coverings, garage door opener, camera's, all pool equipment

Exclusions: TV's





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.