

RINA DIRISIO  
REAL ESTATE, BUT BETTER



405 PLAINS ROAD, #22

BURLINGTON





## EXPERIENCE REFINED LIVING IN THIS ELEGANT AND STYLISH 2-BEDROOM CONDOMINIUM TOWNHOME. OFFERING APPROXIMATELY 1,503 SQ. FT. OF BEAUTIFULLY APPOINTED LIVING SPACE, TOPPED BY A PRIVATE ROOFTOP TERRACE.

Nestled in a quiet, friendly enclave south of the QEW in Burlington's coveted LaSalle neighbourhood, this home places you moments from the Burlington Golf and Country Club and the natural beauty of LaSalle Park—home to a turtle pond, wading pool, splash pad, event pavilion, marina, and the picturesque waterfront trail—just a 7-minute bike ride away. Enjoy easy access to transit, major highways, and the Aldershot GO Station, along with an array of schools, local eateries, shops, and everyday services just minutes from your doorstep.

Inside, a sleek contemporary design pairs seamlessly with timeless finishes, creating a sophisticated ambiance throughout. Highlights include rich, engineered hardwood flooring, designer tiles, soaring, smooth-finished nine-foot ceilings on both levels, a solid oak staircase, newer deep baseboards, 5-panel interior doors, freshly painted throughout, and expansive windows with Hunter Douglas blinds that flood the home with natural light. For ultimate outdoor enjoyment, ascend to the spacious, Zen-like rooftop terrace—an ideal setting for morning coffee, barbecues, evening cocktails, and soaking in the tranquil surroundings.

This well-cared-for, one-owner home—smoke-free and pet-free—offers thoughtful upgrades and modern conveniences you're sure to appreciate. Enjoy truly light-speed Bell fibre-to-home internet, enhanced by four additional Cat5 wired connections strategically placed throughout the home. Comfort is optimized with a Nest thermostat and room sensors, while recent duct and dryer vent cleaning ensures improved air quality. Added benefits include unlimited garbage disposal without the need for bag tags, as well as two dedicated parking spaces for everyday convenience.





## LIVING ROOM

- Wall-to-wall large windows with Hunter Douglas blinds
- Upgraded engineered hardwood flooring
- Wall-to-wall built-in storage cabinetry
- Added display shelving





## KITCHEN



- Extensive white shaker-style cabinetry
- Large peninsula/island with a breakfast bar
- Vinyl counters and sleek oversized subway backsplash tiles
- Neutral stone-look floor tiles
- Pot lights and chic island lighting
- Pristine stainless steel appliances include a fridge with a bottom-mount freezer drawer, electric range, built-in microwave, and a built-in dishwasher







## DINING AREA

- Wall of windows
- Hunter Douglas blinds
- Neutral stone-look floor tiles



## BATHROOM (2-PIECE)

- Neutral stone-look floor tiles
- White plumbing fixtures including a pedestal sink





## UPPER LEVEL



### PRIMARY BEDROOM

- Huge Palladian window with designer draperies
- Upgraded engineered hardwood flooring
- Walk-in closet

### ENSUITE BATHROOM (3-PIECE)

- Ample dark-finished modern cabinetry
- Added storage cabinet with a display shelf
- Neutral stone-look floor tiles
- Oversized shower with neutral tile floor and surround, and a frameless glass enclosure and door







## BEDROOM 2

- Upgraded engineered hardwood flooring
- Large window with Hunter Douglas blinds
- Two closets
- Sliding glass door walkout to the charming Juliette balcony



## BATHROOM (4-PIECE)

- Ample dark-finished modern cabinetry
- Neutral stone-look floor tiles
- Soaker tub/shower combination with neutral tie surround





## TOP FLOOR

- Loft area perfect for an office niche
- Large window with Hunter Douglas blinds
- Upgraded engineered hardwood flooring
- Walkout to the expansive private rooftop terrace





SCHOOLS

**Elementary**  
Maplehurst – English Track – JK – GR06, FI – GR02 – 06  
Aldershot Elementary – English Track – GR07 – 08  
Burlington Central Elementary – FI – GR07 – 08  
Holy Rosary CES – Regular Track – JK – GR08  
Sacred Heart of Jesus CES – Fi – GR 01 – GR08  
St. Gabriel CES – ExF – GR05 - 08

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



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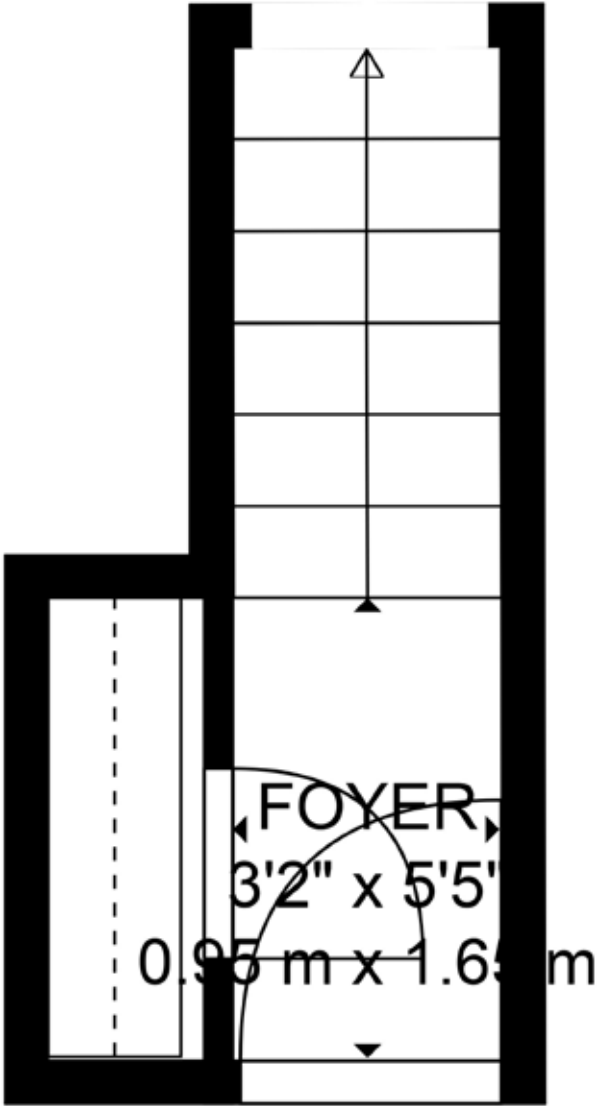
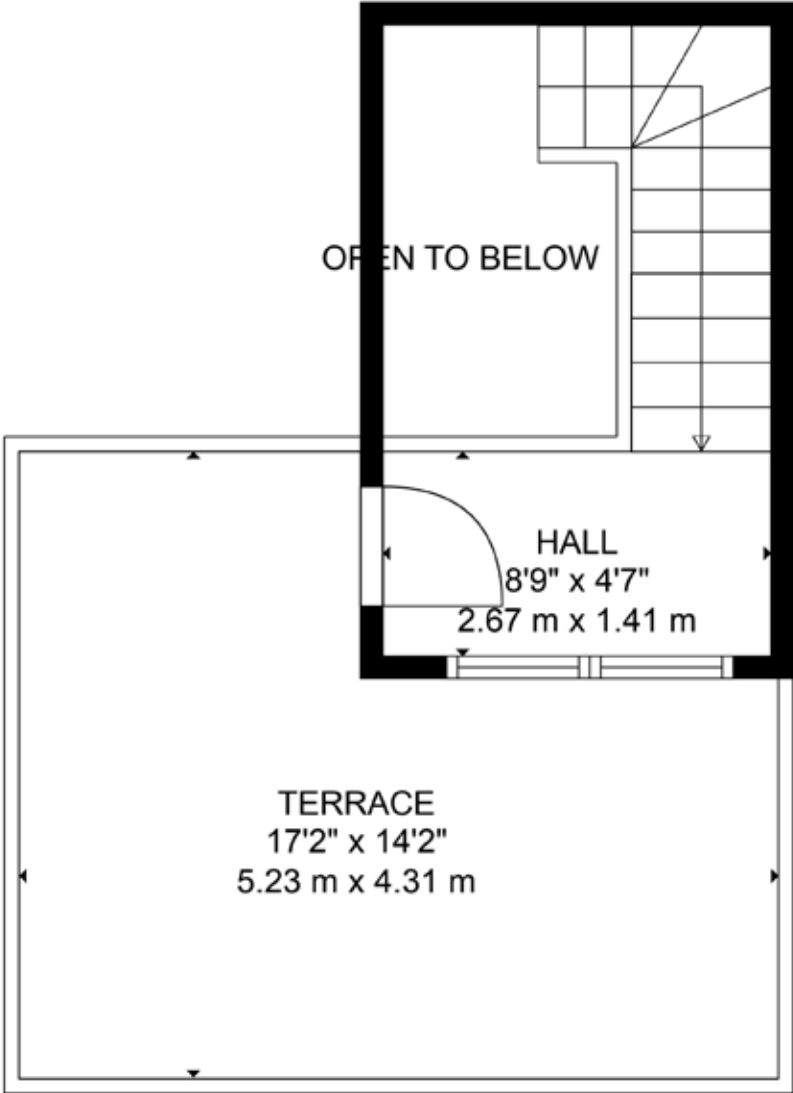
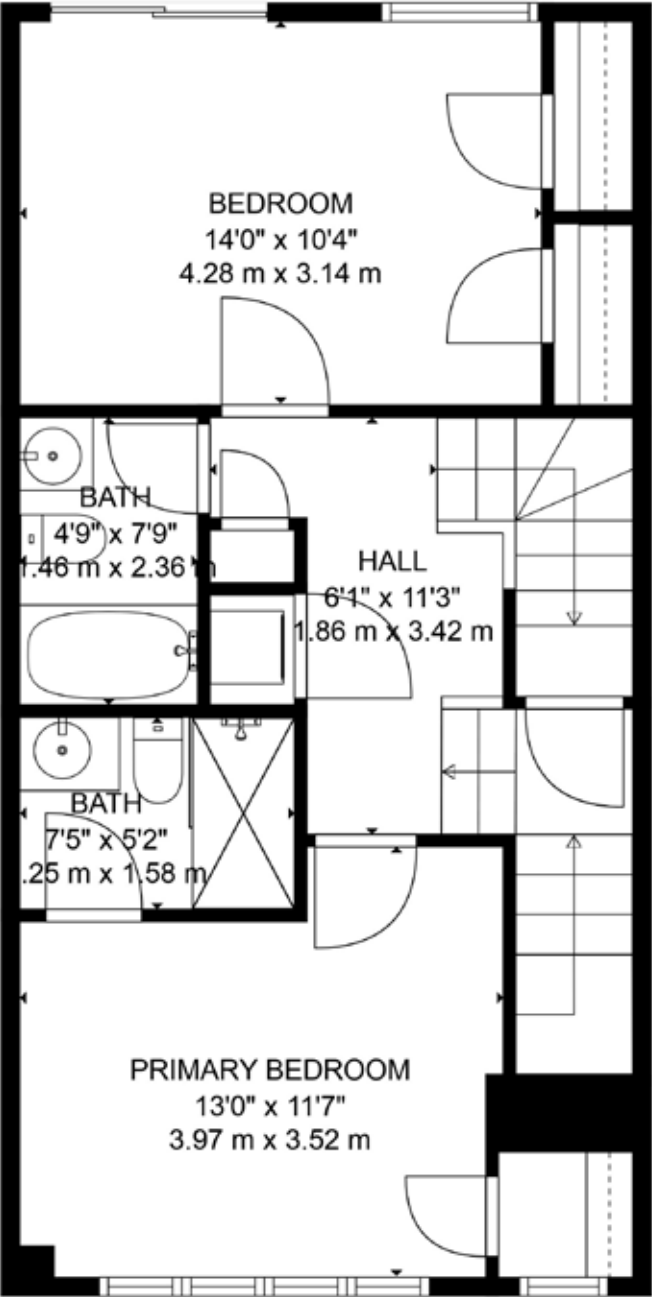
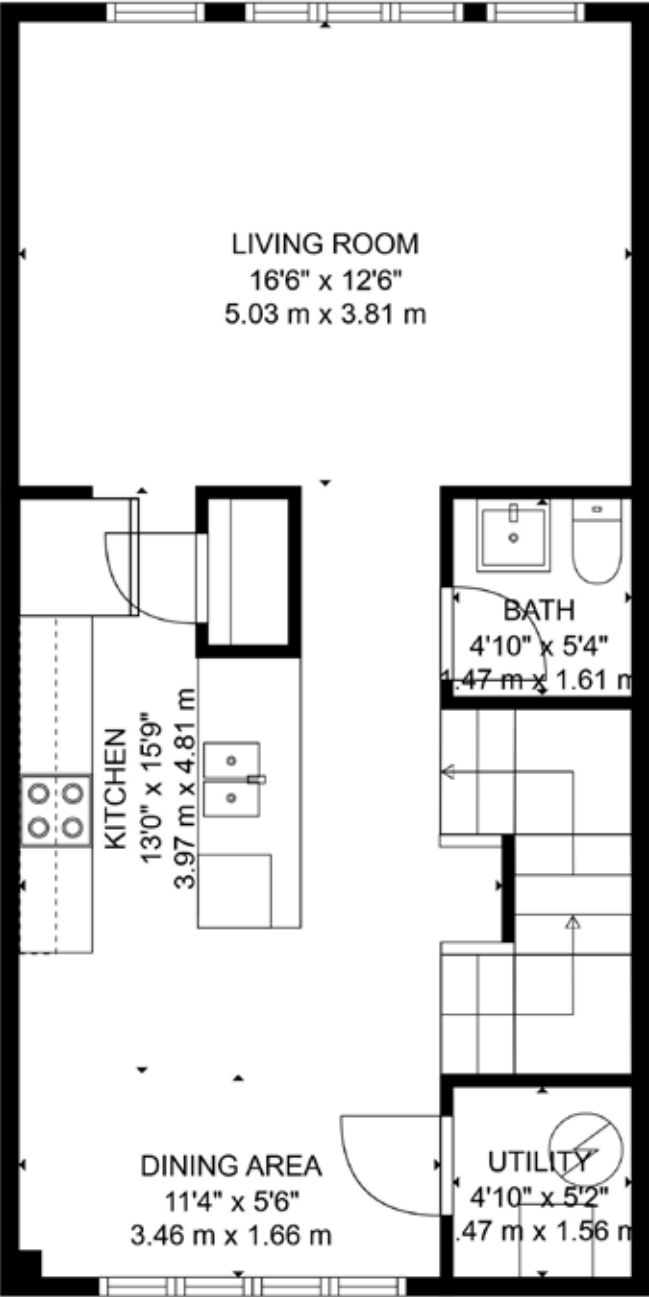
**Taxes:** \$3,873.68 / 2025  
**Condo Fee:** \$575 per month

**Inclusions:** Fridge, stove, built-in dishwasher, built-in microwave, washer/dryer, electric light fixtures, window coverings

**Exclusions:** Hot water tank (rental)



FLOOR PLANS



All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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## WE SELL REAL ESTATE BUT BETTER.



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