

RINA DIRISIO
REAL ESTATE, BUT BETTER



4165 UPPER MIDDLE ROAD, #14

BURLINGTON



MAKE YOUR HOME IN THE PRESTIGIOUS MILLCROFT GOLF COURSE COMMUNITY, WHERE A PICTURESQUE LANDSCAPE OF ROLLING GREENS, PARKS, CREEKS, AND TRANQUIL PONDS SEAMLESSLY BLENDS WITH THE CONVENIENCE OF MODERN LIVING.

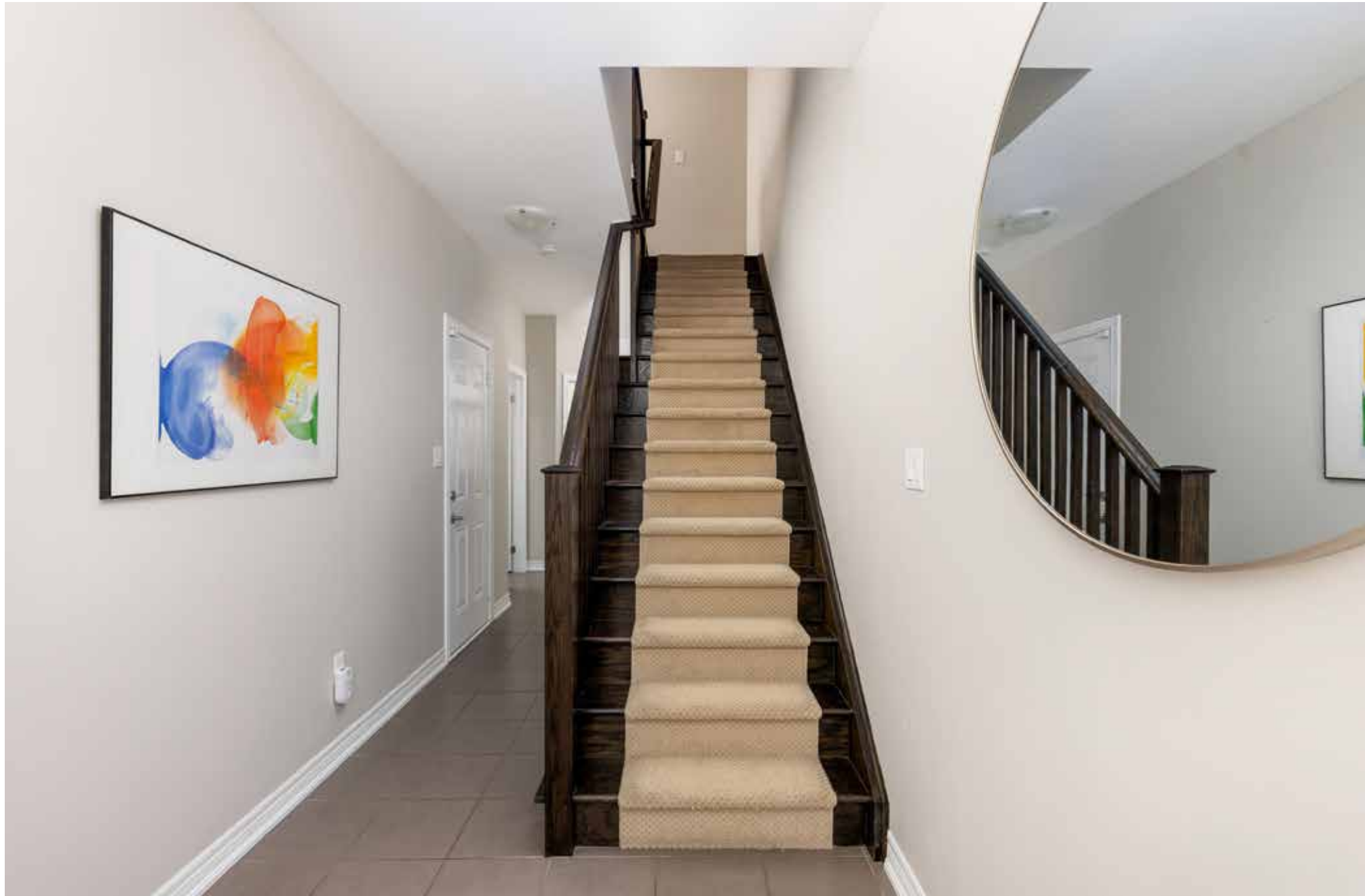
The renowned Millcroft Golf Course meanders gracefully through the area, providing serene views and a peaceful atmosphere. A short stroll will take you to the vibrant Tansley Woods Community Centre, and Millcroft Shopping Plaza, offering an array of shops, restaurants, services, and LCBO just minutes away. Commuters will appreciate the easy access to major highways, including the 407 ETR and QEW, and the nearby Appleby GO Train Station, all within a 7-minute drive from your doorstep.

This stunning end-unit townhome offers extra windows, three bedrooms, 2.5 bathrooms and approximately 1739 sq. ft of artfully planned living space. Private backyard with large trees. An impressive dark-stained oak staircase, dark hardwood floors in the living/dining room, 9-foot ceilings on the main and second floors, lovely dark-stained cabinetry, and neutral tiles in the kitchen and bathrooms are some of the fine features that inspire a comfortable yet sophisticated lifestyle. The entry-level offers an inside entry to the garage, a third bedroom and a 4-piece bathroom with a soaker tub/shower combination and a walkout to the covered terrace and rear yard. Visit with family or entertain in style in the spacious, bright second-floor living/dining room. You'll fall in love with the gorgeous kitchen offering dark shaker-style cabinetry with crown mouldings and valance lighting, an island with a breakfast bar, sleek pendant lighting, granite counters, and stainless steel appliances. The adjoining breakfast room offers oversized sliding glass doors to the private upper deck for grilling or enjoying quiet moments outdoors. A sleek 2-piece bathroom adds convenience to this level. Upstairs, you will find two bedrooms, including the primary retreat, with direct access to a 4-piece bathroom with a soaker tub and a separate shower with body jets and a glass door. The professionally finished lower level extends the living space with a versatile recreation room, perfect for casual entertaining or a space for kids to relax and enjoy. This home promises a lifestyle of elegance, comfort, and convenience, all within the heart of the sought-after Millcroft community.



FOYER

- Covered front porch and single entry door with an extended glass insert and transom
- Large window with wide-slat blinds and transom
- Neutral floor tiles
- Elegant chandelier
- Beautiful dark-stained oak staircase with a carpet runner
- Nine-foot ceilings on the main and second levels
- Inside entry to the attached garage



BEDROOM 3 (10'11" X 8'8")

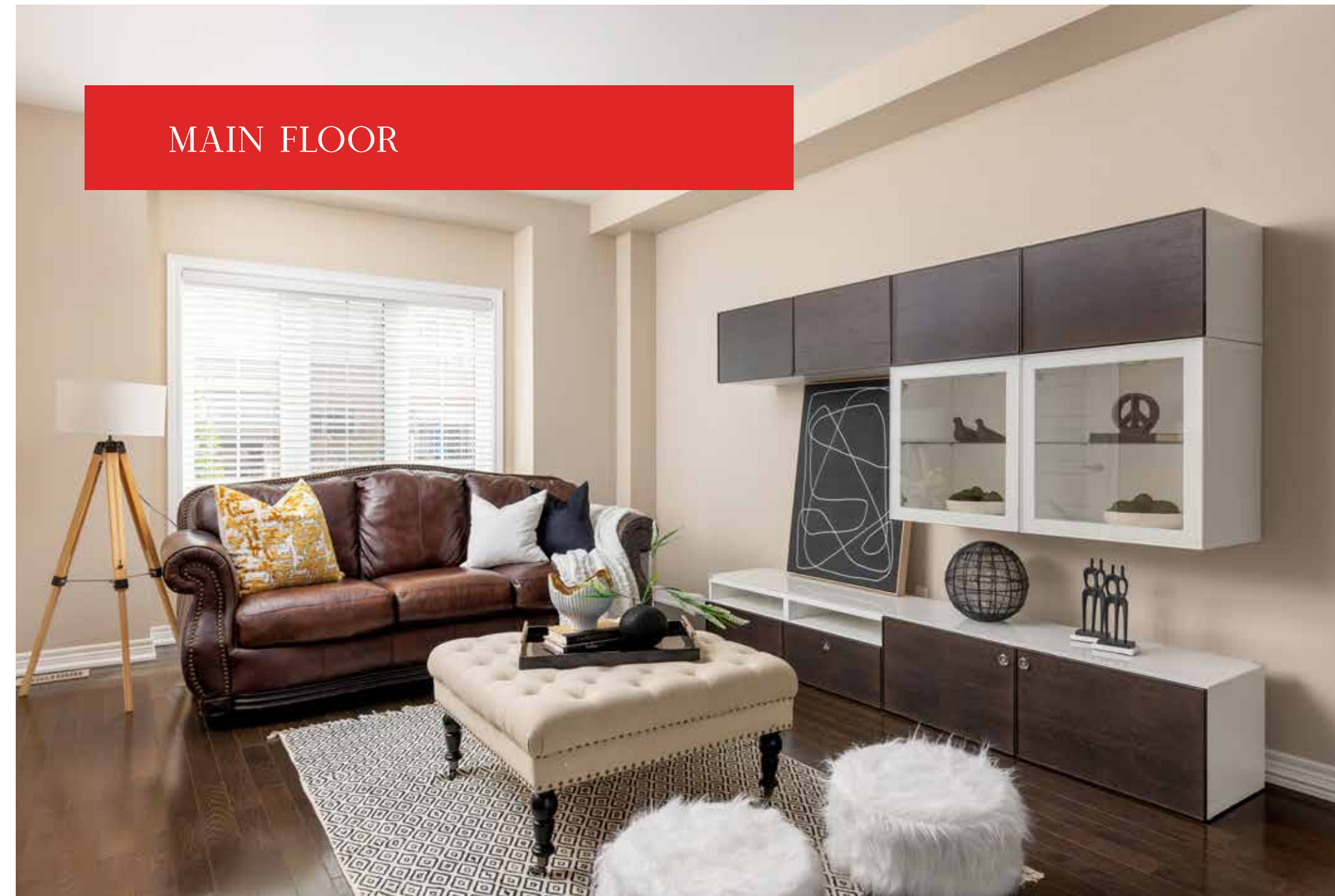
- Two large windows with wide-slat blinds
- Neutral broadloom
- Semi-ensuite privileges with an access door to the adjoining bathroom

BATHROOM (4-PIECE)

- Ample dark-stained cabinetry
- Quartz counter with an under-mount sink
- Soaker tub/Shower combination with neutral tile surround

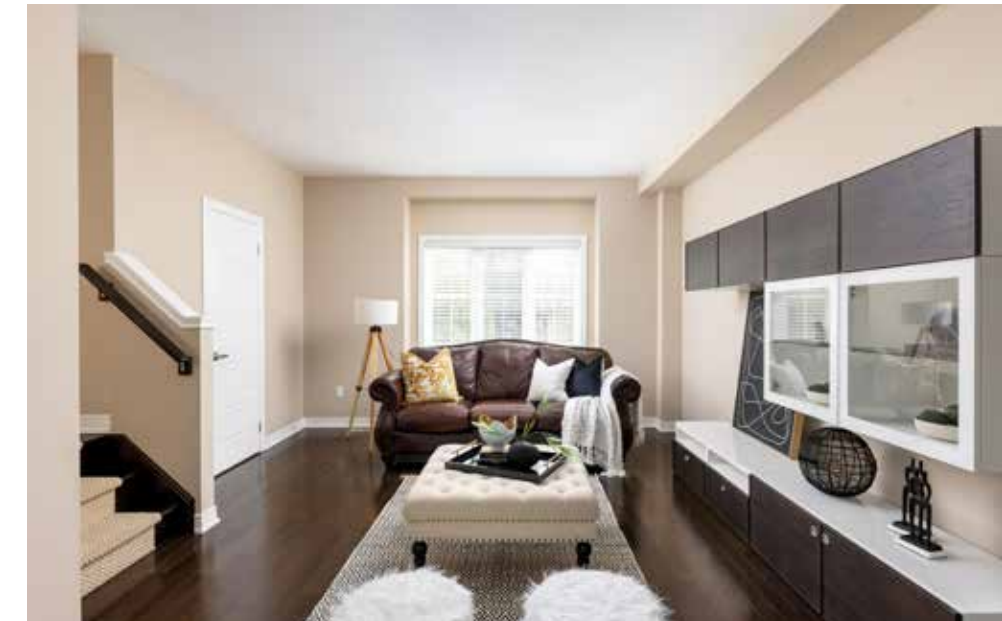


MAIN FLOOR



LIVING/DINING ROOM (23'2" X 13'4")

- Beautiful dark-stained hardwood floor
- Extra-large window with wide-slat blinds
- Added modern-style wall cabinets
- Ceiling fan in the dining room





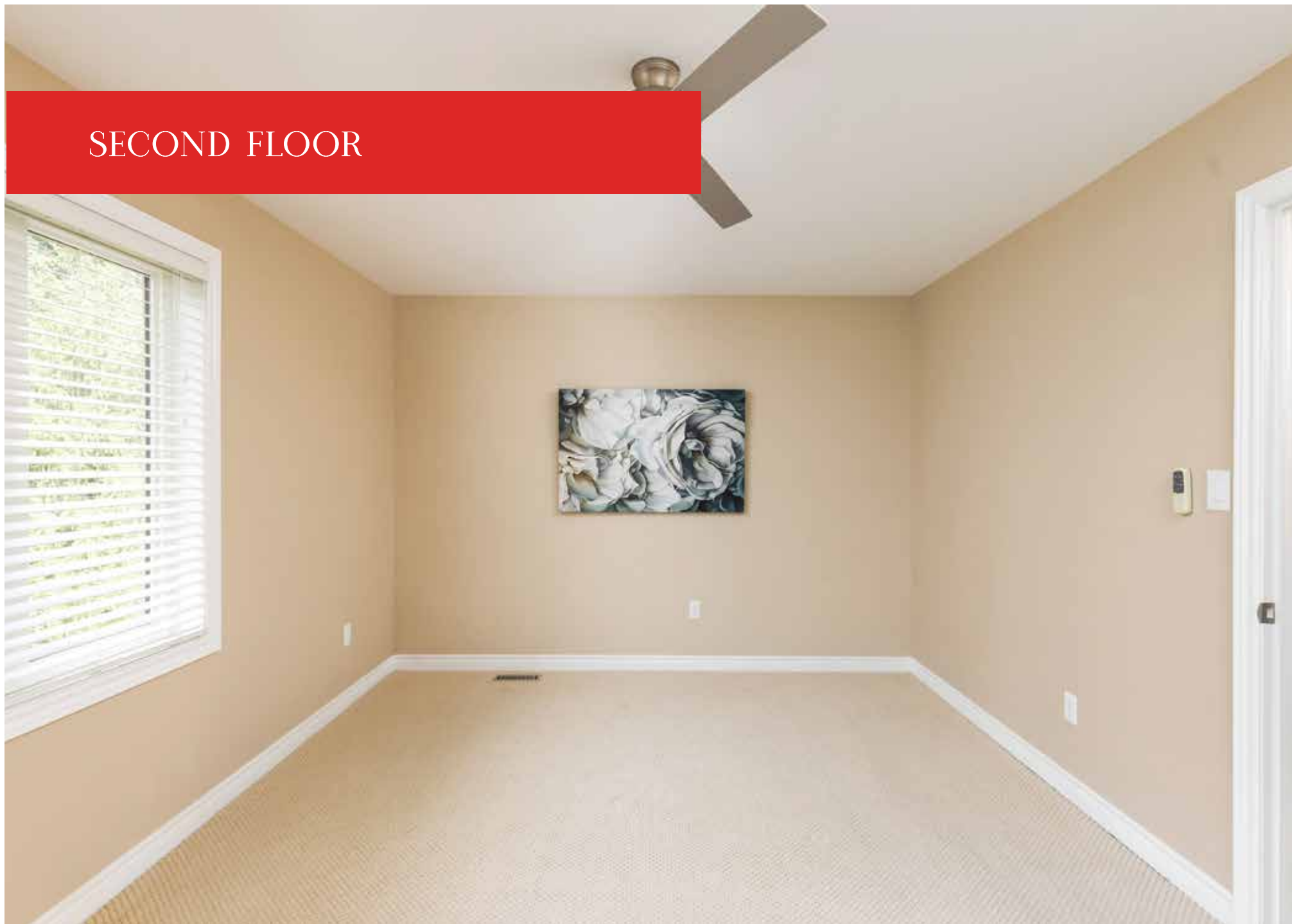
STUNNING KITCHEN

KITCHEN (17'1" X 10'10")

- Plenty of dark-stained shaker-style cabinetry
- Upper cabinets with crown mouldings and under-cabinet valance lighting
- Island with a breakfast bar and pendant lighting above
- Granite counters and complementing subway tile backsplash
- Large window with wide-slat blinds and treetop views
- Neutral floor tiles
- Stainless steel appliances including a French door fridge with a bottom-mount freezer drawer, electric range, built-in microwave and built-in dishwasher
- Breakfast room with a large window and extended-height sliding glass door walkout to the private balcony

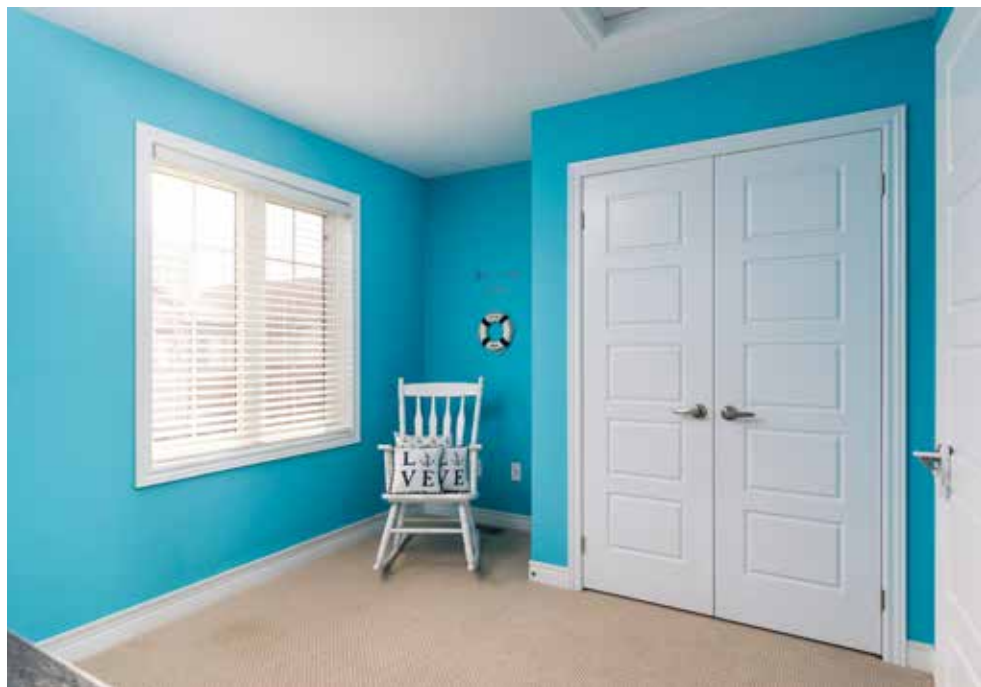


SECOND FLOOR



PRIMARY BEDROOM (14'9" X 11'0")

- Extra-large window with wide-slat blinds
- Ceiling fan
- Neutral broadloom
- Two double door closets
- Semi-ensuite privileges with an access door to the adjoining 4-piece bathroom



BEDROOM 2 (17'1" X 10'8")

- Two large windows with wide-slat blinds
- Ceiling fan
- Neutral broadloom
- Double door closet

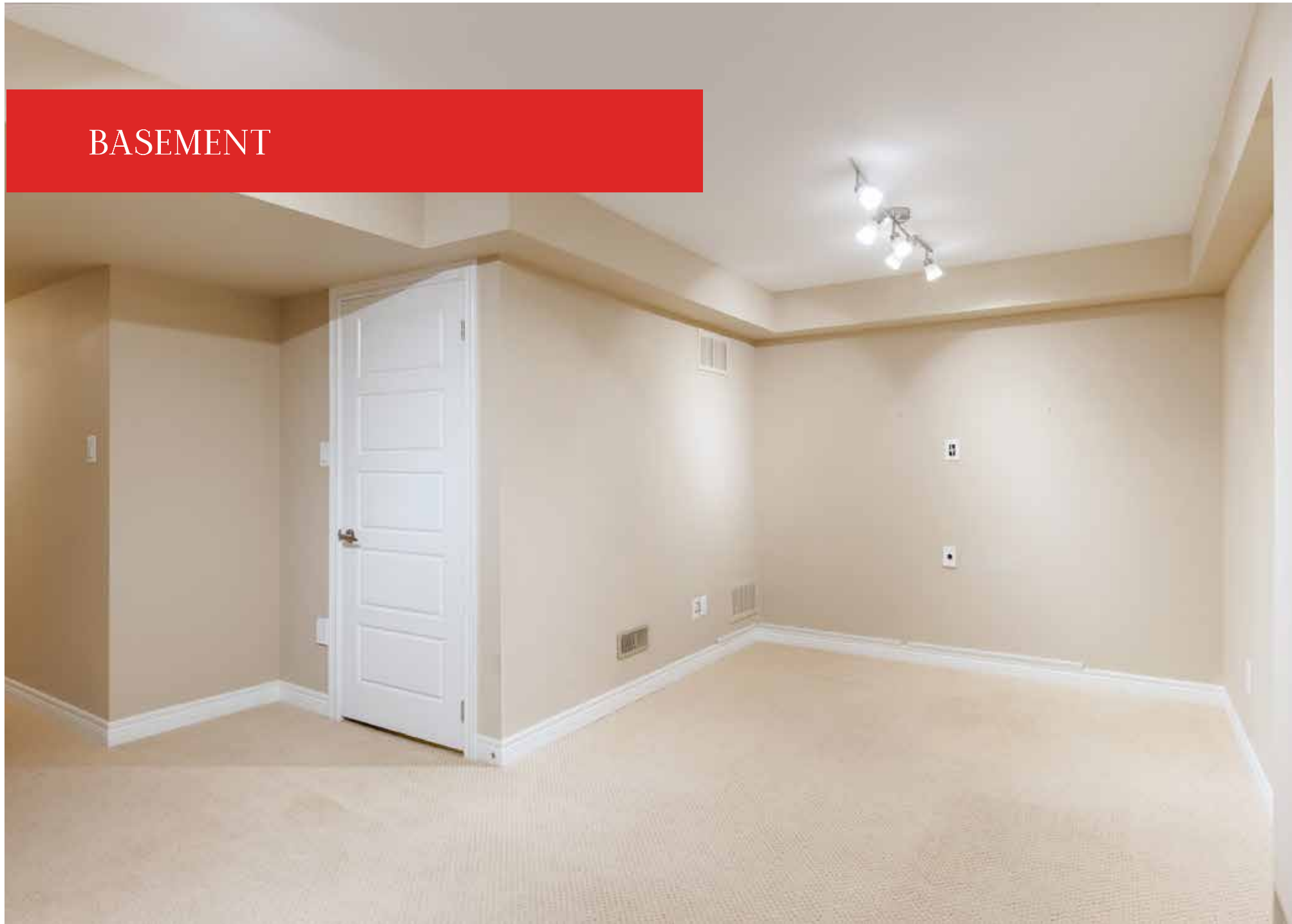


BATHROOM (4-PIECE)

- Ample dark-stained cabinetry with two drawers
- Stone-look floor tiles
- Deep soaker tub with tile surround
- Separate ceramic shower with body jets and a glass door



BASEMENT



RECREATION ROOM (16'7" X 14'2")

- Track-style lighting
- Neutral broadloom
- Window



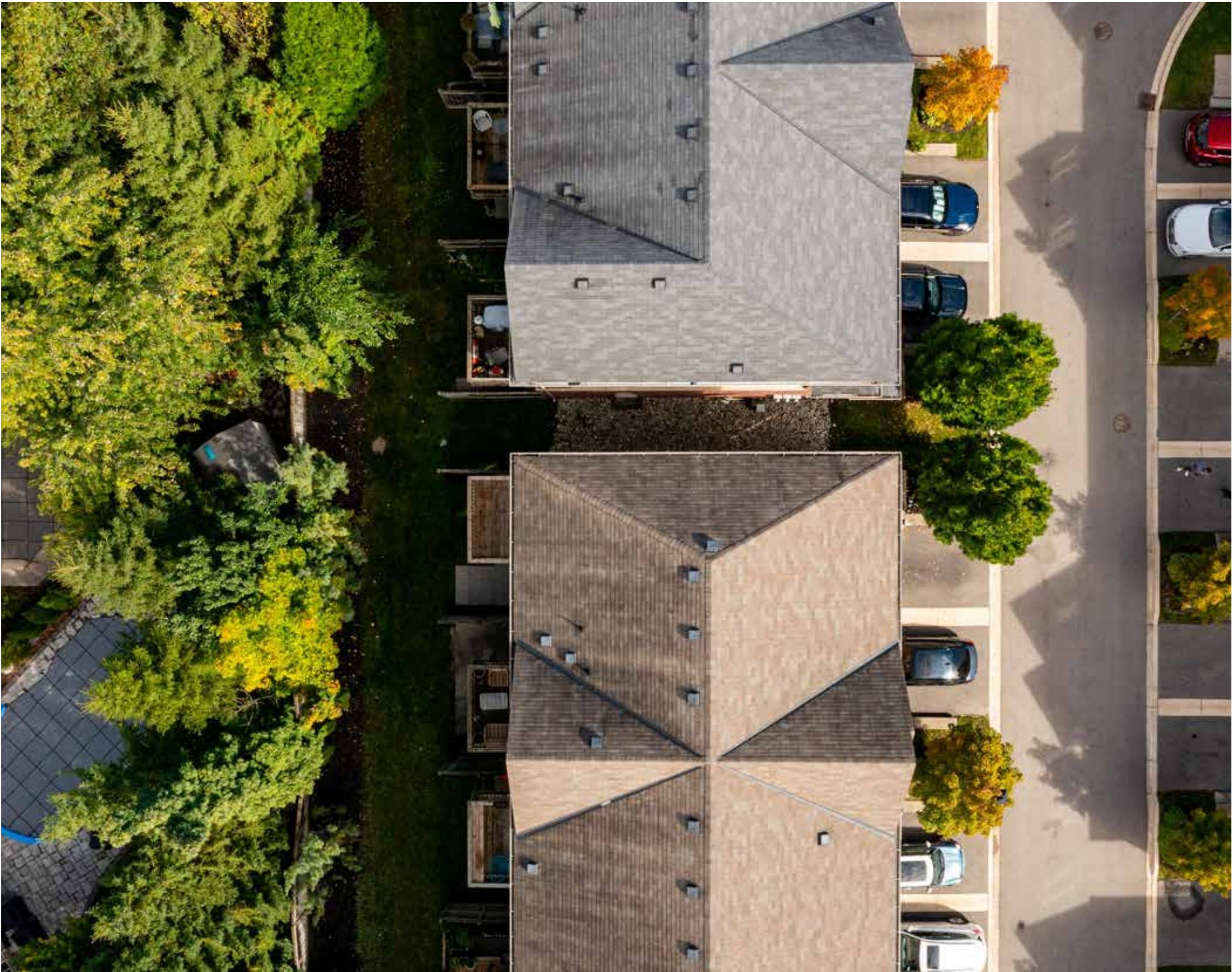
SCHOOLS

Elementary Schools (Public and Catholic)

- Florence Meares – English – JK – GR08
- Charles R. Beaudon – French Immersion – GR02 – 08
- Sacred Heart of Jesus CES – English/FI - JK – GR08
- St. Gabriel CES – Extended French Immersion – GR05 - 08

High Schools (Public and Catholic)

- Dr. Frank Hayden – English – GR09 - 12
- M.M. Robinson – French Immersion – GR09 - 12
- Corpus Christi CSS – English – GR09 - 12
- Notre Dame CSS – French Immersion/ExF – GR09 - 12



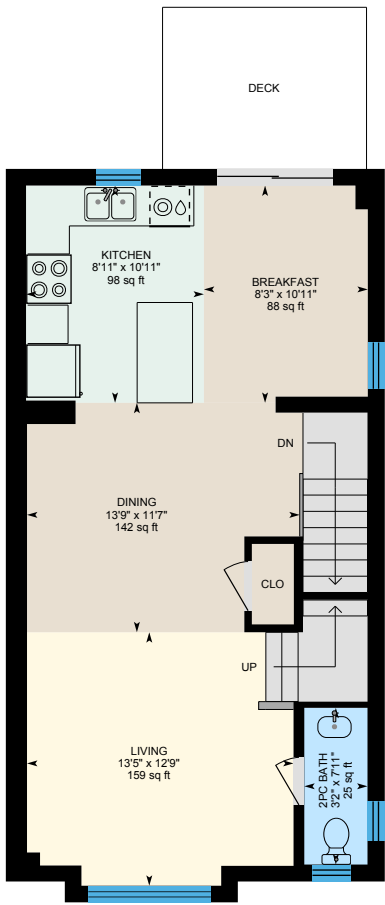
TAXES: \$4526.00 / 2024
ROAD FEE: \$216 / Month
INCLUDES: Building insurance, common elements and parking

INCLUSIONS: Stainless steel fridge, stove, built-in dishwasher and built-in microwave, washer and dryer, all electric light fixtures, all blinds, electric garage door opener and remote

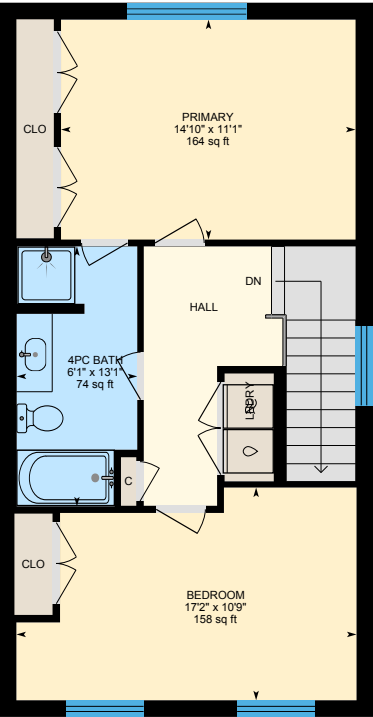
FLOOR PLAN

14-4165 Upper Middle Rd, Burlington, ON

Main Building: Total Exterior Area Above Grade 1818.87 sq ft

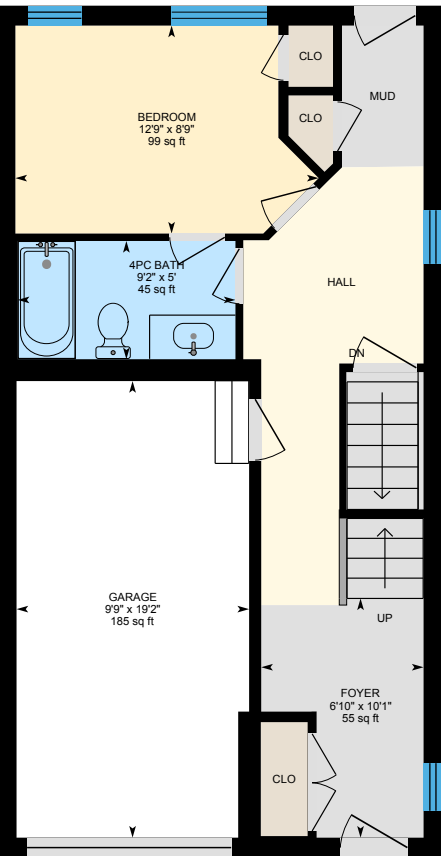


Main Floor
Exterior Area 684.01 sq ft

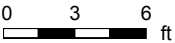


2nd Floor
Exterior Area 673.13 sq ft

PREPARED: 2024/10/03



Lower Level
Exterior Area 461.73 sq ft



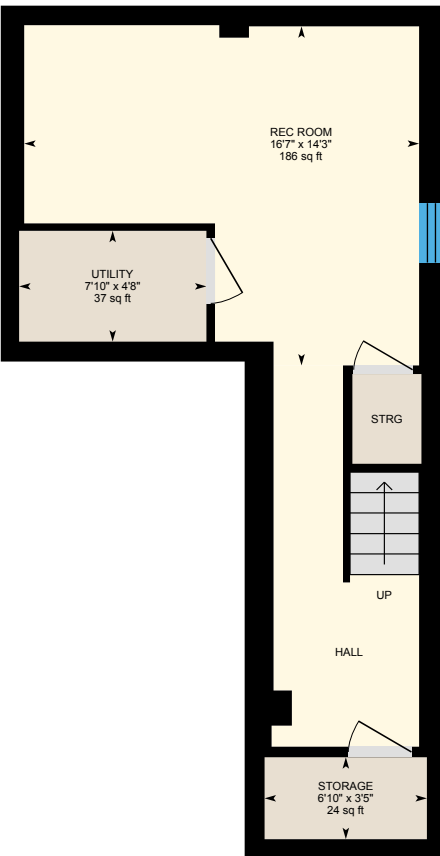
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Main Building: Total Exterior Area Above Grade 1818.87 sq ft



Basement (Below Grade)
Exterior Area 439.20 sq ft

PREPARED: 2024/10/03





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