

AB&A

AMY BRAY & ASSOCIATES



Havendale Haven

1115 Havendale Boulevard

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3+1 Beds • 3 Baths • 3,350+ sq.ft.

Perfectly positioned in the heart of Tyandaga, directly across from Tyandaga Golf Course and just steps from the Bruce Trail, this exceptional bungalow offers a lifestyle that is rarely available and highly sought after.

From the moment you arrive, the pride of ownership is unmistakable. Meticulously maintained and thoughtfully renovated throughout, every space reflects quality craftsmanship, timeless design, and an unwavering attention to detail. Surrounded by mature landscaping and located in one of Burlington's most prestigious neighbourhoods, this is a home designed to be enjoyed for years to come.

The main level offers the convenience of true one-floor living, featuring rich hardwood flooring, crown moulding, custom built-ins, and expansive windows that capture beautiful views of the private backyard retreat. The renovated kitchen serves as the heart of the home, complete with granite countertops, a large centre island, premium stainless steel appliances, and seamless flow into the adjoining dining and living spaces.

The primary suite is a peaceful sanctuary featuring a walk-in closet and luxurious five-piece ensuite with Neptune soaker tub, dual vanity, and glass-enclosed shower. Additional bedrooms and a beautifully updated bathroom provide flexibility for family, guests, or home office needs.

The walkout lower level dramatically expands the living space, offering a spacious recreation room anchored by a wood-burning fireplace, an additional bedroom, full bathroom, media room, gym space, abundant storage, and direct access to the backyard.























Outside, the property transforms into a private **resort-like setting**. Professionally landscaped gardens, extensive hardscaping, a beautifully illuminated deck, and an inground pool create the perfect backdrop for entertaining and relaxation. Surrounded by mature trees and complete privacy, the backyard feels more like a Muskoka retreat than a suburban residence.

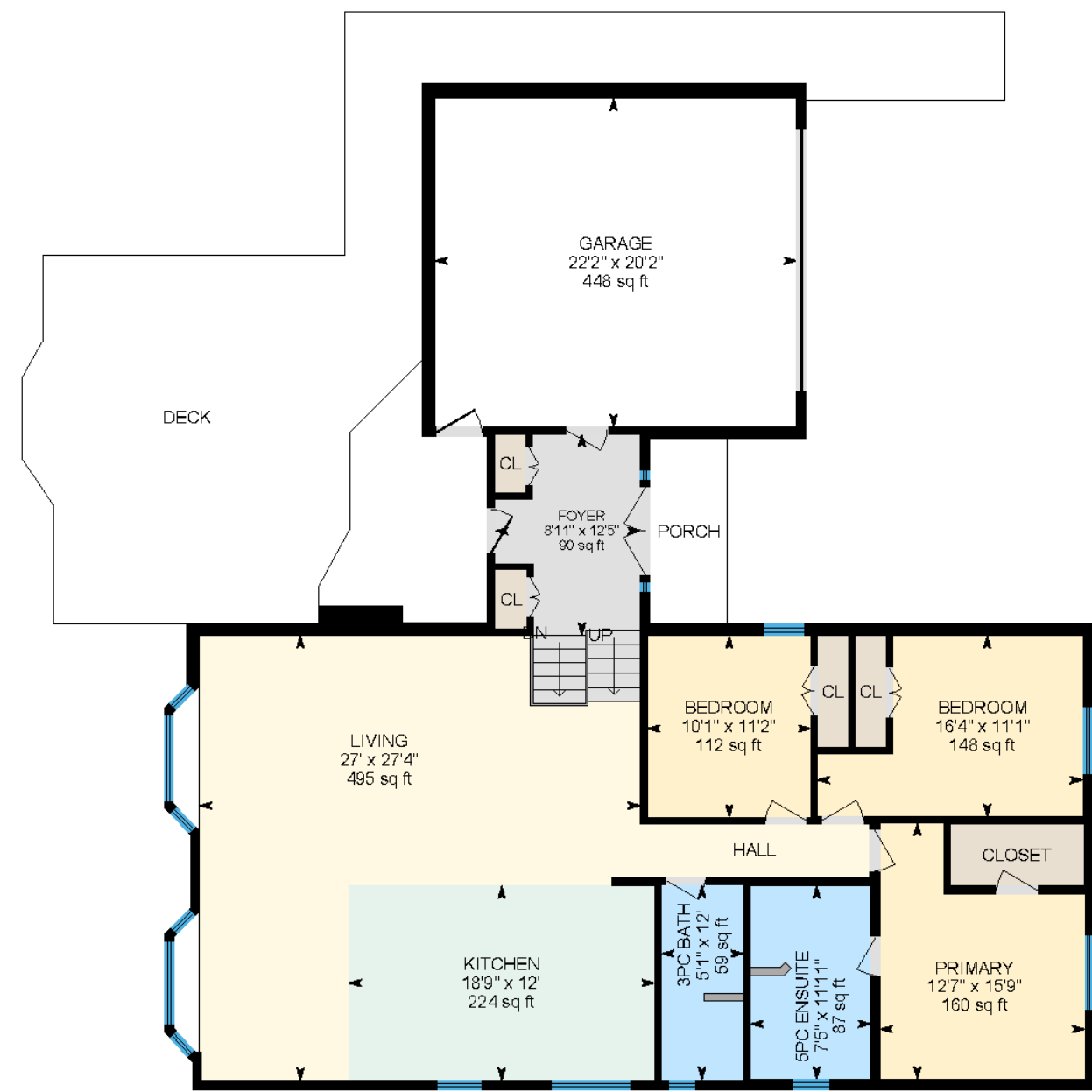
Whether enjoying an early morning walk along the Bruce Trail, an afternoon round of golf across the street, or an evening beside the pool with family and friends, this home offers an exceptional lifestyle both inside and out.

Rarely does a bungalow of this calibre become available in such a **coveted Tyandaga** location.



Main Level

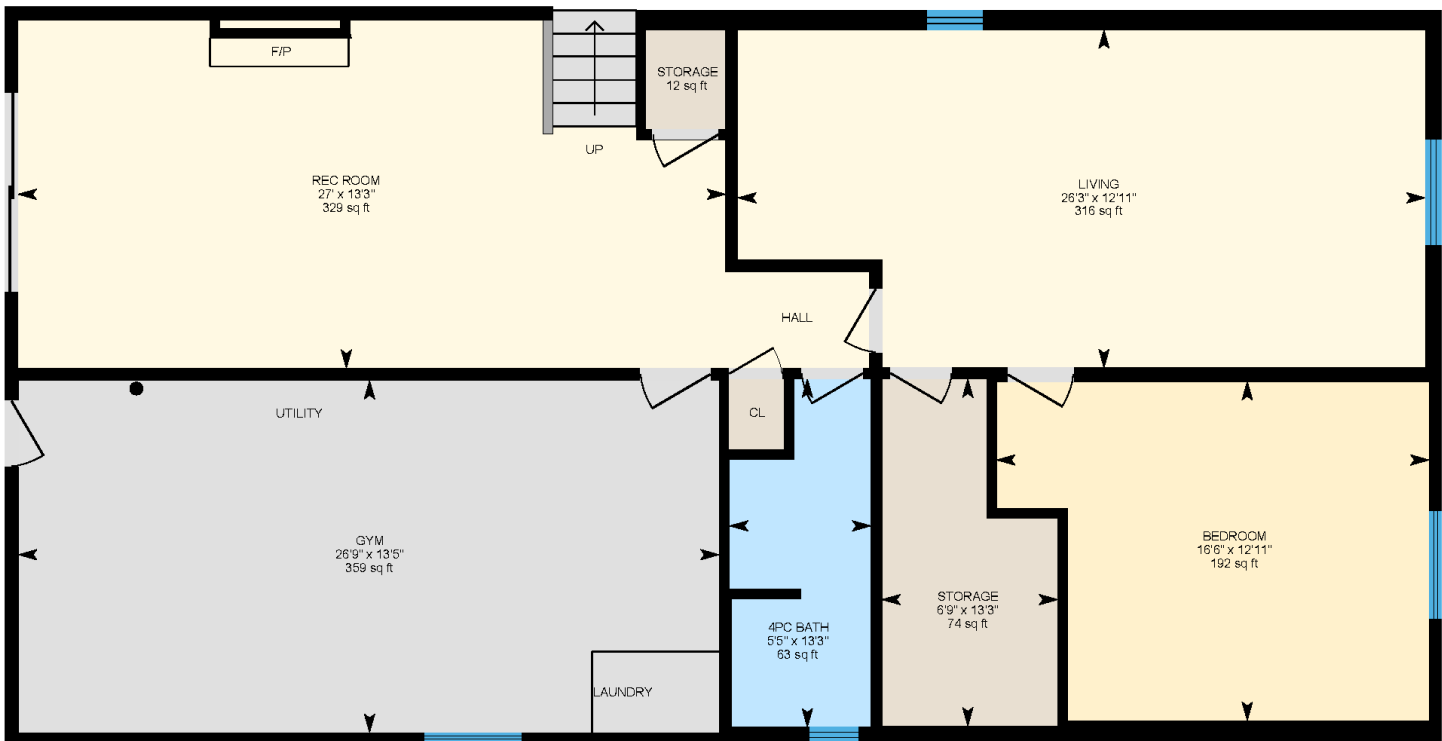
1,732 sq.ft.



Sotheby's International Realty Canada does not guarantee the accuracy or feasibility of this proposed plan. Buyer to verify if important. E & O.E.
Square footage provided is from MPAC propertyline report.

Lower Level

1,624 sq.ft.



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Special Features & Finishes

INTERIOR

- Complete Main Floor Renovation – 2018
- Custom Solid Wood Cabinetry Throughout Kitchen & Bathrooms – 2018
- Hardwood Flooring Throughout Main Level – 2018
- Crown Moulding Throughout Main Level – 2018
- Upgraded Oak & Glass Staircase – 2018
- Solid Core Interior Doors – 2018
- Upgraded Insulation (R20) – 2018
- Ecobee Smart Thermostat
- Ceramic Tile Flooring In All Three Bathrooms

MECHANICAL

- Daikin Furnace – 2018
- Central Air Conditioner – 2018
- Reliance Hot Water Heater (Rental)
- Roof & New Sheathing – 2024
- Club Pro Pool Pump – 2023

EXTERIOR

- Double Garage Door – 2021
- Driveway – 2025
- Across From Tyandaga Golf Course
- Bruce Trail Access At End Of Street
- Close To Schools, Shopping & Major Highways
- Beautiful Walkable Family-Friendly Neighbourhood

BACKYARD

- Muskoka-Esque Private Backyard Retreat
- Inground Chlorine Pool
- Pool Liner – 2025
- Professional Armour Stone Landscaping & Hardscaping
- Large Entertaining Deck Wrapping Around Home
- Wood Deck With Integrated Underlighting
- Cement Patio
- Multiple Outdoor Living & Entertaining Areas

FOYER

- Travertine Tile Flooring
- Double French Door Entry
- Dual Front Closets
- Oak & Glass Staircase
- Interior Garage Access
- Walkout To Rear Deck

LIVING ROOM

- Hardwood Flooring
- Oversized Bay Window With Window Bench Overlooking Backyard
- Recessed Lighting
- Crown Moulding

KITCHEN

- Custom Kitchen Renovated – 2018
- Granite Countertops
- Oversized Centre Island With Double Sink
- Subway Tile Backsplash
- Stainless Steel Frigidaire Professional Refrigerator
- Stainless Steel Frigidaire Professional Dishwasher
- Stainless Steel Frigidaire Professional 5-Burner Gas Range
- Stainless Steel Panasonic Built-In Convection Microwave Oven
- Hardwood Flooring

DINING ROOM

- Built-In Cabinetry With Coffee Bar
- Bay Window With Window Bench Overlooking Pool
- Centre Chandelier
- Hardwood Flooring
- Open Concept To Kitchen

MAIN FLOOR BATHROOM

- Three-Piece Bathroom
- Step-In Glass Enclosed Shower
- Shower Niche
- Kohler Fixtures & Hardware
- Recessed Lighting
- Wall Sconces

PRIMARY BEDROOM & 5-PIECE ENSUITE BATHROOM

- Spacious Primary Retreat
- Window Overlooking Front Yard
- Crown Moulding
- Walk-In Closet With Pocket Door
- Five-Piece Ensuite Bathroom
- Produits Neptune Soaker Tub
- Dual Sink Vanity
- Kohler Sinks, Toilet & Fixtures
- Step-In Glass Enclosed Shower
- Wall Sconces

ADDITIONAL BEDROOMS

- Second & Third Bedrooms Overlooking Frontard
- Spacious Closets With French Doors
- Crown Moulding

LOWER LEVEL

RECREATION ROOM

- Wood Burning Fireplace With Stone Surround
- Carpet & Travertine Flooring
- Beadboard Wall Finish
- Crown Moulding
- Multiple Storage Closets
- Walkout To Patio & Pool Area
- Four-Piece Bathroom With Shower/Tub Combo

FAMILY ROOM

- Built-In Energy Speakers
- Recessed Lighting
- Crown Moulding
- Windows Overlooking Front Yard

LOWER LEVEL BEDROOM

- Window Overlooking Front Yard
- Built-In Closet Organizer

LAUNDRY / GYM

- Samsung Washer & Dryer
- Double Crane Laundry Sinks
- Window Overlooking Side Yard



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