

AB&A

AMY BRAY & ASSOCIATES



Sprawling Tyandaga Bungalow

1582 Frontenac Place, Burlington

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2+2 Beds • 3.5 Baths • 4,000+ sq.ft.

A rare offering in Burlington's coveted Tyandaga community, 1582 Frontenac Place is an exceptional sprawling bungalow offering more than 4,000 square feet of beautifully finished living space, including over 2,000 square feet on the main level. Set on a quiet court and backing onto the fairway of Tyandaga Golf Course, this beautifully curated home combines generous space, privacy, and picturesque surroundings.

Designed with a classic centre hall floor plan, the main level unfolds into a collection of spacious and inviting principal rooms, each capturing a different view of the property's serene setting. The eat-in kitchen overlooks the beautifully landscaped backyard, where mature trees, an inground pool, and generous outdoor living spaces create a private retreat. At the front of the home, the family room looks out toward the quiet court and the home's expansive front porch, an inviting place to relax and enjoy the peaceful streetscape.





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A standout feature is the beautiful Muskoka-style room, offering a tranquil space to unwind while taking in views of the lush gardens and private retreat.

The home offers 2+2 spacious bedrooms and four bathrooms, providing flexibility for families, guests, or multigenerational living. The fully finished lower level further expands the living space with additional rooms and well-appointed storage areas.







Set on an oversized pie-shaped lot, the backyard is designed for both relaxation and entertaining. The fully fenced yard features an inground pool, expansive deck, generous lawn area, and mature landscaped gardens, all backing onto the scenic golf course and offering exceptional privacy.

Located moments from Kerncliff Park, the Bruce Trail, and Tyandaga Tennis Club, residents enjoy convenient access to some of Burlington's most celebrated hiking and natural landscapes while remaining close to everyday amenities.

Beautifully renovated and thoughtfully curated throughout, this remarkable home offers generous main-floor living and an exceptional setting in one of Burlington's most sought-after neighbourhoods.









Main Level

2,161 sq.ft.



Lower Level

1,835 sq.ft.





Special Features & Finishes

INTERIOR

- Fully Updated Interior & Exterior With Timeless Finishes
- Ensuite Bathroom & Walk-In Closet - 2023
- Triple Pane Energy Efficient Windows - 2026
- Double Pane Sunroom Windows
- Two Primary Suites On The Main Floor Of The House
- Two Wood Burning Fireplaces
- One Gas Fireplace
- Muskoka-Esque Year-Round Sunroom Addition
- Hardwood Flooring Throughout (Excluding Sunroom & Lower Level)

MILLWORK

- Custom Built-In Bookcases In Sunroom
- Traditional Tyandaga Wainscoting In Kitchen, Dining Room & Family Room
- Statement Beams In Family Room
- Crown Moulding Throughout Kitchen, Living Room, Dining Room, Sunroom

MECHANICAL

- Furnace - 2020
- A/C - 2020
- Hot Water Tank - Rental
- Pool Heater - 2025
- Pool Solar Cover - 2025
- Pool Winter Cover - <5 Years Old
- Smart Thermostat & Camera Doorbell

EXTERIOR

- Roof - 2019
- Front Siding - 2019
- Wood Fence - 2025
- Pool Fence ~ <5 Years Old
- Covered Front Porch
- New Weeping Bed And Waterproofing Along South Side Of House In 2024, Tied Into French Drain That Runs Behind The Pool
- Irregular Pie-Shaped Lot Located At The End Of A Cul-De-Sac
- Backs Onto Tyandaga Golf Course (18 Holes) And Tennis Club



BACKYARD

- Large Gunite Pool With Safety Fence (Fence Installed Within The Last 5 Years)
- West Facing Backyard, Afternoon Sun & Sunsets
- Very Private, Mature Backyard With A Beautiful Cherry Blossom Tree And Well Maintained Gardens. Hydrangea Hedge Along North Side Of The Property Along The Fence
- French Drain In Backyard For Quick And Efficient Water Drainage
- Large Backyard Deck On A Single Level Perfect For Entertaining
- Gas Bbq Hookup On Deck
- Backyard Fence Partially Secured With Chicken Wire At Base For Pets - Secured Along Golf Course Side And Partially Along The Tennis Club Side

KITCHEN

- Miele Stainless Steel Built-In Dishwasher
- GE Stainless Steel 5-Burner Built-In Gas Range
- GE Stainless Steel Refrigerator
- Stainless Steel Range Hood
- Granite Countertops
- Subway Tile Backsplash
- Walkout To Backyard
- Large Window Overlooking Backyard
- Centre Island With Seating For Entertaining
- Double Stainless Steel Sinks
- Hardwood Flooring

DINING ROOM

- Crown Moulding
- Large Window Overlooking Sideyard
- Walkthrough To Kitchen & Family Room
- Statement Wallpaper & Traditional Tyandaga Wainscoting
- Hardwood Flooring

FAMILY ROOM

- Wood Burning Fireplace With Brick Surround & Wood Mantle
- Oversized Picture Window Overlooking Backyard
- Recessed Lighting
- Statement Ceiling Beams
- Traditional Tyandaga Wainscoting
- 2-Piece Bathroom With Statement Wallpaper & Wainscoting
- Walkout To Backyard
- Hardwood Flooring

LIVING ROOM

- Wood Burning Fireplace With Stone Surround & Statement Mantle
- Oversized Picture Window Overlooking Frontyard

SUNROOM

- Dual Walkouts To Backyard & Sideyard
- Panoramic Double Pane Windows
- Statement Wood Planked Ceiling
- Built-In Bookcases
- Gas Fireplace

PRIMARY BEDROOM SUITE

- Walk-In Closets With Custom Built-Ins - 2023
- Hardwood Flooring
- Oversized Bay Window Overlooking Front Yard
- Private 4-Piece En-Suite Bathroom

PRIMARY 4-PIECE EN-SUITE

- Renovated In 2023
- Heated Towel Rack
- Dual Sinks
- Curbless Glass Enclosed Shower
- Recessed Lighting & Designer Light Fixtures
- Frosted Overlooking For Full Privacy

SECOND BEDROOM SUITE

- Sitting Room
- Hardwood Flooring
- Double Closet With Built-In Shelving
- 4-Piece Ensuite With Soaker Tub And Glass Enclosed Shower

LOWER LEVEL

- Recreation Room Finished With Recessed Lighting
- Two Additional Bedrooms With Windows
- 3-Piece Semi-Ensuite Bathroom With Glass Enclosed Shower
- Spacious Utility/Laundry Room
- Spacious Storage Room



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