

AB&A

AMY BRAY & ASSOCIATES



Executive Living in Tyandaga

1352 Winterberry Drive, Burlington

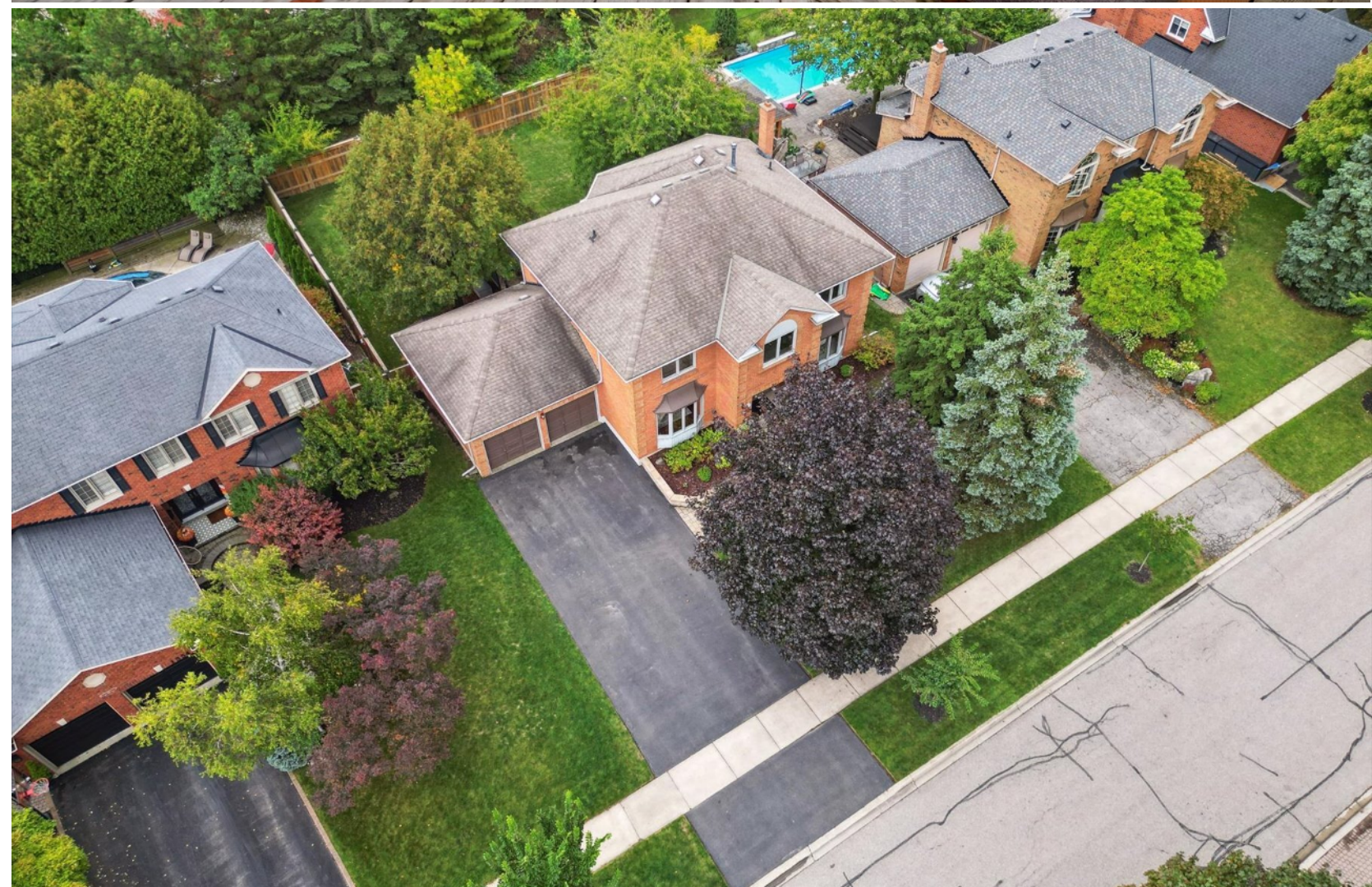
1352 Winterberry Drive

4 Beds • 3.5 Baths • 4,130+ sq.ft.

Welcome to 1352 Winterberry Drive, a truly special home in the heart of Winterberry Estates, one of Tyandaga's most breathtaking and desirable communities. This executive Hampton House model sits proudly on a highly sought-after street, offering a timeless blend of elegance, space, and warmth. From the moment you arrive, you'll feel the charm of this family-friendly neighborhood, with tree-lined streets and convenient access to the Bruce Trail, golf courses, shopping, and highways—all just moments from your door.

Step inside to discover a traditional yet inviting floor plan designed for both everyday living and effortless entertaining. The main level features a welcoming family room, a bright living room, and a spacious dining area—perfect for hosting gatherings. With just over 3,800 square feet of finished living space, there's room for everyone to spread out and enjoy. The heart of the home is the eat-in kitchen, where sliding doors lead to a private backyard oasis. With no rear neighbors, you'll appreciate the peace and privacy, while the flat, pool-sized lot offers endless opportunities to create your dream outdoor retreat.

Whether it's quiet evenings with family, weekend barbecues with friends, or simply enjoying the beauty of the surrounding community, this home is designed to make memories. 1352 Winterberry Drive isn't just a house—it's a lifestyle in one of Burlington's most cherished locations.















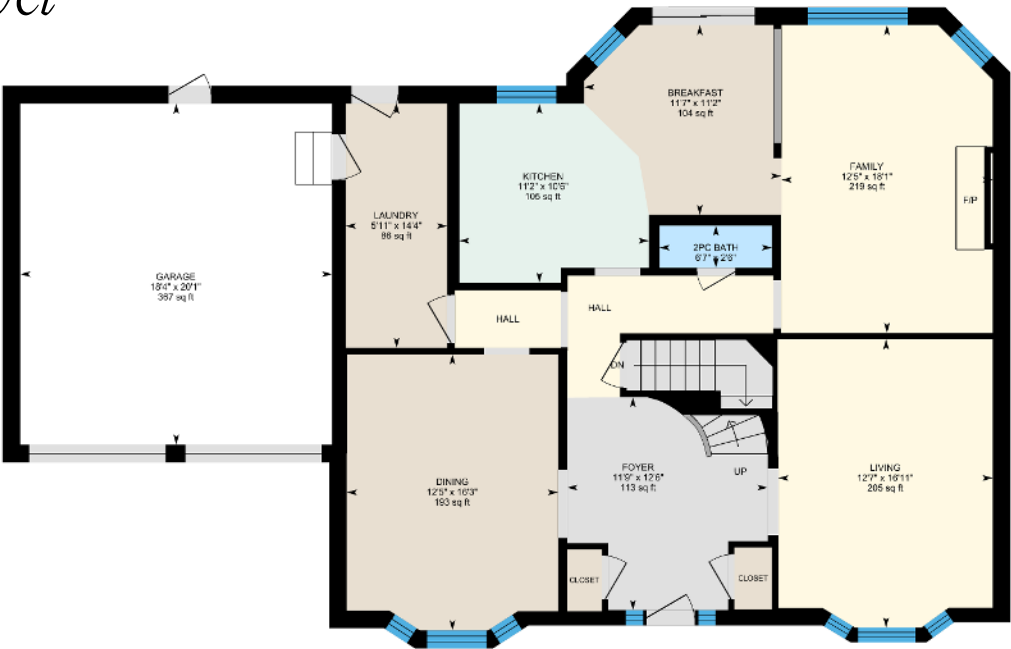


Floor Plans



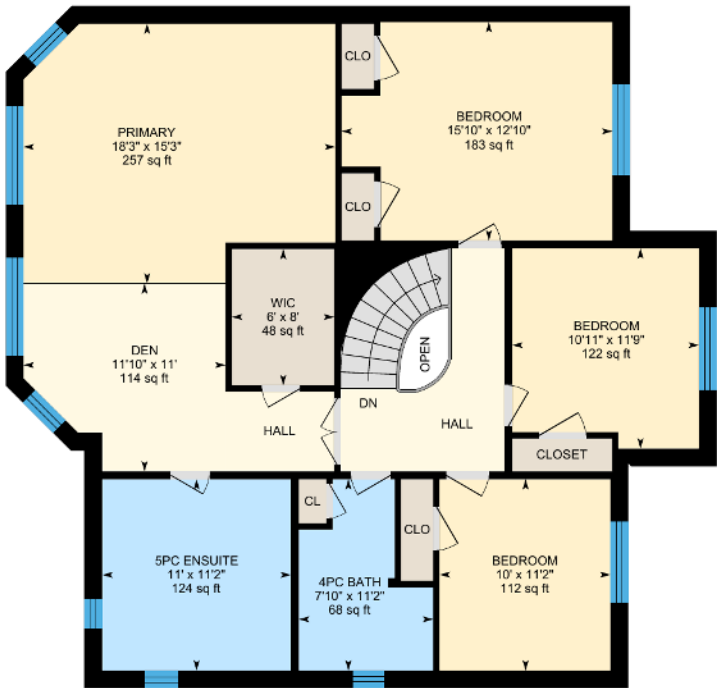
Main Level

1,354 sq.ft.



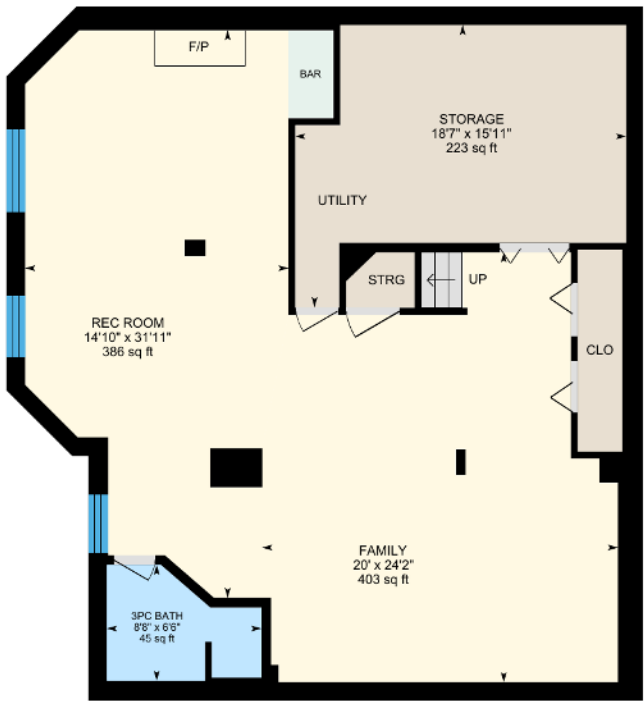
Upper Level

1,422 sq.ft.



Lower Level

1,354 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 amounts pulled from MPAC.



Special Features & Finishes

INTERIOR

- Executive Hampton House model
- Stainless Steel Kitchen Appliances
- Dishwasher - 2025
- Dryer - 2019
- Washing Machine - 2018
- Gas Fireplaces In Family Room & Basement
- Spacious Primary Suite Complete With A Spa-Like 5-Piece Ensuite Remodeled In 2019
- 3 Spacious Additional Guest Bedrooms
- Open Concept Basement With 3-Piece Bathroom & Spacious Storage Room

MILLWORK

- Traditional Tyandaga Wainscoting In Foyer, Family Room & Kitchen
- Crown Moulding In Living Room, Dining Room & Primary Ensuite
- Built-In Laundry/Mud Room Cabinetry
- Hardwood Flooring In Dining Room

MECHANICAL

- Furnace - Approximately 2010
- A/C - 2022
- Rental Water Heater ~\$16.94/month

EXTERIOR

- Built In 1988
- Windows - 1988
- Roof - 2007
- Located On A Quiet Desirable Street With No Rear Neighbour
- Spacious Deck With Hot Tub (As-Is)
- Professionally Landscaped Front Yard
- Smart doorbell
- Situated Close To Bruce Trail, Tyandaga Golf Course, Parks & More

Currently on the Market

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properties for sale, please visit:

amybrayandassociates.ca



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