

AB&A

AMY BRAY & ASSOCIATES



Downtown Burlington Gem

1375 Caroline Street

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2 Beds • 2 Baths • 2500+ sq.ft.

Some homes are purchased for what they are today. Others are purchased for what they have the potential to become.

Welcome to 1375 Caroline Street—a property that represents one of the most compelling opportunities to come to market in downtown Burlington.

Perfectly positioned on a desirable corner lot in one of the city's most established and sought-after neighbourhoods, this is a home where the true value extends far beyond its walls. Just moments from Burlington's vibrant waterfront, Spencer Smith Park, boutique shopping, exceptional dining, schools, and scenic walking trails, this address offers a lifestyle that continues to define downtown living.

For decades, this solidly built home has been thoughtfully cared for by the same family, quietly serving as the backdrop for a lifetime of memories. Today, it stands ready for its next chapter.

Offering more than 1,500 square feet above grade, three bedrooms, two bathrooms, and the rare convenience of an attached double-car garage, the home provides an exceptional foundation for those looking to personalize, renovate, or thoughtfully reimagine the space over time. Opportunities to find this combination of location, lot, and garage in downtown Burlington have become increasingly rare.

Yet the greatest feature of this property isn't found within the home itself.

It's the address.





AB
& A









Tree-lined streets, mature neighbourhood character, walkability, and an unmistakable sense of community have made downtown Burlington one of the most desirable places to call home. Morning walks along the lake, evenings spent enjoying local cafés and restaurants, waterfront festivals, boutique shopping, and every convenience of the downtown core are all just moments away.

This is the kind of neighbourhood people wait years to move into.

While homes can be renovated, redesigned, or entirely transformed, location is the one feature that can never be recreated. It is this exceptional setting that makes 1375 Caroline Street such a remarkable offering.

Strategically priced to reflect its outstanding future potential, this property presents an exceptional opportunity for those with the vision to create something truly special while investing in one of Burlington's most enduring and valuable neighbourhoods.

Some buyers will see a home.

Others will recognize an opportunity.

Location. Opportunity. Potential.

Welcome to 1375 Caroline Street.

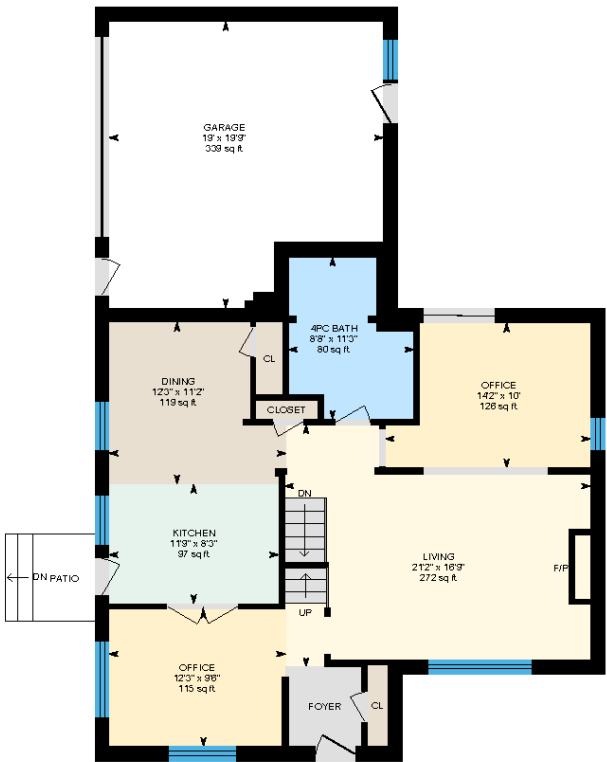


Floor Plans



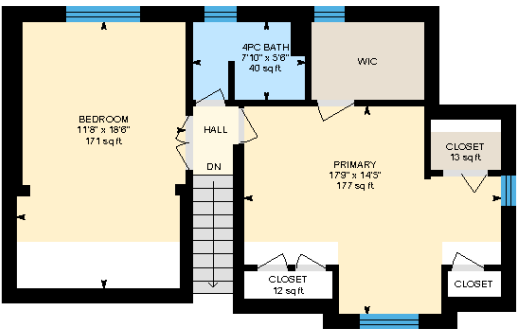
Main Level

1,001 sq.ft.



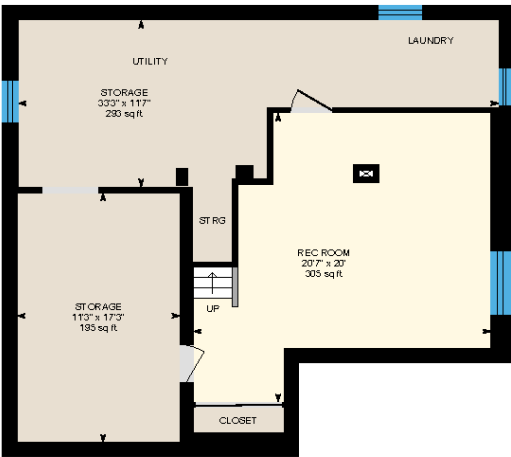
Upper Level

546 sq.ft.



Lower Level

1,001 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.

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Amy Bray

Sales Representative & Senior Vice President, Sales

c. 416.802.5017 • o. 905.845.0024

amy.bray@sothebysrealty.ca

Alexandria Wood

Sales Representative

c. 416.788.5126 • o. 905.845.0024

alex.wood@sothebysrealty.ca

309 Lakeshore Road East,
Oakville, Ontario L6J 1H3





AMY BRAY & ASSOCIATES



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