AMY BRAY & ASSOCIATES



Executive Millcroft Townhome

1-4211 Millcroft Park Drive, Burlington


AB
&A

1 - 4211 Millcroft Park Drive

3 Beds • 3.5 Baths • 4,200+ sq.ft.

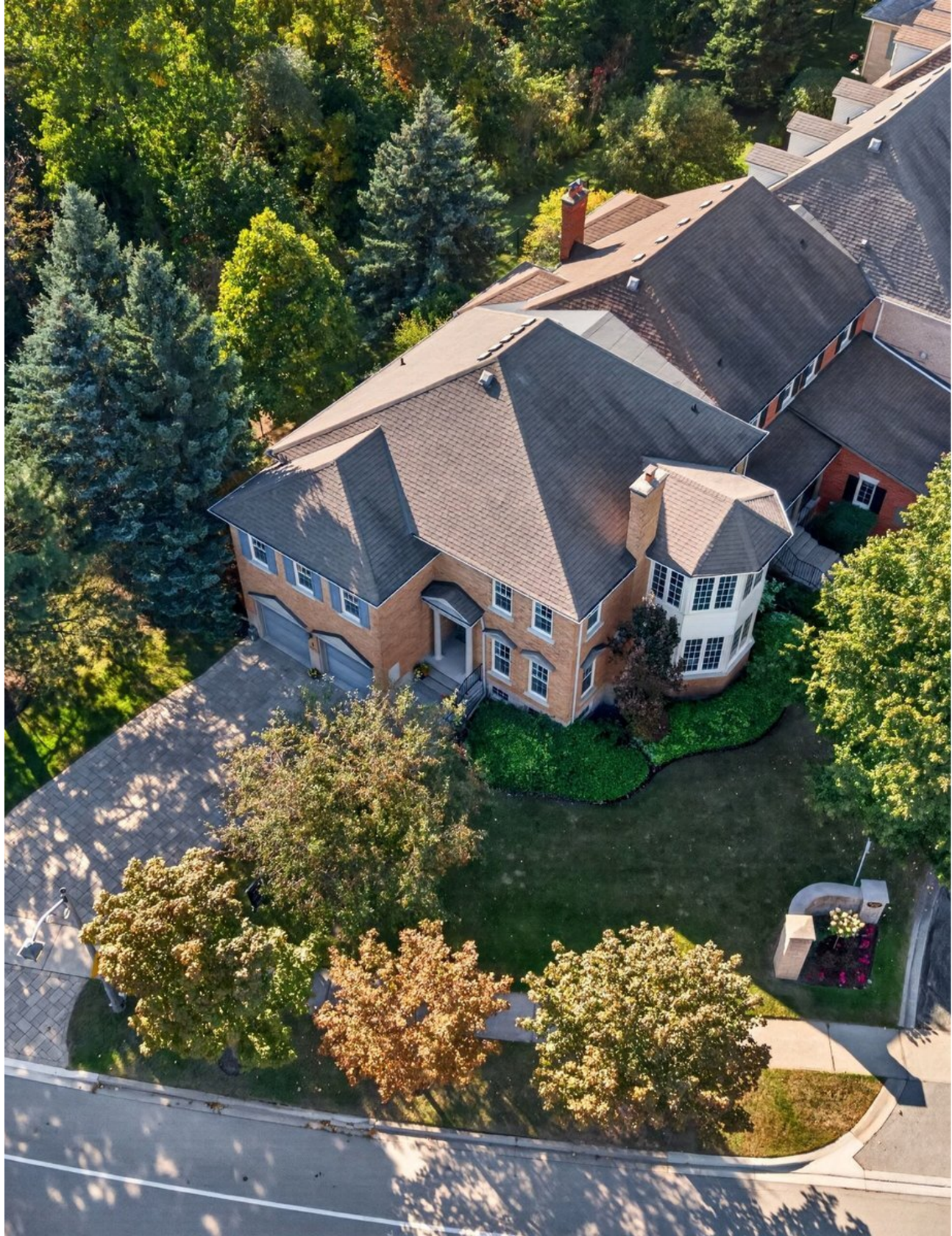
Set within the established Millcroft community, 4211 Millcroft Park Drive offers an exceptional combination of space, privacy and ease of living.

This impressive executive townhome is beautifully positioned as a street-facing end unit, giving it the presence and privacy of a standalone residence. With no neighbouring residence immediately flanking either side and a peaceful ravine backdrop, the setting feels remarkably private and connected to nature.

Offering approximately 2,831 square feet above grade, the home has the scale and proportions more often associated with a detached property. Its thoughtfully designed two-storey layout features generous principal rooms, abundant natural light and exceptional flexibility for everyday living and entertaining.

The main level unfolds through a series of inviting spaces, including an elegant living room, a comfortable great room and a bright sunroom surrounded by windows. The kitchen offers generous workspace and a walkout to the private outdoor setting, creating an effortless connection between the interior and the natural landscape beyond.

Main-floor laundry and interior access to the attached two-car garage add everyday convenience, while the expansive lower level provides additional recreational space, abundant storage and excellent future potential.

































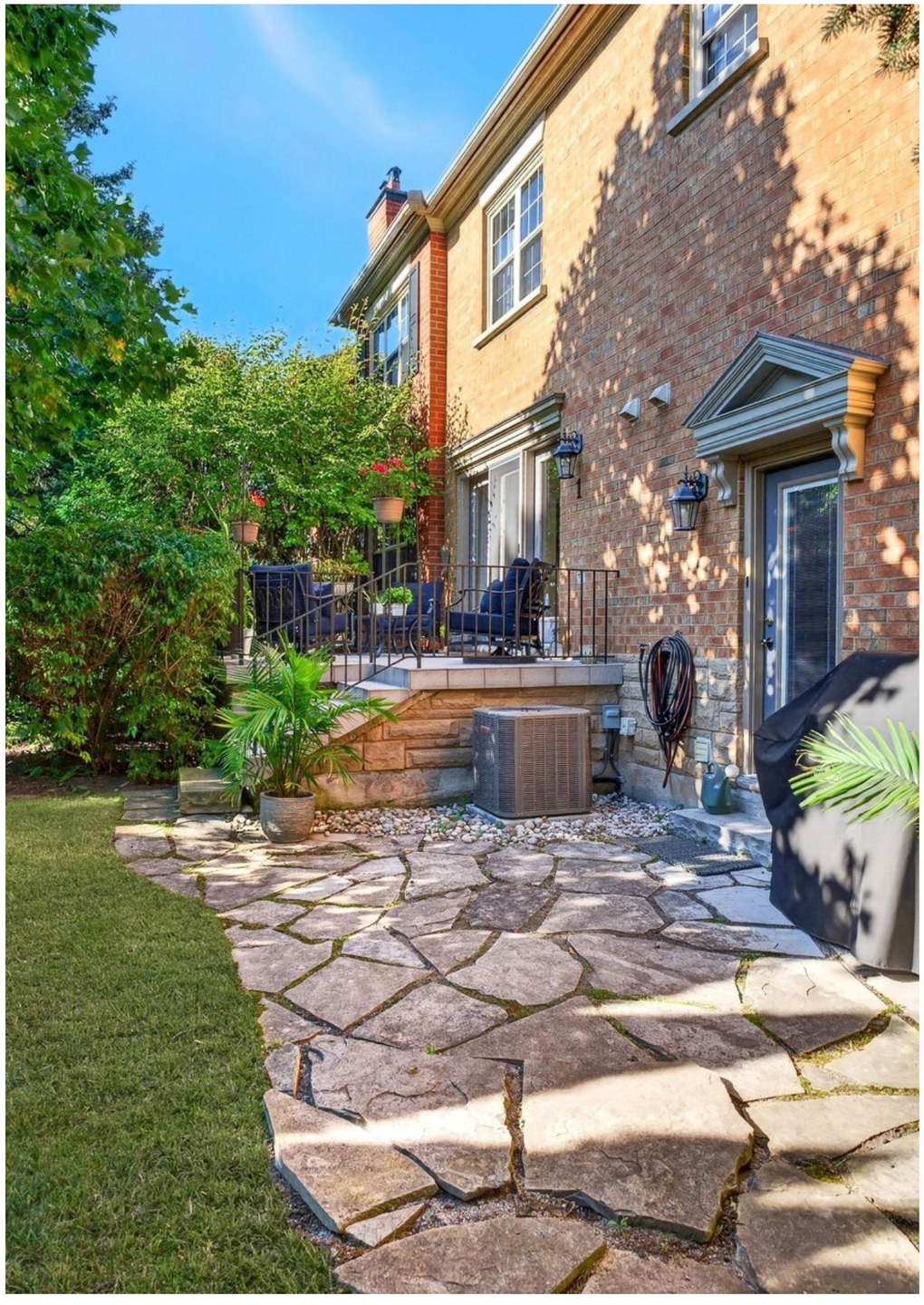


Upstairs, the spacious primary suite is a true retreat, complete with room for a sitting area, a walk-in closet and a private ensuite. Two additional well-proportioned bedrooms provide comfortable accommodations for family members, overnight guests or dedicated office space.

What makes this home truly distinctive is the way it lives. Its size, street-facing orientation and rare positioning create a sense of independence not typically found in condominium living. Behind the home, the ravine provides a beautiful natural buffer, enhancing the privacy and separation of its immediate setting.

Close to parks, trails, schools, shopping, restaurants, recreation and major commuter routes, this is an exceptional opportunity to enjoy the space and presence of a detached home with the ease of a more carefree lifestyle.













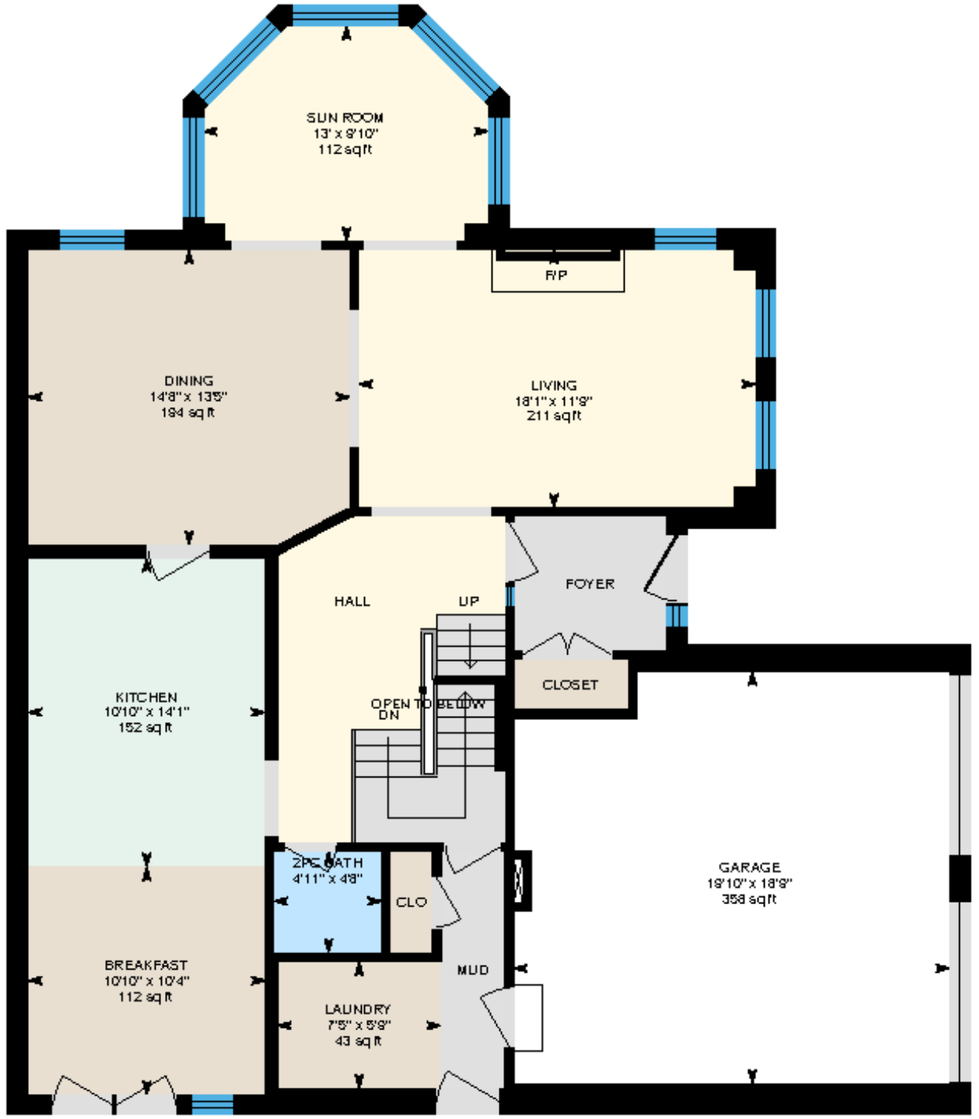




Floor Plans

Main Level

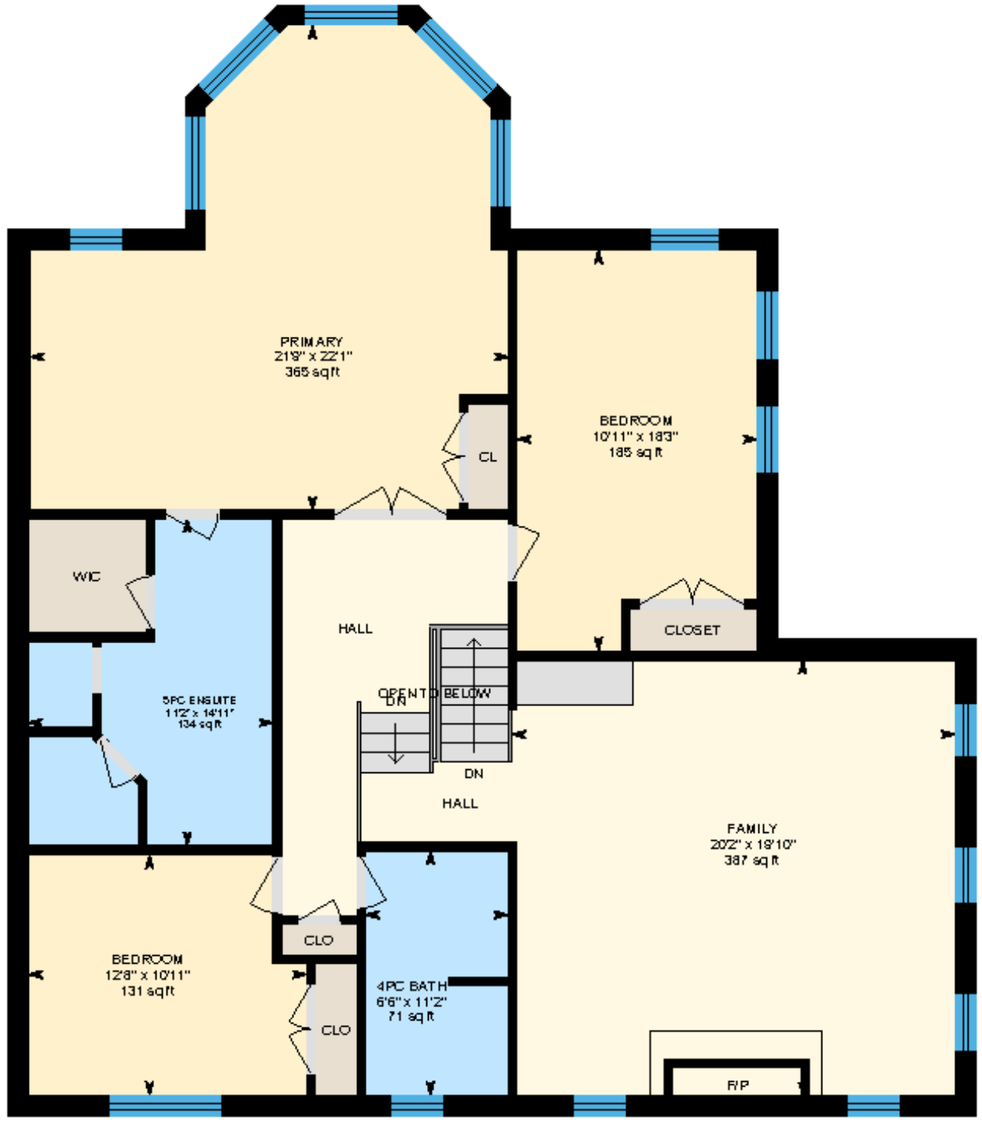
1,416 sq.ft.



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.

Upper Level

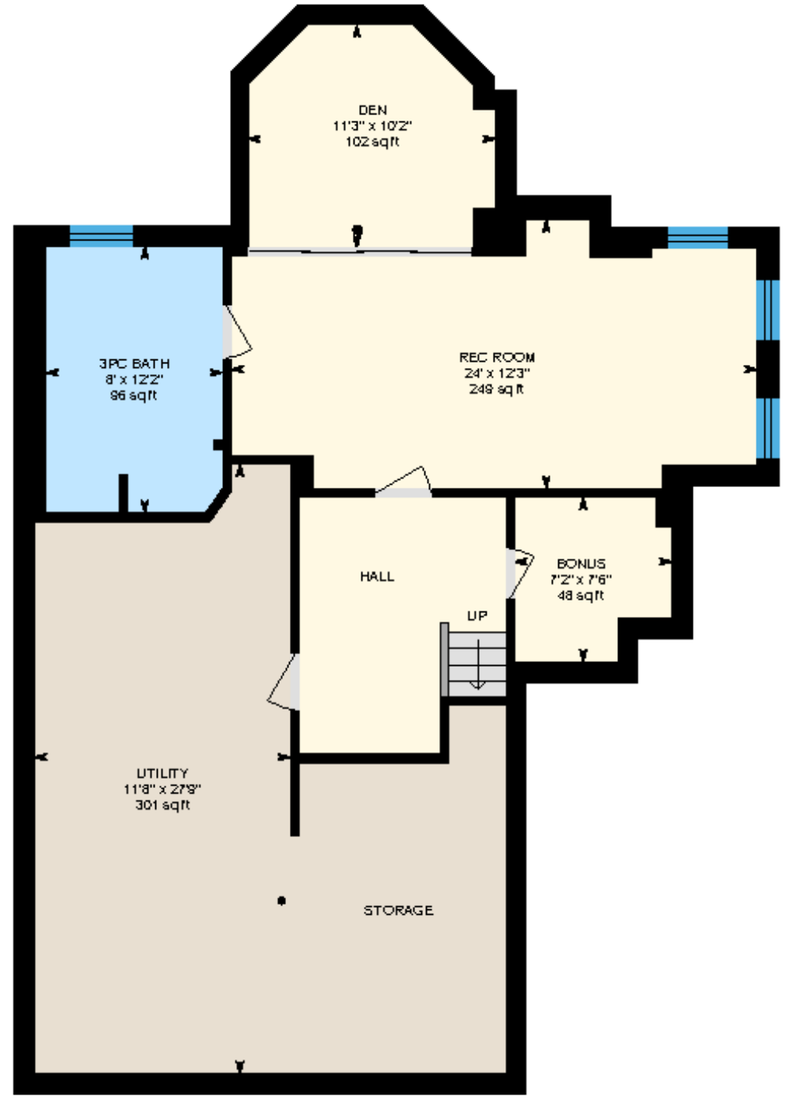
1,415 sq.ft.



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Lower Level

1,416 sq.ft.



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Special Features & Finishes

INTERIOR

- Executive Street-Facing End Unit
- Exceptional Natural Light Throughout
- Large-Scale Windows & Ravine Views
- Crown Moulding & Recessed Lighting Throughout
- Elegant Formal Floorplan With Generously Sized Principal Rooms
- 2 Gas Fireplaces In Family Room & Living Room
- Multiple Walk-Outs To Private Ravine-Backing Backyard
- Central Vacuum
- Main Floor Laundry & Interior Two-Car Garage Access
- Expansive Lower Level
- Centrally Located Close To Parks, Trails, Schools, Restaurants & Major Commuter Routes

MECHANICAL

- Roof: ~ <10 years
- Windows: ~ <5 years
- Furnace & A/C: ~ <5 years
- Driveway: ~ <2 years
- Patio Stones: ~ <2 years
- Rear Exterior Doors: <8 years

KITCHEN

- Custom Contemporary Kitchen With Solid Wood Cabinetry, Granite Countertops & Stainless Steel Appliances
- Integrated Under-Cabinet/Task Lighting
- Fisher & Paykel Refrigerator, Oven & Dishwasher
- Allure hood vent
- Eat-In-Kitchen With Breakfast Area Walk-Out To Backyard Patio
- Overlooking Ravine
- Walkthrough To Dining Room

DINING ROOM

- Walkthrough To Living Room, Sunroom & Kitchen
- Windows Windows Overlooking Sideyard

LIVING ROOM

- Gas Fireplace
- Windows Overlooking Frontyard
- Open Concept To Dining Room, Sunroom & Foyer

SUNROOM

- Panoramic Windows Overlooking Frontyard
- Open Concept To Dining Room & Living Room
- Sunken Room

MUDROOM

- Separate Side Entrance To Backyard
- Linen Closets
- Access To Garage
- Kenmore Dryer
- LG ThinQ Washer

UPPER LEVEL

FAMILY ROOM

- Multiple Windows Overlooking Frontyard & Backyard
- Gas Fireplace
- Generous Open Concept Space

PRIMARY BEDROOM

- Expansive Windows Overlooking Sideyard
- Dual Closets, Including Walk-In Closet
- 5-Piece Ensuite Bathroom With Step-In Shower, Jetted Soaker Tub, Water Closet & Double Sinks With Vanity

BEDROOM TWO

- French Door Closets
- Windows Overlooking Front Yard

BEDROOM THREE

- French Door Closets
- Windows Overlooking Backyard

BATHROOM

- 4-Piece Bathroom
- Shower/Tub Combo
- Window Overlooking Backyard Ravine

LOWER LEVEL

LANDING

- Access To Utility Room & Bonus Room
- Tile Flooring

RECREATION ROOM

- Recessed Lighting
- Expansive Windows Overlooking Front & Sideyard
- 3-Piece Bathroom With Theramist Steam Shower

DEN

- Modern Sliding Doors
- Ceiling Mounted Hanging Rods For Storage
- Flex Space For Gym Or Office

UTILITY ROOM

- Unfinished Storage Space
- Furnace & Hot Water Tank
- Built-In Shelving

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