

AB&A

AMY BRAY & ASSOCIATES



Custom South Aldershot Retreat

476 Patricia Drive, Burlington

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4+1 Beds • 4.5 Baths • 4,000+ sq.ft.

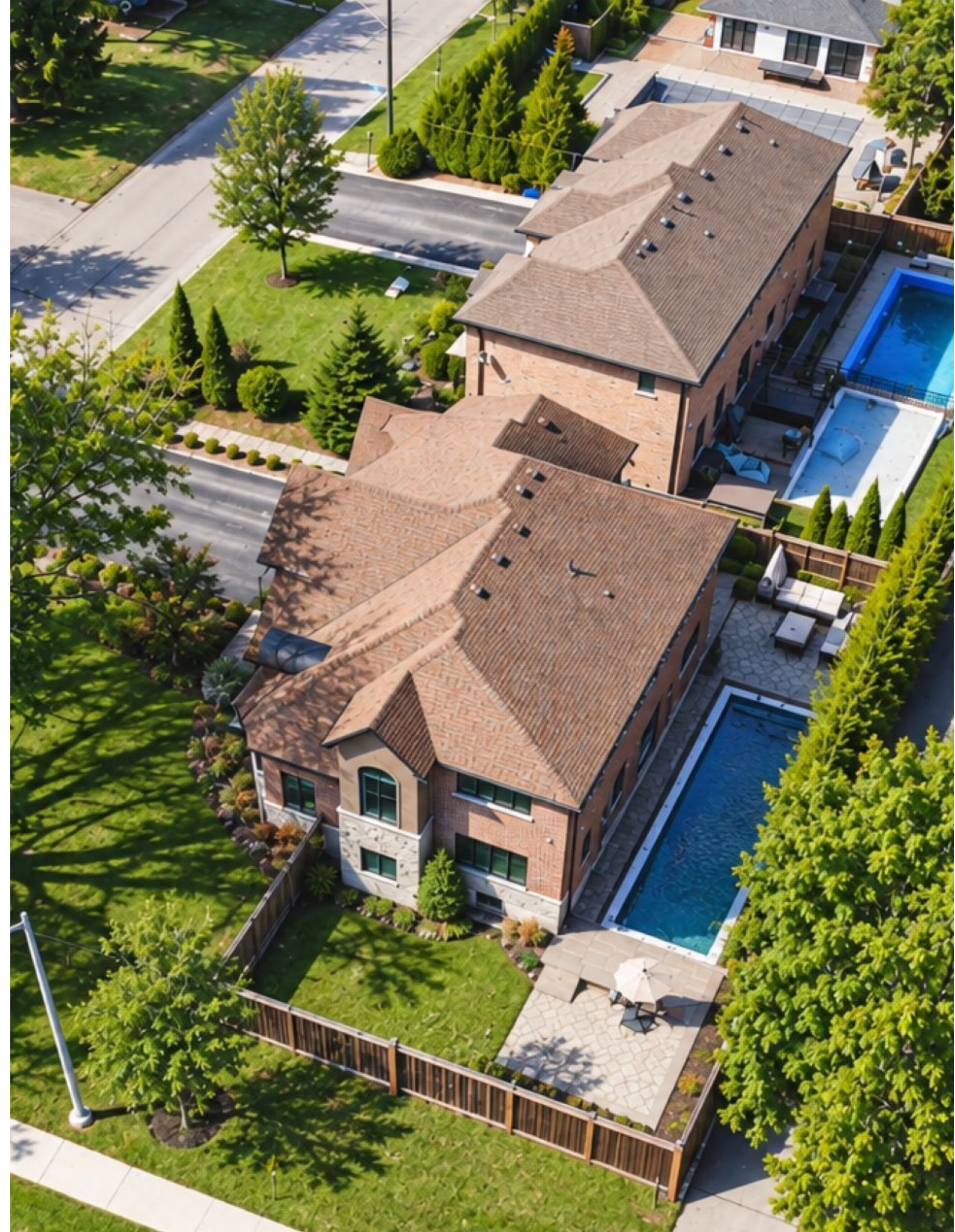
Purposefully custom built with uncompromising standards and designed to stand the test of time, this remarkable South Aldershot residence offers over 4,000 square feet of beautifully finished living space where architectural elegance and exceptional engineering come together seamlessly.

Its timeless exterior, crafted from natural stone, rich clay brick and classic architectural detailing, creates an immediate sense of permanence and distinction. Professionally landscaped grounds, mature gardens and a resort-inspired backyard establish a feeling of arrival that continues throughout the home. Every element has been carefully considered. Every finish intentionally selected. Every detail reflects quality rather than excess.

Step inside and you'll immediately appreciate the difference.

Expansive windows flood the home with natural light, illuminating soaring ceilings, rich hardwood flooring, custom millwork, elegant wainscoting and handcrafted architectural details throughout. The thoughtfully designed floor plan balances openness with warmth, creating spaces equally suited to everyday family living and sophisticated entertaining.

At the heart of the home is an exceptional chef's kitchen featuring custom Gravelle cabinetry, premium appliances, granite countertops and an oversized island that naturally becomes the gathering place for family and friends. Flowing seamlessly into the inviting great room, anchored by a custom-crafted fireplace, this is a home designed for effortless entertaining while maintaining an unmistakable sense of comfort and refinement.











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A dramatic vaulted office provides an inspiring work-from-home environment, while upstairs the luxurious primary retreat offers a true private sanctuary, complete with a spa-inspired ensuite featuring dual granite vanities, a freestanding soaker tub, oversized glass shower and carefully curated finishes. Three additional bedrooms and beautifully appointed bathrooms complete the upper level with comfort, privacy and flexibility for family or guests.

The professionally finished lower level continues the home's exceptional standard of quality, offering generous recreation space, bespoke built-in cabinetry, an additional bedroom, full bathroom, fireplace and versatile living areas ideally suited for entertaining, fitness or extended family.











Outside, the experience becomes equally impressive.

Designed as a private backyard retreat, the outdoor living spaces feature a spectacular saltwater pool with cascading waterfall features, programmable LED lighting, two tumbled-stone patios, mature landscaping, irrigation system and beautifully curated perennial gardens—creating an atmosphere that feels more like a private resort than a suburban backyard.

Yet what truly distinguishes this home isn't immediately visible.

Behind the walls lies the kind of construction rarely found today. An ICF foundation, steel floor joists, premium plywood sheathing, spray foam insulation, upgraded insulation throughout, premium Pella windows and doors, Control4 home automation and countless structural upgrades reflect a philosophy that prioritized performance, efficiency and longevity from the very beginning. These are investments that quietly enhance comfort every single day while providing the confidence that only exceptional construction can deliver.



Perfectly positioned in Burlington's prestigious South Aldershot community, residents enjoy immediate access to the Royal Botanical Gardens, waterfront trails, Burlington Golf & Country Club, excellent schools, Aldershot GO Station and major commuter routes—offering an exceptional balance of natural beauty and everyday convenience.

Some luxury homes impress with finishes.

The exceptional ones are remembered because they were built differently.

476 Patricia Drive is a custom estate built beyond expectations—where enduring craftsmanship, thoughtful design and uncompromising quality come together to create a home as remarkable behind the walls as it is at first glance.

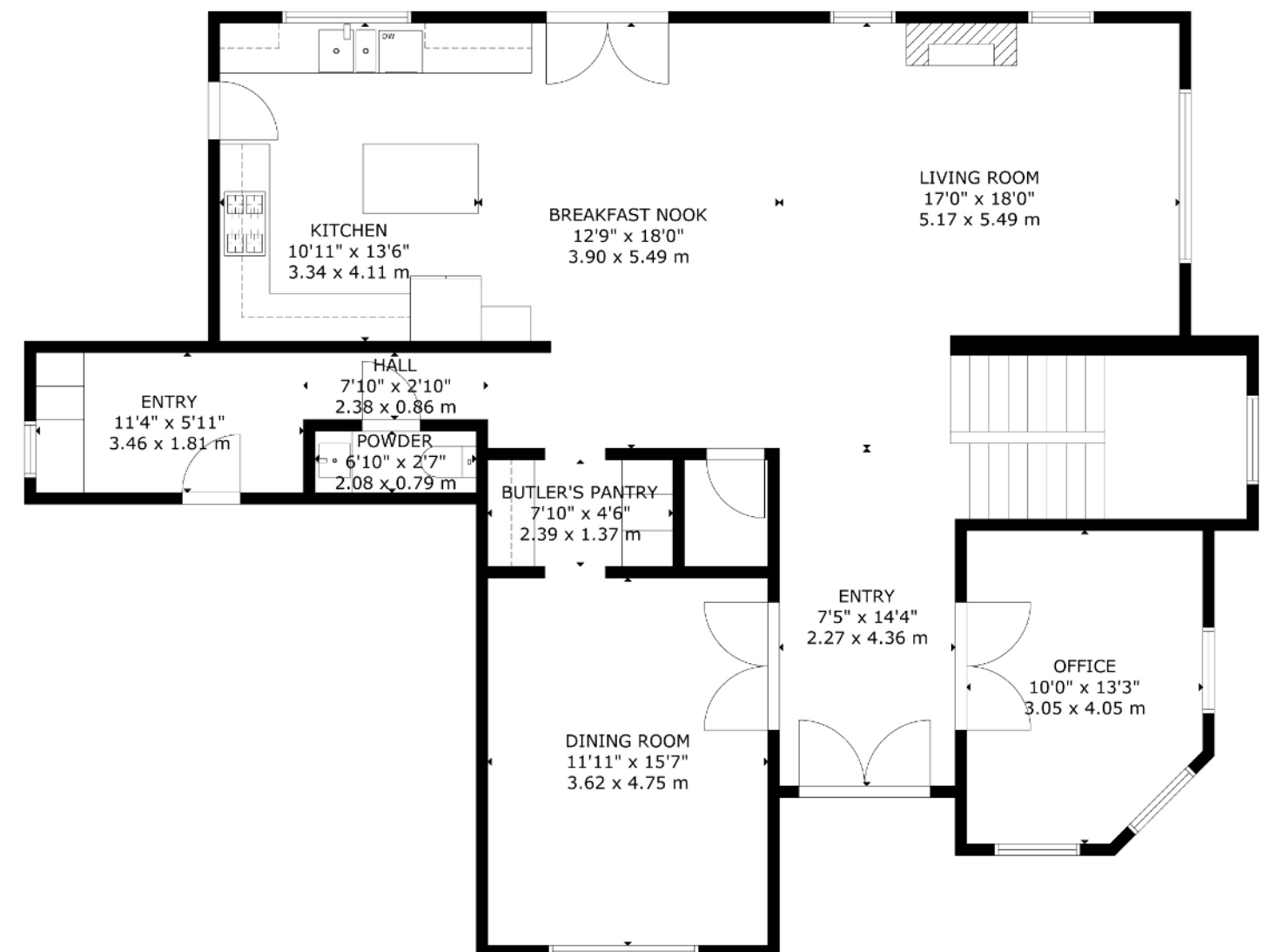


Floor Plans



Main Level

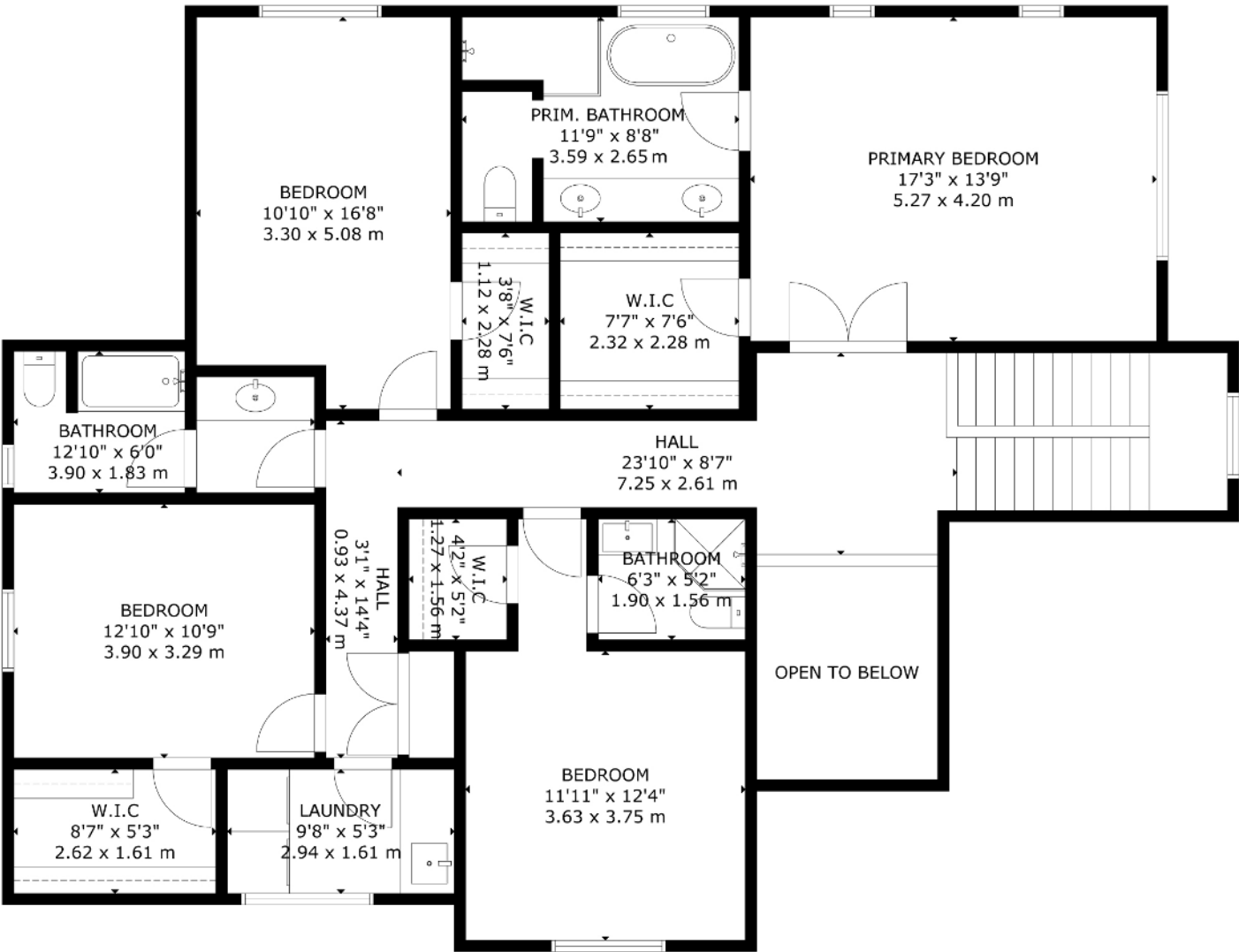
1,349 sq.ft.



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Square footage provided is from builder plans.

Upper Level

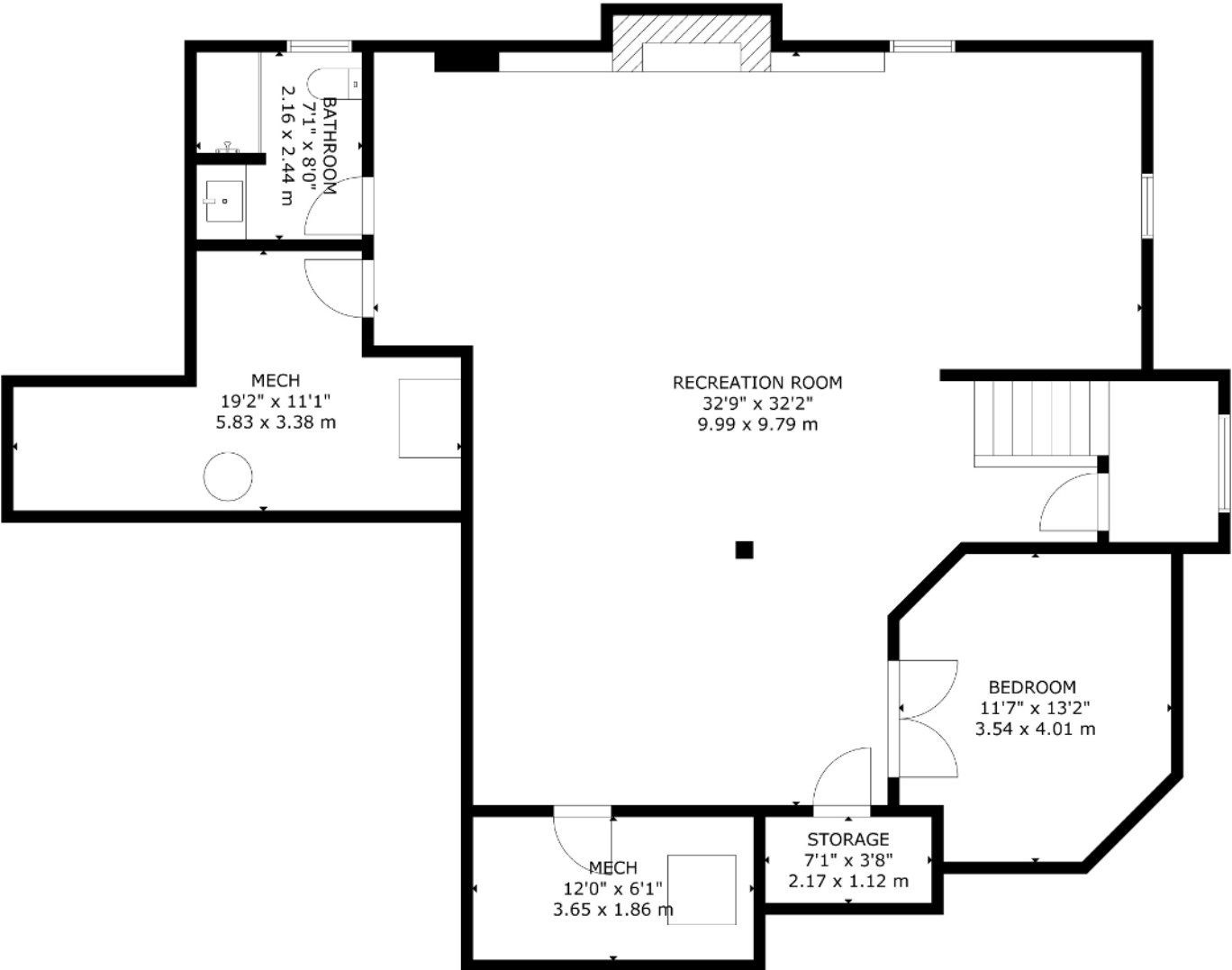
1,485 sq.ft.



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Lower Level

1,365 sq.ft.



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Special Features & Finishes

CONSTRUCTION DETAILS

- ICF Foundation Walls (Appox. R-38 Value)
- Steel Floor Joists With 'Silent' Subfloor
- Premium ½" Plywood Sheathing
- Spray Foam Insulation
- Upgraded Insulation To Rooms Above Garage
- Upgraded Attic Insulation
- Insulated Garage Walls

INTERIOR

- 9' Ceilings On Main, 8' Ceilings On Second Floor And 8 ½' Ceilings In Basement
- Oversized Windows With Hunter-Douglas Zebra Blinds On All Floors
- Premium Porcelain And/Or Natural Stone In Foyer, Kitchen, Bathrooms And Laundry Room
- ¾" Hardwood Floors Throughout Main And Second Floors (Carpet-Less Home)
- 7 ¼" Poplar Baseboard Casings And Backend
- Crown Molding And/Or Wainscotting Throughout Main Floor And Bedrooms
- Plaster Crown Molding In Great Room
- Floating Stairs With Custom Iron Spindles From Upper Floor To Basement
- Main Floor Office Vaulted Ceiling
- Spacious Chef's Kitchen With Custom Gravelle Kitchen Cabinets
- Kitchen And Island Granite Countertops With Premium Fixtures And Hardware
- Natural Gas Fireplace With Custom-Crafted Surround In Great Room
- Master Ensuite With Dual-Vanity Granite Counters, Separate Glass Shower And Free-Standing Tub
- Kerdy Shower System(S)
- Updated Basement With Bespoke Cabinetry, Integrated Entertainment Center And Electric Fireplace,
- Premium Appliances Throughout

EXTERIOR

- Modern-Farmhouse Design Clad In Natural Stone, Tumbled Brick And Stucco
- 50-Year Architectural Style Shingles
- Premium Pella® Windows And Doors
- Coach And Pot Accent Lighting (Exterior)
- Premium Insulated Coach-Style Garage Doors
- 2-Car Garage With Hanging Storage
- 6-Car (Recently-Sealed) Asphalt Driveway
- Professionally-Designed And Landscaped Corner-Lot With Terraced Perennial Gardens
- In-Ground Irrigation System
- Multi-Depth 10' X 35' Saltwater Pool With Toddler Ledge
- 5 Waterfall Features With Programmable, Multicolor LED Pool Display
- 2 Tumbled-Stone Patios With Garden Furniture
- Natural Gas Bbq Hookup

MECHANICAL

- 200 Amps (240 Volts) Electrical Panel
- 90,000 BTU High-Efficiency Gas Furnace
- 36,000 BTU Air Conditioning Unit
- Balanced Heat Recovery Ventilator (HRV)
- Central Vacuum Throughout
- Sewage Backflow Preventer
- Home Automation - Control 4 System



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