

AB&A

AMY BRAY & ASSOCIATES



Luxury Reimagined Bungalow

1393 Hazelton Boulevard, Tyandaga

1393 Hazelton Boulevard

3+3 Beds • 4.5 Baths • 6,500+ sq.ft.

One Extraordinary Residence. Endless Possibilities.

Some homes impress with their finishes.

Others distinguish themselves by the way they live.

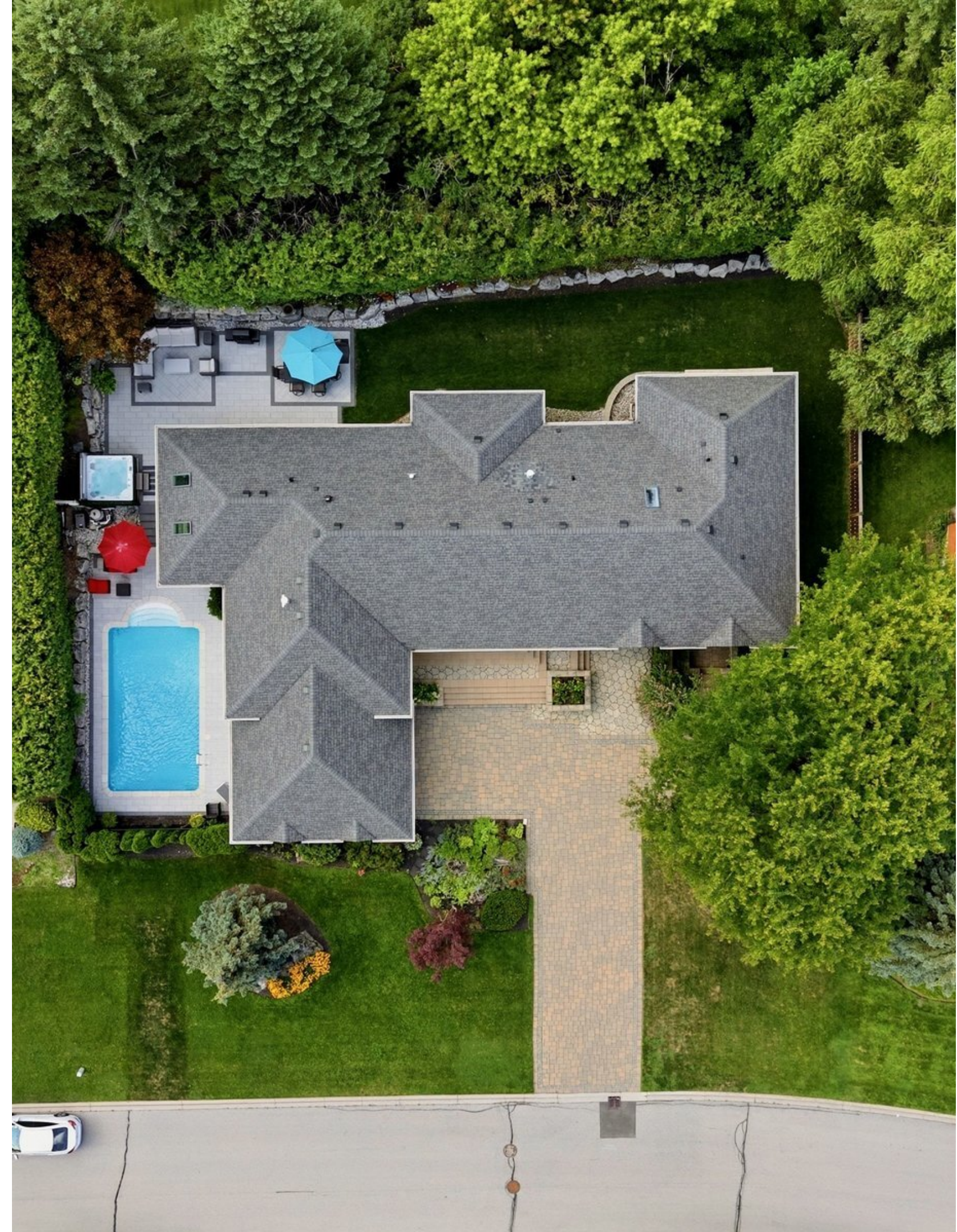
1393 Hazelton Boulevard offers both.

Completely reimagined with uncompromising attention to quality and craftsmanship, this exceptional residence rivals the finest custom homes while offering a level of flexibility rarely found in today's luxury market.

The elegant main level is everything you would expect from a premier luxury bungalow—expansive principal rooms, soaring ceilings, impeccable finishes, three generous bedrooms, and seamless access to beautifully landscaped grounds with an inground pool designed for effortless indoor-outdoor living.

What truly sets this home apart is the **private lower-level residence**.

Thoughtfully designed with its own entrance, three bedrooms, spacious living areas, a beautifully appointed wet bar, fitness area and entertainment space, it offers the rare opportunity to accommodate extended family, adult children, live-in caregivers or long-term guests—all while maintaining privacy and independence.

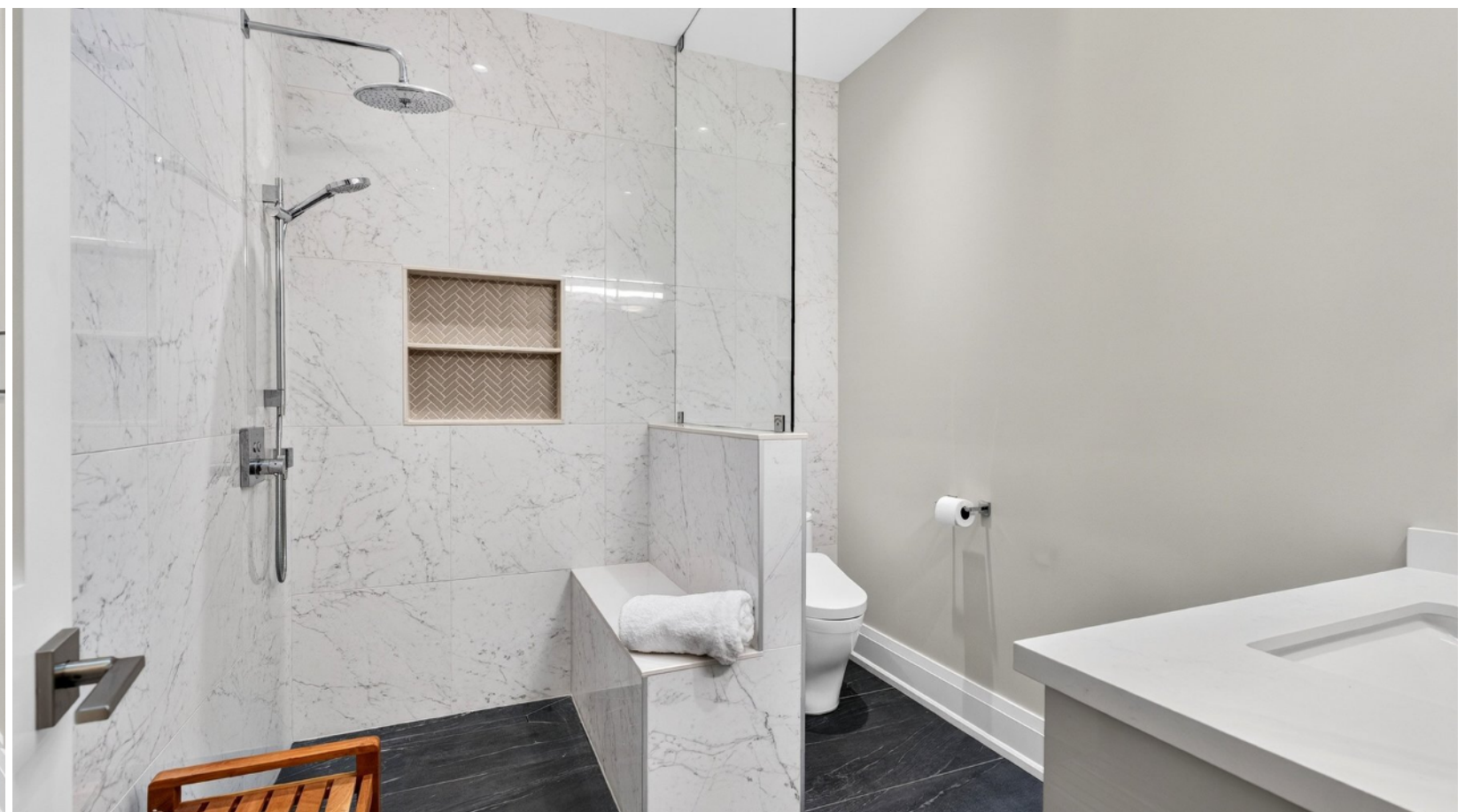














Together, the two levels create something exceptionally rare: a home that lives like two luxury residences under one roof.

Whether enjoyed as one spectacular family home or as a residence that effortlessly adapts to changing lifestyles, the possibilities are virtually unmatched.

With over 5,500 square feet of finished living space, six bedrooms, multiple fireplaces, a two-car garage and resort-inspired outdoor living, every aspect of this home reflects thoughtful design and exceptional execution.

Located within the prestigious Tyandaga Highlands—one of Burlington's most coveted neighbourhoods—this is a residence where timeless craftsmanship meets modern family living.









Main Level

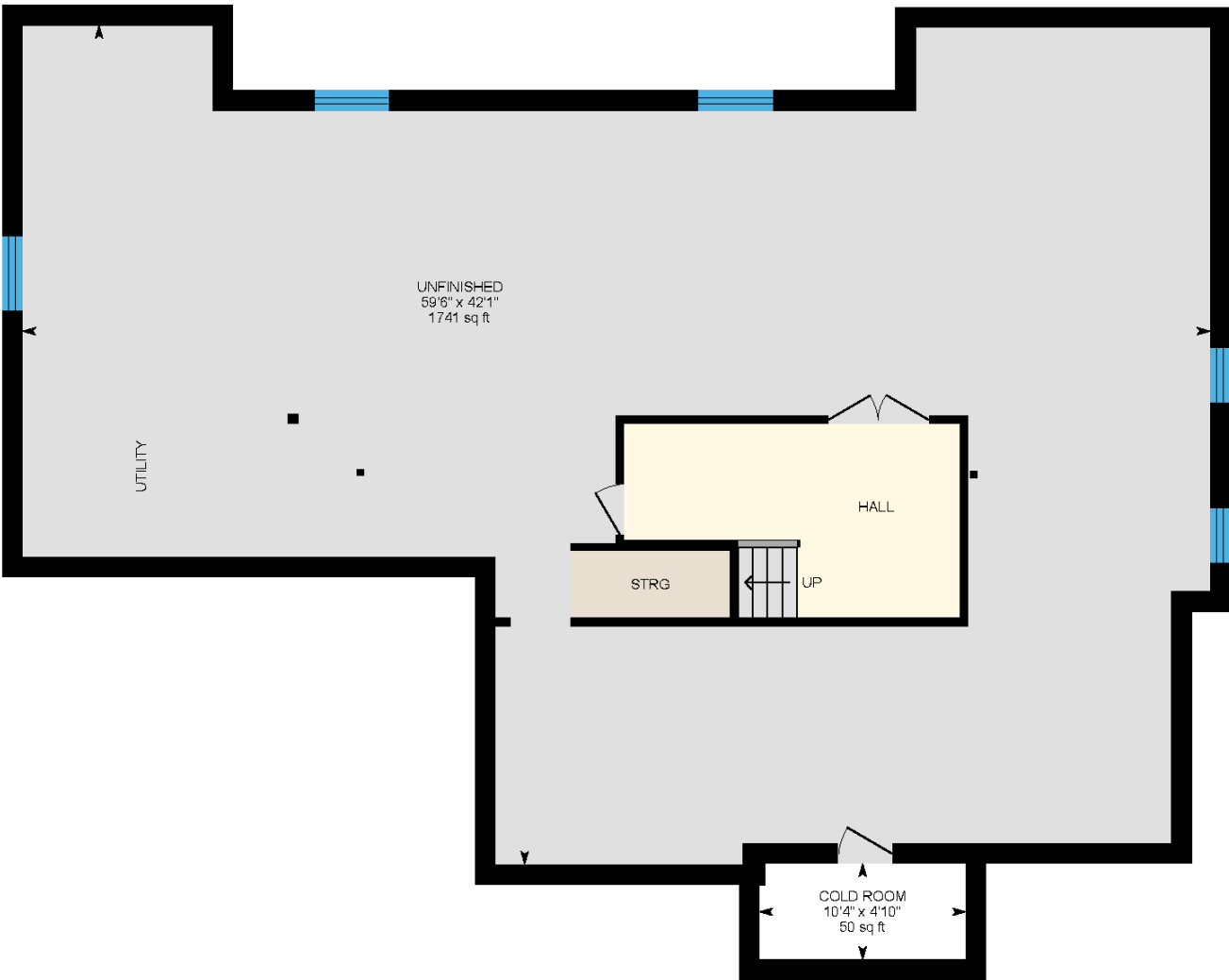
3,313 sq.ft.



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.

Lower Level

3,234 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.



Special Features & Finishes

INTERIOR

- Expansive Open-Concept Main-Level Design
- Exceptional Natural Light Throughout
- Large-Scale Windows And Strong Garden Views
- Architectural Open Staircase With Custom Decorative Iron Railing
- Contemporary, Cohesive Renovation Throughout
- Single-Level Primary Living With Three Main-Floor Bedroom Suites
- Designer Lighting & Recessed Lighting Throughout
- Large-Format Contemporary Windows Throughout
- Extensive Custom Built-Ins
- Full Renovation In 2023
- Water Filtration System
- Heated Bathroom Floors & Toto Toilets Throughout
- Engineered Hardwood Flooring Throughout Main Level
- Luxury Vinyl Plank Flooring Throughout Lower Level
- 2 Gas Fireplaces In Family Room & Living Room
- 2 Electric Fireplaces In Primary Bedroom & Basement Recreation Room
- Primary Bedroom Fireplace, Basement Recreation Room Fireplace & Foyer Finished With Grande Saint Laurent By Marazzi Marble-Look Porcelain
- Quartz Bathroom Vanity Countertops & Shower Bench Tops
- Built-In Speakers Throughout

MECHANICAL

- Roof: ~2017/18
- Windows: ~ 2017/18
- Pool Liner: 2021
- Pool Heater: April 2025
- Pool Pump: 2016
- Pool Cover: ~2017
- Windows & Doors Reinforced By Canada First Security: 2025

LIVING ROOM

- Gas Fireplace
- Windows Overlooking Backyard
- Open Concept To Dining Room & Foyer
- 2-Piece Powder Room With Toto Toilet & Heated Floors

KITCHEN

- Custom Contemporary Kitchen With Extensive Full-Height Cabinetry & Display Cabinetry
- Oversized Centre Island With Seating & Substantial Prep/Storage Space
- Integrated Under-Cabinet/Task Lighting
- Bosch Dishwasher
- Miele Countertop Range, Range Hood, Built In Oven & Induction Microwave
- Samsung Refrigerator
- Quartz Countertop & Backsplash
- Toe-Kick Central Vacuum
- Panoramic Windows Overlooking Backyard & Pool
- Skylight & Vaulted Ceiling
- Built-In Surround Sound
- Dual Walkouts To Backyard & Pool

DINING ROOM

- Open Concept To Living Room
- Windows Windows Overlooking Backyard

FAMILY ROOM

- Windows Overlooking Pool
- Gas Fireplace

MUDROOM

- Separate Side Entrance Off Front Veranda
- Multiple Closets
- Access To Garage
- Access To Laundry Room



BEDROOM WING

PRIMARY BEDROOM

- Windows Overlooking Side & Backyard
- Contemporary Linear Electric Floating Fireplace With Statement Surround
- Accent Bedside Lighting
- Dual Closets, Including Walk-In Closet With Custom Built-Ins

5-PIECE ENSUITE BATHROOM

- Bainultra Libra Oval Tub With Thermomasseur, Heated Back & Chromatherapy
- Finished With Maxfine Marmi Large-Format Porcelain Stoneware
- Heated Flooring
- Undermount & Accent Lighting Throughout
- Illuminated Mirrors
- Riobel Fixtures
- Curbless Walk-In Steam Shower
- Window Overlooking Front Yard
- Built-In Speaker System

BEDROOM TWO

- Built-In Closet System
- Window Overlooking Front Yard
- 3-Piece Ensuite
- Heated Flooring
- Curbless Glass-Enclosed Shower With Niche
- Window Overlooking Front Yard

BEDROOM THREE

- Built-In Closet System
- Window Overlooking Backyard
- 3-Piece Ensuite
- Toto Toilet
- Heated Flooring
- Curbless Walk-In Shower With Niche
- Skylight



LOWER LEVEL

LAUNDRY ROOM

- LG ThinQ Washer & Dryer
- Kindred Laundry Sink
- Built-In Cabinetry
- Heated Flooring
- Walk-Through To Basement

GYM / EXERCISE ROOM

- Mirrored Walls
- Glass Door To Main Landing

BEDROOM

- Window Overlooking Backyard
- Spacious Closet

BAR

- Wet Bar
- Frigidaire Gallery Beverage Fridge
- Samsung Dishwasher
- Blanco Sink
- Custom Cabinetry With Recessed Lighting
- Window Overlooking Backyard
- Peninsula With Seating

RECREATION ROOM

- Electric Fireplace
- Window Overlooking Backyard
- Built-In Speakers
- Open Concept To Wet Bar

BASEMENT SUITE

FAMILY ROOM

- Large Window Overlooking Front Yard
- Built-In Speakers
- Built-In Desk
- Three Piece Bathroom With Toto Toilet, Step-In Glass-Enclosed Shower & Heated Flooring



BEDROOM TWO

- Built-In Closet Systems
- Built-In Speakers
- Window Overlooking Backyard

BEDROOM THREE

- Built-In Closet Systems
- Window Overlooking Side Yard

KITCHEN

- Samsung Refrigerator
- Kenmore Oven
- Kenmore Microwave
- Custom Cabinetry
- Walkout To Front Yard
- Built-In Speakers
- Large Centre Island With Seating

EXTERIOR

- Exceptional Mature Landscape Screening And Privacy
- Recessed Exterior Lighting
- Built-In Flower Beds
- Interlock Front Driveway
- Front & Backyard Irrigation System
- Backyard Patio & Lawn Drainage To Front Of House

BACKYARD

- Interlock Backyard Patio
- Hot Tub
- Inground Saltwater Pool
- Armour Stone Border
- Gas Line To Fire Table
- Professionally Landscaped Yard

GARAGE

- Epoxy-Finished Floor
- Access To Side Yard
- Windows Overlooking Front Yard
- Liftmaster Garage Door Openers
- Built In Garage Cabinetry
- Walk-In To Mudroom



Currently on the Market

To view our current collection of distinctive
properties for sale, please visit:

amybrayandassociates.ca



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



We invite you to learn more at amybrayandassociates.ca

Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Sotheby's International Realty Canada, Brokerage is Independently Owned And Operated.