

AB&A

AMY BRAY & ASSOCIATES



Timeless Tyandaga Luxury

1235 Appleford Lane



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5 Beds • 5.5 Baths • 4,500+ sq.ft.

Introducing 1235 Appleford Lane—now newly expanded and completely transformed, offering a rare combination of luxury, scale, and privacy in the prestigious Tyandaga community.

Previously admired for its full renovation, this home has now been taken to the next level with a significant second-storey addition, delivering 5 bedrooms and 4 bathrooms on the upper level—an exceptional and highly sought-after layout. Thoughtfully designed for modern family living, the upper level also features convenient laundry and custom closet systems throughout, combining everyday functionality with elevated design.

At the heart of the home is a stunning primary suite retreat, offering a private escape with refined finishes and spa-inspired comfort. In addition, three secondary bedrooms feature their own ensuites, providing ideal accommodations for family and guests alike.

Every inch of the home has been meticulously renovated top to bottom, showcasing quality craftsmanship, custom millwork, and multiple gas fireplaces that add warmth and sophistication across the living spaces. The fully finished lower level extends the living experience with a temperature-controlled wine cellar, generous recreation space, and ample storage throughout.























Outdoors, enjoy a private backyard retreat featuring a large flat lot, an oversized composite deck, and no rear neighbours, backing directly onto the natural beauty of the Bruce Trail—offering a rare sense of tranquility and connection to nature.

Additional highlights include an epoxy-finished garage floor, enhancing both durability and presentation, along with a spacious driveway and double garage.

Located on a quiet court in one of Burlington's most desirable neighbourhoods, close to top-rated schools, parks, golf, and amenities, this is a rare turn-key opportunity with newly added square footage, **exceptional design**, and **unmatched lifestyle**



Floor Plans

Main Level

1,693 sq.ft.



Second Level

1,674 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

1,164 sq.ft.



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Special Features & Finishes

INTERIOR

- Modern Front Entry Door With Matching Sidelights
- Maple Hardwood Flooring & Porcelain Tile Throughout
- Walkable Tree-Lined Neighbourhood
- Modern Updates Throughout
- Primary Retreat Addition - 2026
- Epoxy-Finished Garage Floor With Interior Access To Home

MECHANICAL

- Roof - 2026 (Addition) & 2024
- Air-Conditioner - 2026
- Furnace - 2018
- Hot Water Heater - 2025 (Rental)
- Windows - 2024 & 2026

EXTERIOR

- Steps To Tyandaga Golf Club
- Four Car Driveway With Two Car Garage
- Front Yard Interlock Walkway
- Professional Landscaping & Hardscaping
- Located on a quiet family-friendly court

BACKYARD

- Muskoka-Esque Private Backyard
- Composite Deck With Glass Railing ~2022
- Overlooking Bruce Trail
- Multiple Walkouts To Backyard



LIVING ROOM

- Hardwood Flooring
- Windows Overlooking Frontyard
- Recessed Lighting & Wall Sconces
- Crown Moulding

KITCHEN

- Fully Renovated in 2022
- Open Concept Eat-In Kitchen
- Quartz Countertops & Subway Tile Backsplash
- Recessed Lighting
- Stainless Steel LG Stove
- Stainless Steel LG Refrigerator
- Stainless Steel LG Dishwasher
- Stainless Steel LG Rangehood/Microwave
- Under Cabinet Lighting
- Overlooking Backyard
- Crown Moulding
- Open Concept To Dining Room & Family Room

FAMILY ROOM

- Fireplace With Statement Tile Surround & Built-In Cabinetry & Shelves
- Hardwood Flooring
- Walk-Out To Backyard
- Recessed Lighting
- Crown Moulding

DINING ROOM

- Centre Pendant Light
- Open Concept To Kitchen & Family Room
- Bay Window Overlooking Backyard
- Crown Moulding

LAUNDRY & MUDROOM

- Ceramic Tile Flooring
- Whirlpool Washer & Dryer With Laundry Sink
- Coat Closet
- Separate Walkouts To Garage, Side Yard/Driveway & Backyard

SECOND LEVEL

PRIMARY BEDROOM

- Double Windows Overlooking Frontyard
- Crown Moulding
- Recessed Lighting
- 5-Piece Ensuite Bathroom
- Custom Dressing Room With Integrated Lighting & Custom Cabinetry
- Napoleon Gas Fireplace With Oversized 24" x 38" Porcelain Tile Surround

5-PIECE PRIMARY ENSUITE BATHROOM

- Heated Floors
- Dual Sinks With Under Cabinet Lighting
- Bubble Freestanding Bathtub With Riobel Bath Fixture
- Window Overlooking Backyard
- Private Water Closet
- Step-In Glass Enclosed Shower With Linear Drain, Multi-Jet & Rain Shower Head & Double Shower Niche

ADDITIONAL BEDROOMS

- Second & Third Bedrooms Overlooking Backyard With Private 3-Piece & 4-Piece Ensuites
- Fourth & Fifth Bedrooms Overlooking Frontyard
- Spacious Closets With Built-In's
- 5-Piece Guest Bathroom With Dual Sinks & Shower/Tub Combo

LOWER LEVEL

BASEMENT

- Open Concept Great Room & Recreation Room
- Custom Built-In Media Unit In Recreation Room With Built-In Fireplace & Cabinetry
- Walk-In Climate Controlled Wine Cellar With Lockable Keyed Entry
- Built-In Drybar In Great Room With Dual Beverage Fridges
- Recessed Lighting
- Crown Moulding
- 3-Piece Bathroom With Step In Glass Enclosed Shower
- Additional Storage Rooms



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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



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AMY BRAY & ASSOCIATES

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