

AB&A

AMY BRAY & ASSOCIATES



Aldershot Lakeside Elegance

149 North Shore Boulevard East, Burlington



149 North Shore Boulevard E

3 Beds • 4.5 Baths • 3,600+ sq.ft.

Tucked into one of Aldershot's most established lakeside enclaves, this is a property defined as much by its setting as by the home itself.

Set on an expansive, tree-lined lot, the residence offers a rare sense of space and quiet privacy. There is an immediate ease to the way the home presents — grounded, welcoming, and beautifully integrated into its surroundings.

Inside, the home balances comfort and character with a layout that unfolds naturally. The kitchen has been thoughtfully designed as a central gathering space, connecting effortlessly to a light-filled living room that looks out across the front gardens. Just beyond, a more formal family space opens outward through French doors, drawing you into the backyard and creating a seamless transition between indoor and outdoor living.

The rear grounds are both private and inviting — a true extension of the home. Anchored by an in-ground pool and framed by mature landscaping, the space is well suited to everything from quiet afternoons to relaxed entertaining.















Upstairs, the layout offers a sense of separation that is increasingly valued, with the primary suite positioned as its own retreat, apart from the additional bedrooms.

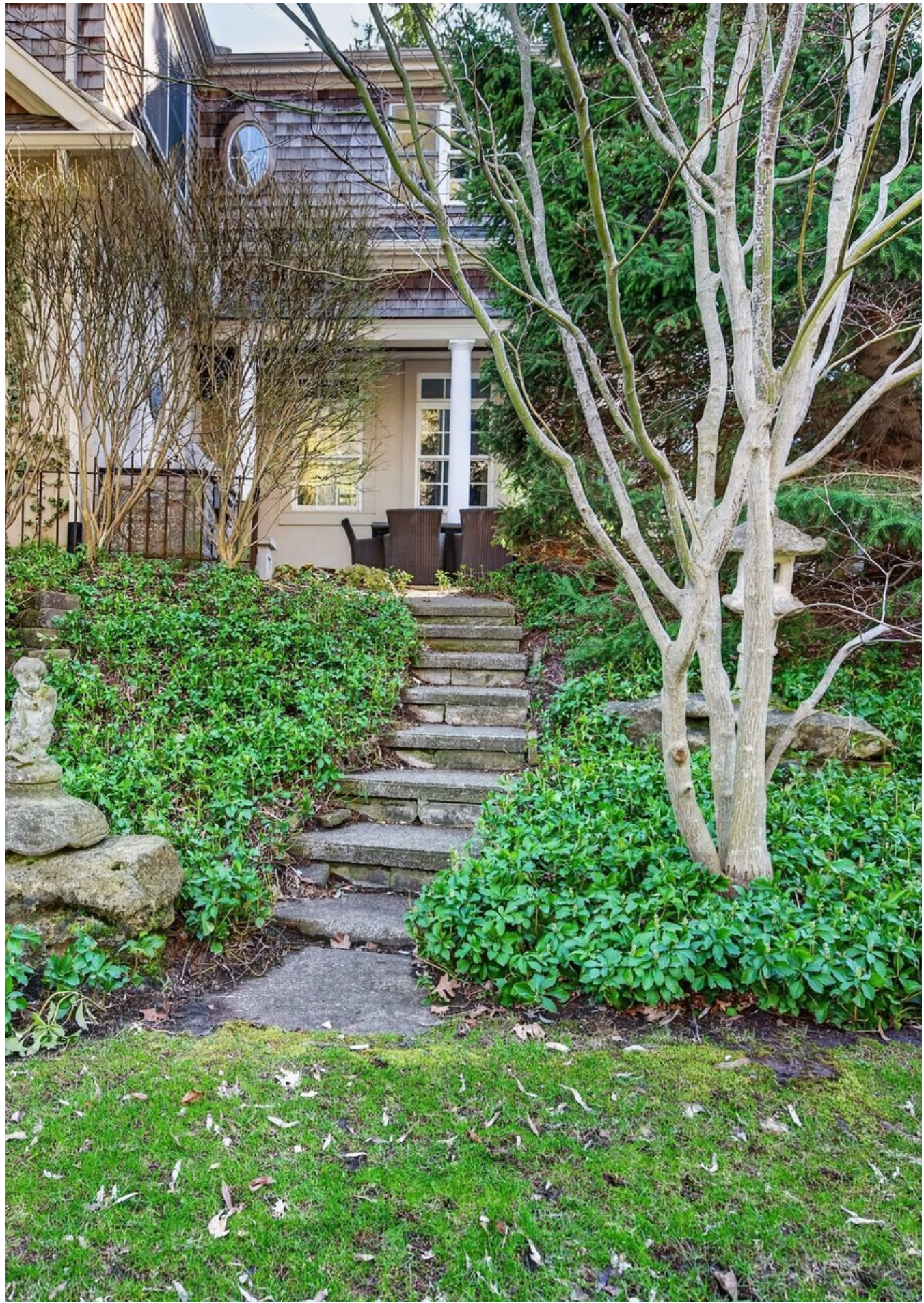


A walkout lower level adds further flexibility, enhancing the home's connection to the outdoors and providing additional living space.

Properties of this scale and setting are becoming increasingly rare. Here, the combination of land, location, and livability creates an offering that feels both established and enduring — a home with presence, and the opportunity to shape it over time.







Floor Plans



Main Level

1,281 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.

Second Level

1,388 sq.ft.



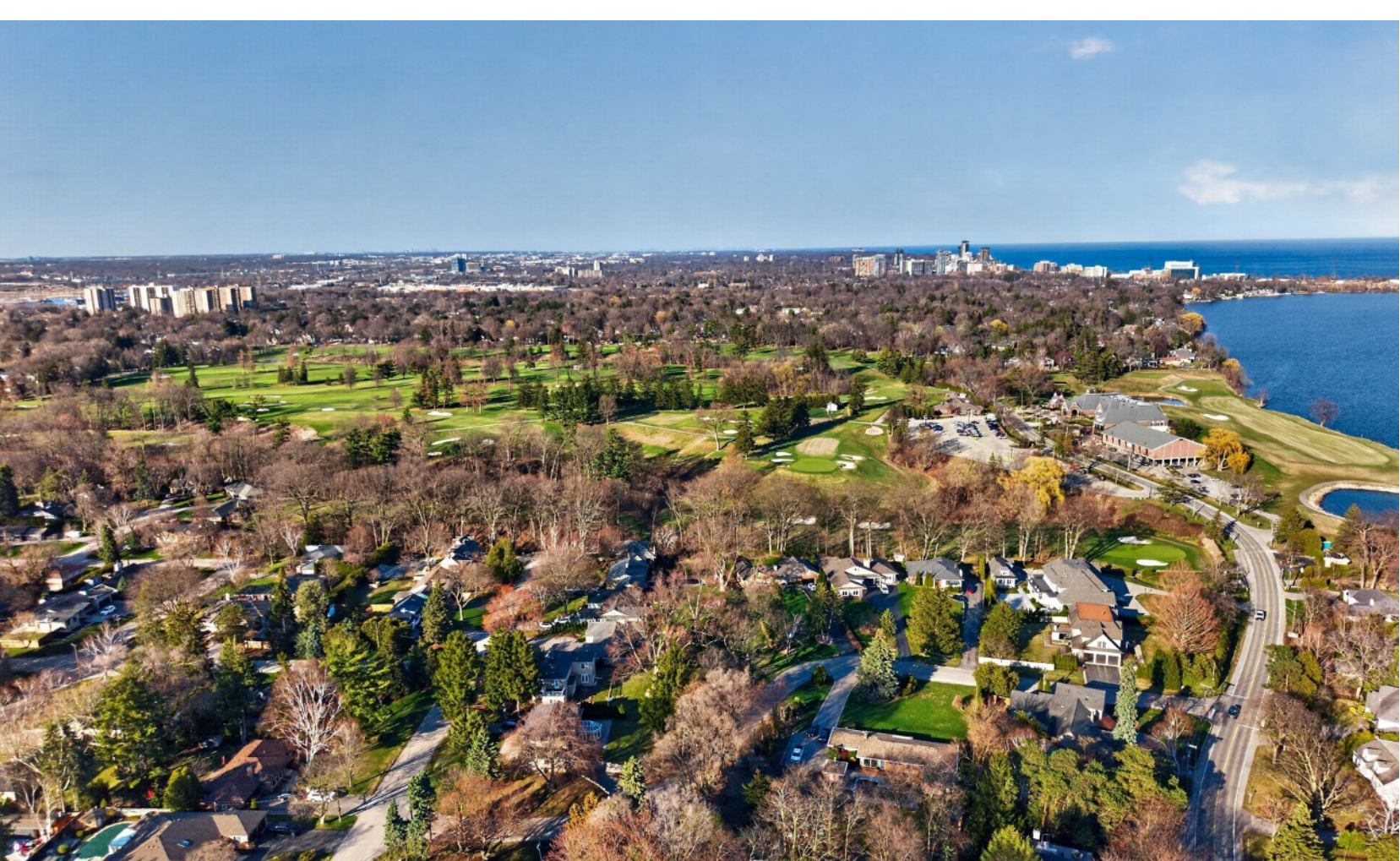
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Lower Level

931 sq.ft.



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Special Features & Finishes

INTERIOR

- Hardwood Flooring Throughout Main Floor & Lower Level
- Second Level Laundry Room With LG Washer & Dryer, Laundry Sink & Custom Cabinetry
- Timeless & Elegant Finishes Throughout
- Panoramic Windows Throughout Overlooking Expansive Property

MECHANICAL

- Two Furnaces ~ 5 years & ~20 years old
- Two Air Conditioners ~ 18 years old
- Hot Water Tank - Rental ~ 7 years old
- Pool Heater & Filter ~5 years old
- Pool Winter Cover ~ 12 years old
- Exterior Smart Security Cameras

EXTERIOR

- Stone, Stucco & Cedar Shingle Siding
- Covered Wrap Around Front Porch With Recessed Lighting
- Detached Single Car Garage
- Interlock Front Walkway With Professionally Landscaped Gardens
- Front Driveway With Parking For 5 Cars In Addition To Gated Driveway With Parking For 2 Cars
- Roof - 20 years old (30 Year Roof)
- Front Interlock Pathway ~ 12-13 years old
- Irrigation System Throughout

BACKYARD

- Chlorinated Inground Gunite Pool Refinished ~ 8 years ago
- Built In Kitchen With Bbq & Mini Fridge
- Interlock Patio
- Serene & Private Multi-Level Yard
- Expansive Mature Gardens & Landscaping
- Spacious Grass Lawn With Garden Shed
- Irrigation System



MAIN LEVEL

KITCHEN

- Stainless Steel Thermador 4 Burner Gas Range
- Stainless Steel Sub Zero Fridge
- Stainless Steel Kitchen Aid Built In Microwave
- Stainless Steel Bosch Dishwasher
- Stainless Steel Blanco Sink
- Large Window With Built-In Bench Overlooking Front Porch
- Granite Countertops
- Custom Cabinetry
- Eat-In Centre Kitchen Island ~ 8 years
- Hardwood Flooring

DINING ROOM

- Centre Chandelier
- Built-In Wet Bar With Custom Cabinetry
- Hardwood Flooring
- Open Concept Overlooking Kitchen & Sunken Family Room
- Elegant Crown Moulding
- Statement Wall Sconces Surrounding Double Windows Overlooking Side Yard

FAMILY ROOM

- Sunken Room With Panoramic Windows Overlooking Backyard
- Gas Fireplace With Black Granite Surround
- Hardwood Flooring
- Built In Book Shelving
- French Doors With Walkout To Backyard Pool
- Waffle Ceiling With Recessed Lighting
- Sony Speakers

LIVING ROOM

- Windows Overlooking Wrap-Around Porch
- Gas Napoleon Fireplace With Black Marble Surround
- Hardwood Flooring
- Built In Ceiling Speakers
- Elegant Crown Moulding

MUDROOM / MAIN FLOOR OFFICE

- Hardwood Flooring
- Linen Closet
- Windows Overlooking Back & Side Yard
- 2-piece Bathroom With French Doors

UPPER LEVEL

PRIMARY BEDROOM SUITE

- Private Primary Wing
- Hardwood Flooring
- Windows Overlooking Back And Side Yard
- Recessed Lighting
- Wall Sconces
- Crown Moulding
- Bose Speakers
- His And Hers Walk In Closets
- Private 5-Piece Ensuite

PRIMARY 5-PIECE EN-SUITE

- Granite Countertops With Dual Sinks
- Glass Enclosed Step In Steam Shower
- Stand Alone Tub
- Toto Toilet
- Window Overlooking Side Yard
- Recessed Lighting

BEDROOM 2

- Crown Moulding
- Dual Closets
- Bose Speakers
- Windows Overlooking Backyard
- 4-Piece Ensuite With Maax Soaker Tub, Toto Toilet, Step In Glass Enclosed Shower, Recessed Lighting, Ceiling Speaker, Built In Bookshelf

BEDROOM 3

- French Door Entry
- Dual Closets
- Windows Overlooking Side Yard
- Crown Moulding
- 3-Piece Bathroom With Step In Glass Enclosed Shower, Window Overlooking Frontyard, Recessed Lighting, Crown Moulding, Toto Toilet

LOWER LEVEL

- Spacious Recreation Room With Walkout To Driveway/Side Yard
- Bar/Storage Room With Frigidaire Stainless Steel Fridge, Sink & Access To Crawl Space
- Office/Den With Closet, Open Concept 3 Piece Bathroom, Linen Closet And Closet Doors With Hidden Sump Pump And Access To Furnace And A/C
- Hardwood Flooring & Recessed Lighting



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