

# AB&A

AMY BRAY & ASSOCIATES



## *Exceptional Forest Heights*

3 - 2230 Upper Middle Road





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3 Beds • 2.5 Baths • 1,800+ sq.ft.

Beautifully renovated and thoughtfully designed, this exceptional condominium townhome in Burlington's sought-after Forest Heights community offers stylish turnkey living paired with rare everyday functionality.

Featuring approximately 1,305 sq ft above grade with additional finished lower-level space, this 3-bedroom, 3-bathroom residence showcases a refined blend of modern finishes and warm architectural detail throughout. The main level is anchored by a stunning custom kitchen complete with granite countertops, custom cabinetry, stainless steel appliances, brick backsplash, live-edge breakfast bar, pot lighting, and expansive windows overlooking the front gardens. The open-concept dining and living areas create an inviting atmosphere for both entertaining and daily living, highlighted by a beautiful electric fireplace with stone surround, custom built-ins, and walk-out access to the private backyard deck.

Upstairs, the spacious primary retreat features hardwood flooring, double mirrored closets, elegant wainscoting, and a beautifully updated 3-piece ensuite. Two additional bedrooms offer stylish finishes and flexibility for family, guests, or home office use.

The fully finished lower level extends the home's living space with a custom media/recreation area featuring built-in cabinetry, projector and screen system, built-in speakers, statement tile accents, and direct walk-out access to the underground parking area. A dedicated mudroom, laundry area, and additional storage further enhance the home's functionality.



















A truly standout feature of this residence is the rare underground parking with direct interior access to the unit and two exclusive parking spaces — an exceptional convenience seldom found within condominium townhome living.

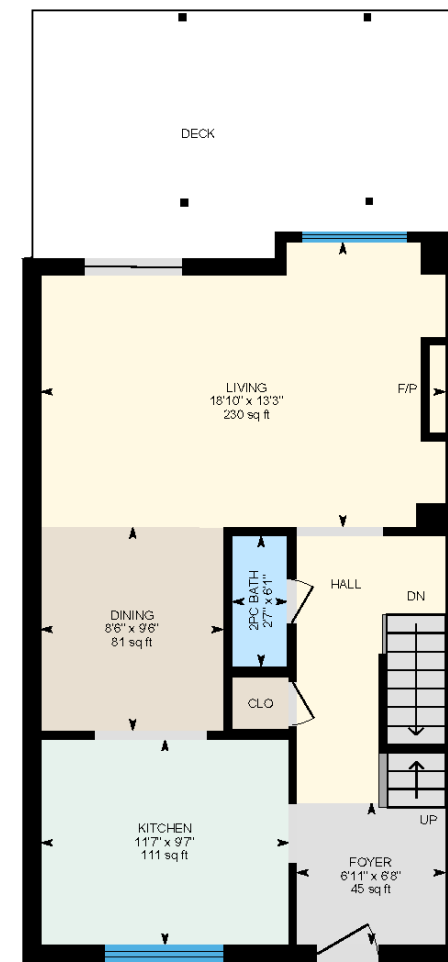
Residents of Forest Heights enjoy access to a well-established community setting close to parks, schools, shopping, transit, and major commuter routes, along with complex amenities including an indoor pool and visitor parking.

An exceptional opportunity to own a beautifully curated turnkey home within one of Burlington's most established communities.

# Floor Plans

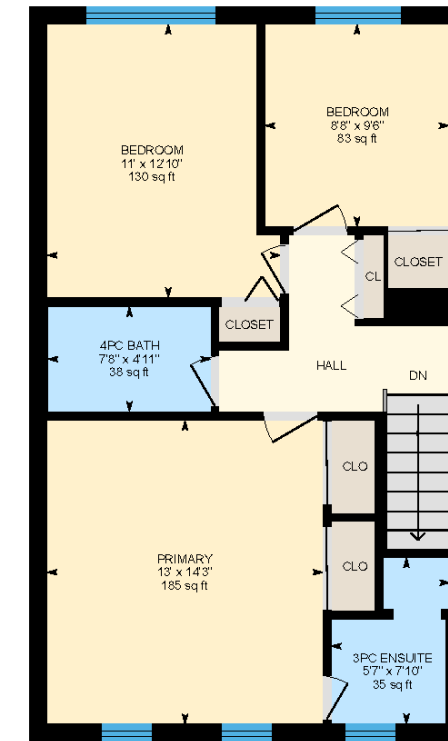
## Main Level

600 sq.ft.



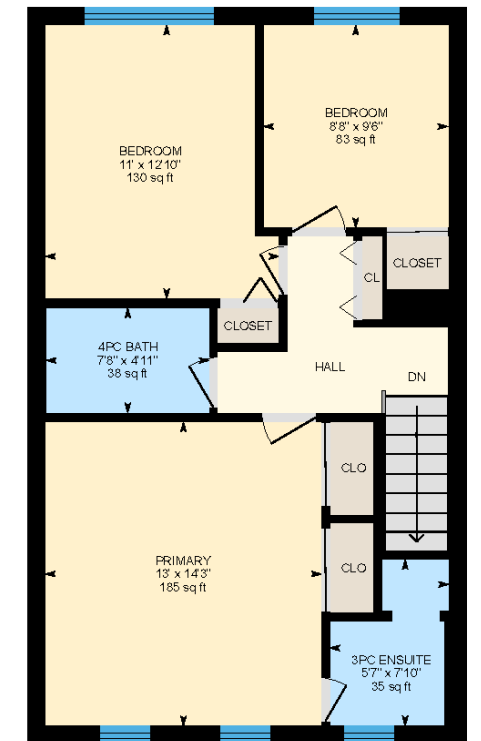
## Second Level

623 sq.ft.



## Third Level

579 sq.ft.





## Special Features & Finishes

### INTERIOR

- Modern Front Entry Door
- Luxury Vinyl Flooring Throughout Main & Lower Levels
- Hardwood Throughout Bedrooms
- Window Blinds Throughout
- Walkable Tree-Lined Neighbourhood
- Fully Renovated & Upgraded Within The Past 10 Years
- Open Concept Main Floor With Eat-In Kitchen, Focal Living Room Fireplace & Grand Windows For Natural Sunlight Throughout
- Custom Kitchen With Granite Countertops, Stainless Steel Frigidaire Gallery Appliances & Live Edge Bar
- Primary Retreat With Wainscotting, Double Closets & Private 3-Piece Ensuite
- Finished Lower Level With Ample Storage Space & Entertainers Haven
- EluneVision Projector Screen & Epson Ceiling Mounted Projector In Rec Room

### MECHANICAL

- Air-Conditioner ~ 2019
- Hot Water Heater ~ 2022
- Furnace ~ 2022

### EXTERIOR

- Steps To Cavendish Park
- Close Proximity To Shopping Plazas & Schools
- Underground Garage With Interior Access To Home
- Upgraded Front Walkway
- Located In A Quiet Family-Friendly Community
- Indoor Pool & Party Room Amenities

### BACKYARD

- Private Backyard With Spacious Back Deck With Pergola
- Large Windows & Walkout To Backyard From Living Room
- Fully Fenced



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