

AB&A

AMY BRAY & ASSOCIATES



Discover Timeless Craftsmanship

452 Rothesay Place, Burlington



452 Rothesay Place

5 Beds • 4.5 Baths • 3,200+ sq.ft.

This newly built custom residence in South Burlington is a rare blend of modern sophistication, timeless craftsmanship, and everyday comfort. Ideally located close to top-ranked schools, vibrant amenities, and in a beautiful family-friendly community, it offers both convenience and elegance. From the moment you arrive, the smooth stucco finish, wrought iron detailing, professional landscaping, and illuminated stone hardscaping create a striking first impression. The nicely appointed lot offers outdoor areas around all angles of the home, enhancing both privacy and entertaining options. A covered entry framed by a chandelier and warm recessed lighting welcomes you inside, setting the tone for the refinement within.

The interior unfolds with a thoughtful open-concept design, where expansive Art-Deco–inspired windows bathe each space in natural light. The living and dining areas are anchored by a handcrafted walnut accent wall and a sleek linear fireplace, seamlessly combining warmth, comfort, and style. Integrated lighting, a built-in sound system, and custom finishes enhance the home’s elegant atmosphere.

At the heart of the home, the chef’s kitchen is a true showpiece. Outfitted with professional-grade Thermador appliances, custom cabinetry, pantry with coffee bar, and a generous granite-topped island, it offers both beauty and functionality. Under-cabinet lighting, glass-accented cabinetry, and a walk-out to the rear patio make this space perfect for entertaining or quiet family evenings.











With five bedrooms, each designed as a private retreat with custom closets and spa-inspired ensuites, the home offers exceptional comfort and flexibility. The primary suite is a true sanctuary, featuring a built-in surround system, freestanding tub, oversized porcelain-tiled shower with rain and waterfall features, and carefully selected designer fixtures.

The upper loft extends the living space with a custom wood bar, granite counters, wine storage, and integrated lighting. An additional bedroom and full bath on this level add versatility, making it ideal for use as a media room, guest suite, or private office.

Behind its beauty, the home is designed for year-round comfort and efficiency. Radiant-heated floors extend throughout the home and garage, while a high-velocity heating system delivers consistent, energy-efficient warmth. A centralized Lennox cooling system ensures a cool and comfortable environment in every season.



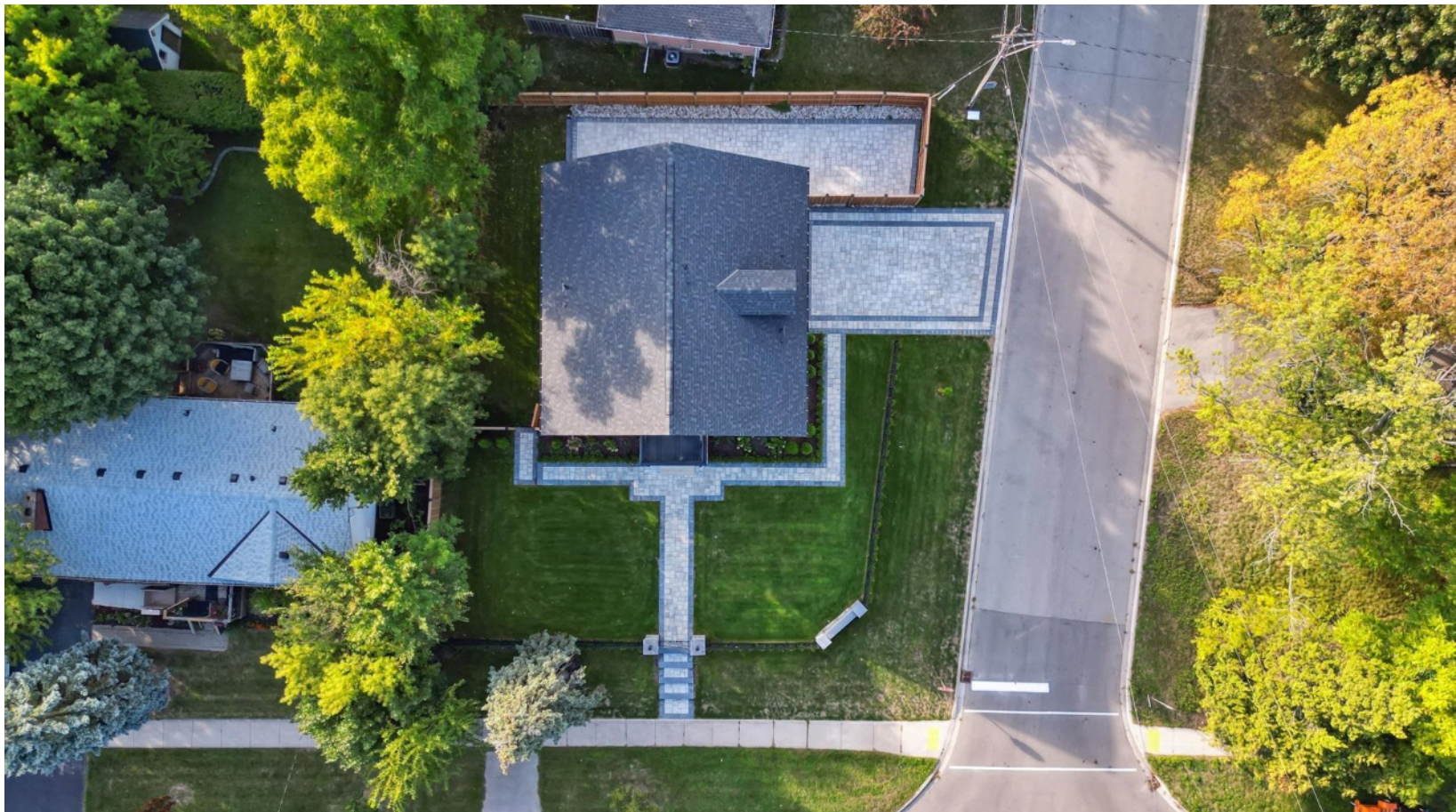


Craftsmanship is evident in every detail, from the solid oak staircase with wrought iron accents, custom millwork, solid-core interior doors, and thoughtfully selected finishes throughout. More than a house, this South Burlington residence is a statement of elegance, comfort, and lasting quality—**perfectly situated in a community you'll love to call home.**











Floor Plans



Main Level

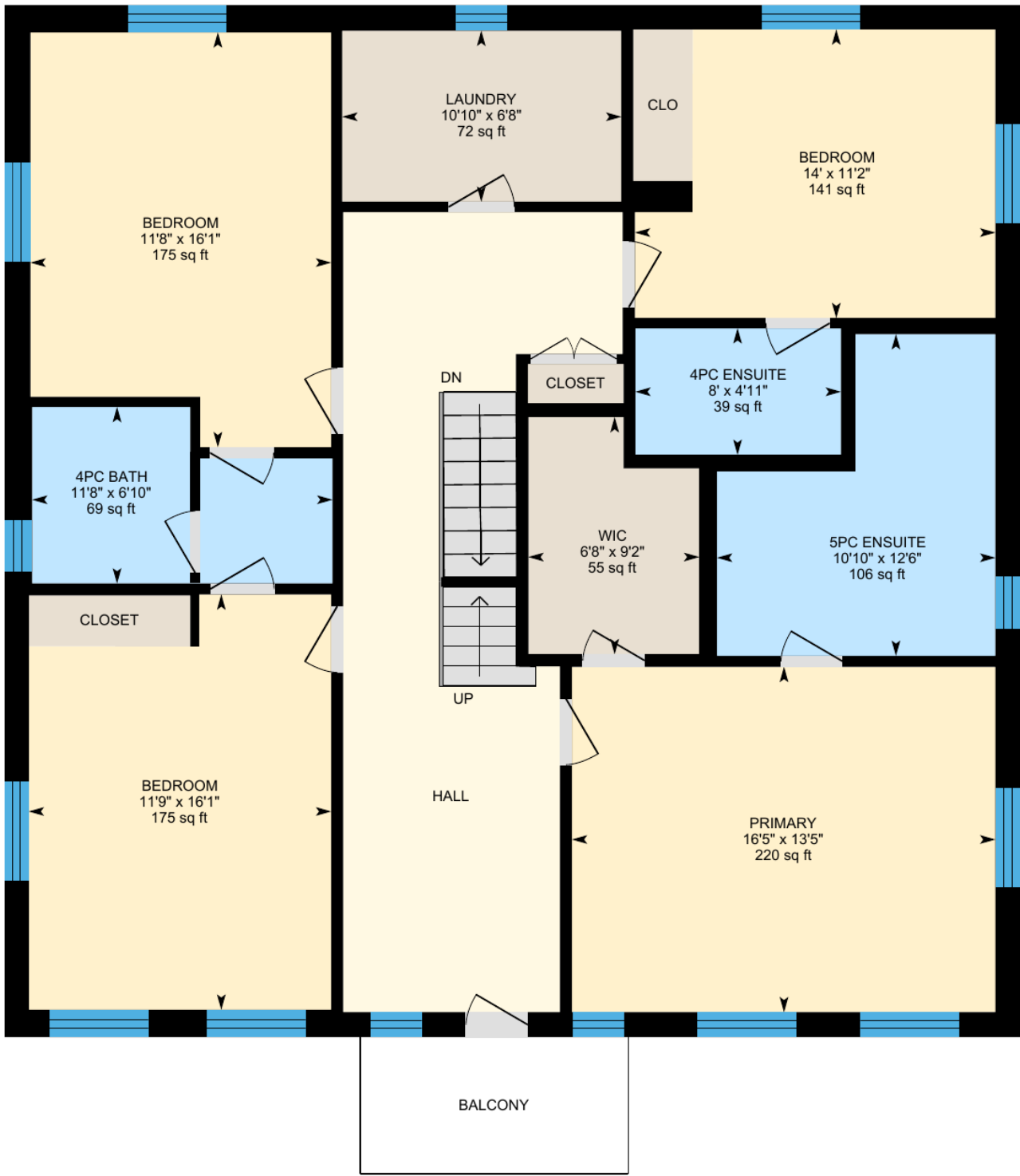
1,149 sq.ft.



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Square footage provided is from MPAC propertyline report.

Second Level

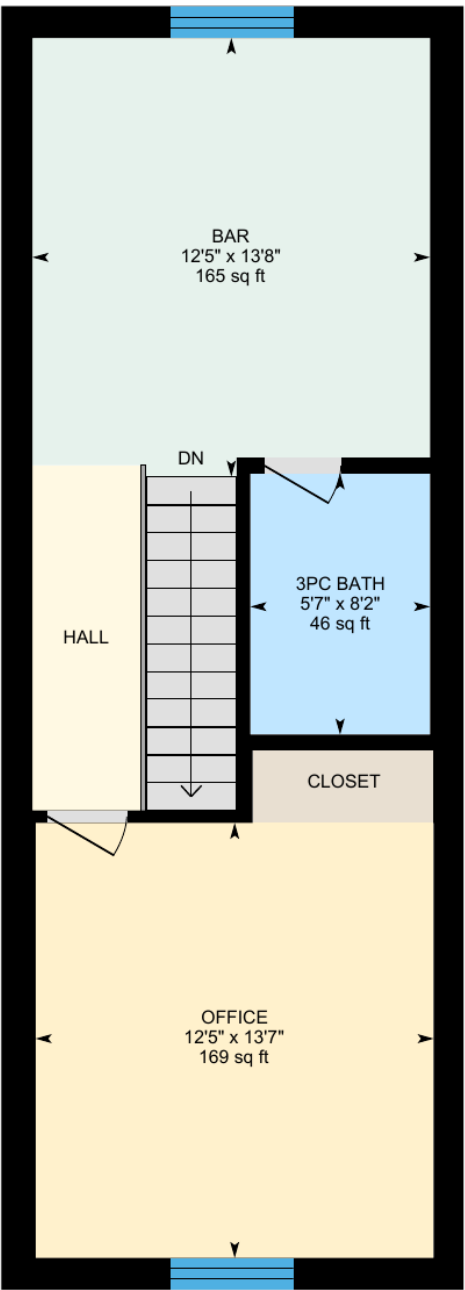
1,532 sq.ft.



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Third Level

533 sq.ft.



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Special Features & Finishes

INTERIOR

- Designer Lighting And Recessed Lights
- Radiant-Heated Porcelain Flooring On Main Level
- White Oak Hardwood Flooring Throughout The Upper Levels

MILLWORK

- 8 " Upgraded Baseboards & Detailed Custom Trim Work Throughout
- Custom Closet Built-Ins Throughout
- Solid Core Doors Throughout The Interior With Upgraded Hardware
- Solid White Oak Hardwood Staircase
- Custom Kitchen & Bathroom Cabinetry Throughout

MECHANICAL

- High-Velocity Systems For Efficient And Comfortable Heating
- Centralized Cooling System - Lennox
- Radiant Heating System Including Garage
- Concrete Floor On The Main Floor
- Gypcrete On Second & Third Floor

SMART HOME

- Paradox SP6000 Alarm Main Panel With 8 Zones Expandable Up To 16 Zones
- Motion Detectors On All Levels
- Ceiling Mounted Speakers With Volume Control In Kitchen, Family Room, Dining Room, Backyard, Third Floor, And Primary Bedroom
- Home Theatre 5x1 Rough-In
- Cat6 For Data Network Rough-In
- Digital Door Bell System Include 1 Digital Door Bell & 3 Digital Monitor
- Surveillance Camera System Digital 8MP With 2 TB HDD, 8 Channels.

EXTERIOR

- Four Car Driveway With Double Garage Doors
- Muskoka-Esque Private Backyard With Professional Landscaping
- Rough In Provided For Patio Kitchen, Fire Pit In Backyard
- Irrigation System With 5 Zones
- Interlocked Driveway & Walkways With Integrated Lighting
- Covered Front Entry With Recessed Lighting & Chandelier
- Decorative Wrought Iron Fencing
- Stucco Exterior Finish
- Solid-Core Mahogany French Arched Doors With Emtek Hardware



KITCHEN

- Integrated Dual Thermador Wall Ovens
- Professional Series Thermador Fridge & Freezer
- Thermador 6-Range Gas Stove
- Professional Series Thermador Hood Vent
- Thermador Dishwasher
- Built-In Pot Filler
- Kraus Undermount Double Sinks
- Professional Series Pendant Lighting
- Built-In Pantry And Coffee Bar
- Centre Island With Seating And Granite Countertops
- Under Cabinet Lighting
- Eat-In Kitchen With Walk-Out To Rear Patio
- Glass Insert Cabinets

FAMILY ROOM

- Oversized Art-Deco Windows
- Integrated In-Ceiling HVAC
- Built-In Speaker System
- Open Concept To Dining Room

DINING ROOM

- Custom Refined Crafted Walnut Accent Wall
- Linear Integrated Heatilator Gas Fireplace
- Accent Lighting Wall Sconces
- Oversized Art-Deco Windows

POWDER ROOM

- Floor To Ceiling Porcelain Surround
- Designer Finishes
- Riobel Sink
- Wall-Mounted Toto Toilet

SECOND LEVEL

- Versatile Bonus Landing Perfect For An Additional Office Space Or Reading Nook With Balcony Overlooking Front Yard
- Three Guest Bedrooms With Private Ensuite Bathrooms & Custom Closets
- Laundry Room Complete With Stacked Washer & Dryer, Heated Flooring, And Custom Cabinetry With Stainless Steel Laundry Sink
- Jack & Jill Bathroom With Dual Vanity, Separate Toilet & Shower Closet, Granite Countertops, Walk-In Shower, Porcelain Surround With Rain Head & Seamless Linear Drain and Integrated Shelf Inset
- Private Ensuite Bathroom With Porcelain Surround & Integrated Shelf Inset In Shower

PRIMARY BEDROOM

- Sunfilled Panoramic Windows Overlooking Sideyard & Frontyard
- Walk-In Closet With Custom Organizers
- Built-In Surround System Speakers
- 5-Piece Ensuite Bathroom

PRIMARY 5-PIECE EN-SUITE

- 4'x3' Oversized Porcelain Tile
- Bosco Undermount Sinks
- Black Kohler Faucets & Hardware
- Mirolin Free Standing Tub With Riobel Faucet
- Ecoway Wall-Mounted Toilet With Sensor
- Oversized Porcelain Surround Shower With Integrated Rain Head And Waterfall Faucet, Jetted Shower Faucets, Integrated Linear Drain, Shower Inset Shelves, Custom Built In Bench

LOFT

- State Of The Art Solid Wood Custom Bar With Fine Granite Counters, Integrated Storage And Wine Rack, Integrated Lighting
- Three Piece Washroom With Porcelain Surround Walk-In Shower With Rain Head And Wand & Riobel Fixtures
- Additional Flex Space With Integrated Lighting, Built-In Sound System, Custom Closet - Perfect As A Bedroom, Media Room Or Office.



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