

An aerial photograph of a property. In the center, a house with a green roof is partially obscured by trees. The property is surrounded by a dense forest of evergreen trees. In the background, there is a large field of bare deciduous trees. A white square box with the text 'GMT' is overlaid on the image.

GMT

2602 Sideroad 2
Burlington

Welcome to Mount Nemo, North Burlington

Set on a rare 2-acre parcel backing onto Bluffs Estates, this property captures the essence of quiet, country living with city convenience close at hand. Surrounded by mature trees, trails, and natural beauty, it offers a Muskoka-inspired setting just minutes from major routes, shopping, golf, and the Bruce Trail.

For those seeking to create a true estate residence, plans are available for a spectacular custom home offering just under 13,000 sq ft of gross floor area including 1286 sq ft of garage space. Ambassador Fine Custom Homes has been engaged from the beginning, with approvals now in their final stages—presenting a rare opportunity to move forward with clarity, confidence, and speed.

A compelling opportunity to live, invest, or design a landmark estate.

THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt, Kathy Jopson & Ryan Maunula



Property Highlights

| | |
|-------------|---------------------------------------|
| BEDS | 2+1 |
| BATHS | 1 |
| LOT SIZE | 198.42' x 441.27' x 441.14' x 199.33' |
| ABOVE GRADE | 1,923 sq ft |
| TOTAL SQ FT | 3,035 sq ft |
| TAXES | \$7,586 / 2026 |



SCAN TO VIEW THE
DIGITAL BROCHURE





199.38'

441.14'

441.27'

198.42'



Backyard

A private laneway leads through landscaped gardens and wooded trails. The backyard features a fenced in-ground pool, gazebo, and multiple patio areas, creating a setting designed for both entertaining and quiet retreat.



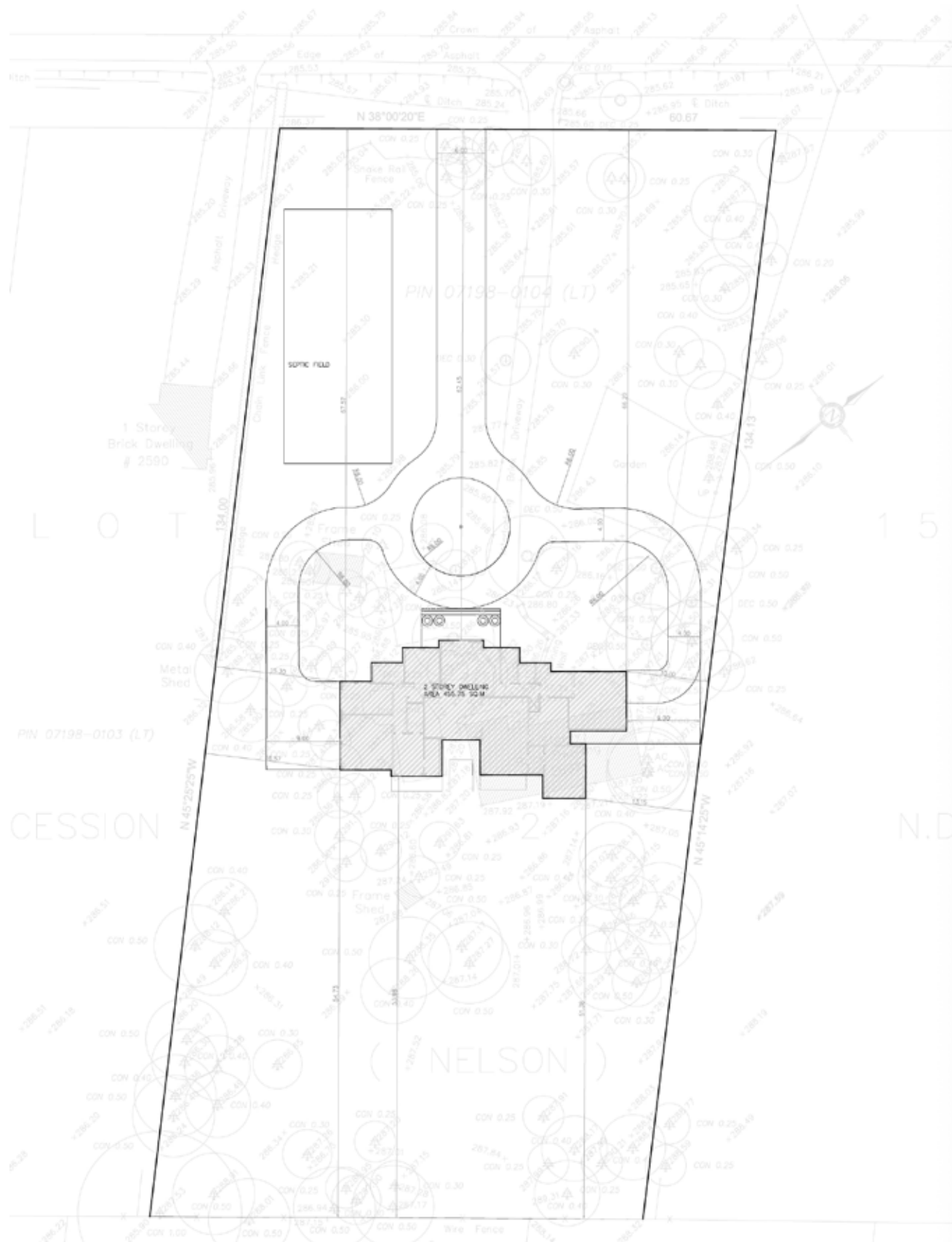
Survey



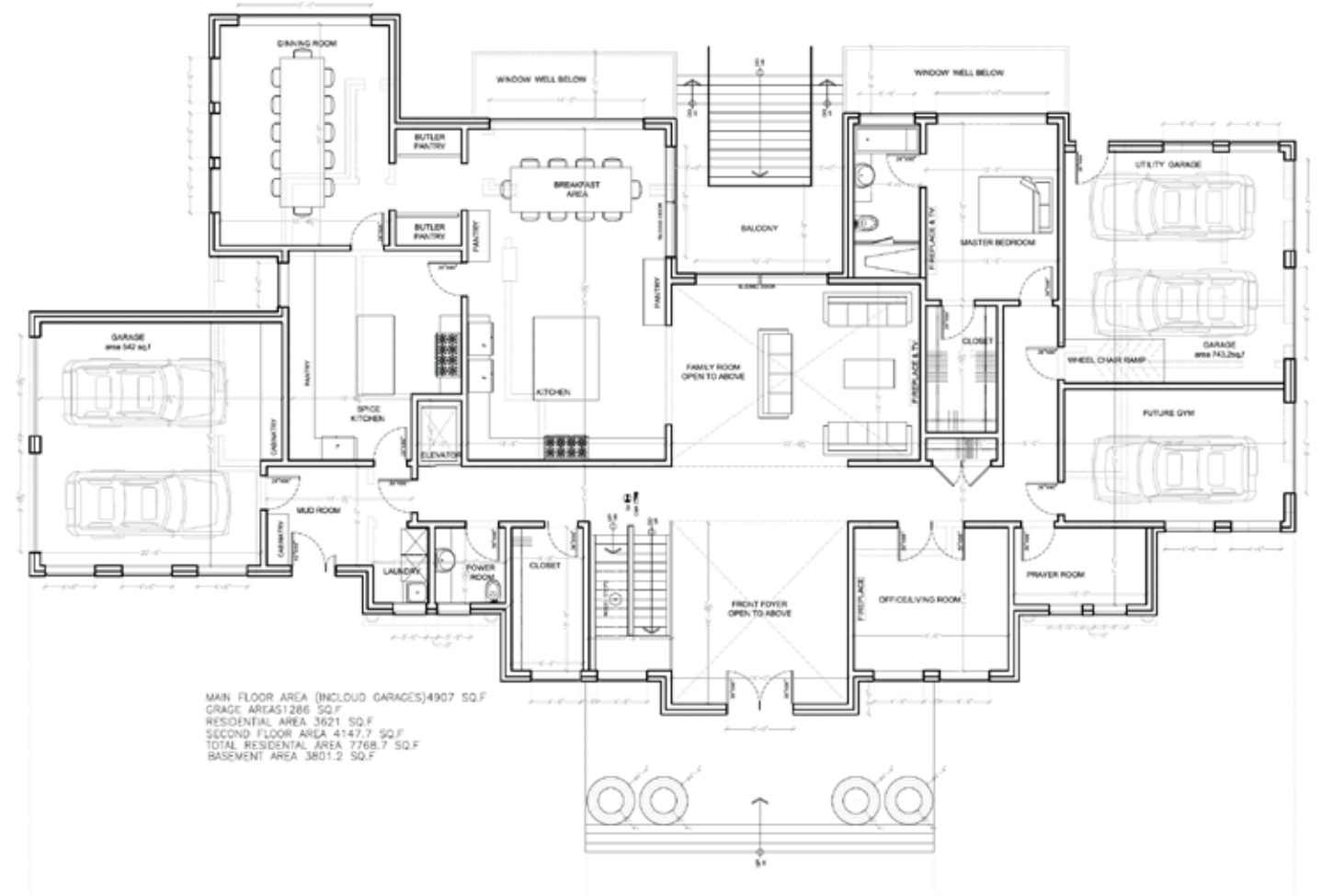
Proposed Plan - Front Elevation



Proposed Plan - Site Plan



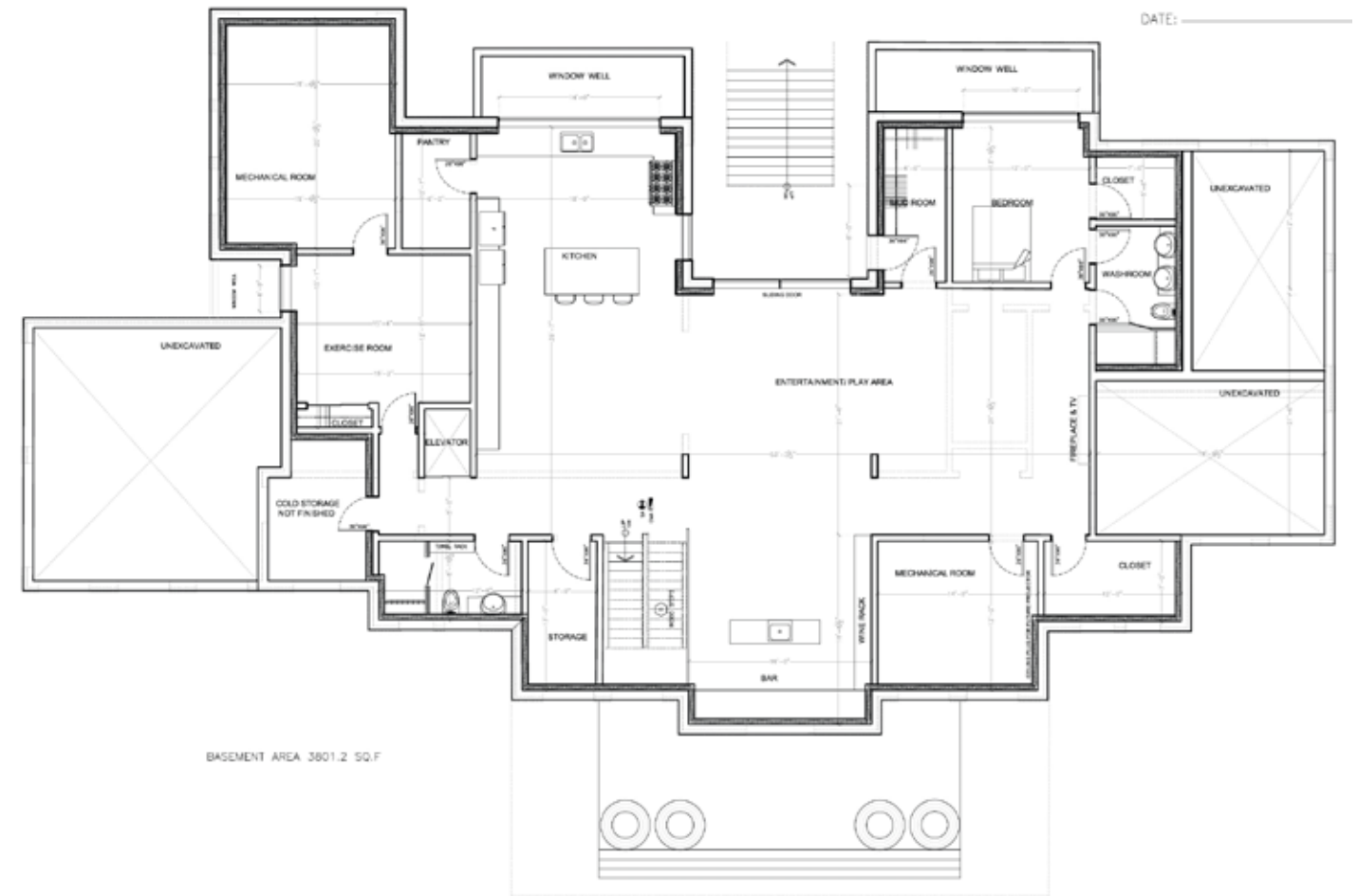
Proposed Plan - Main Floor Plan



Proposed Plan - Second Floor Plan



Proposed Plan - Lower Floor Plan

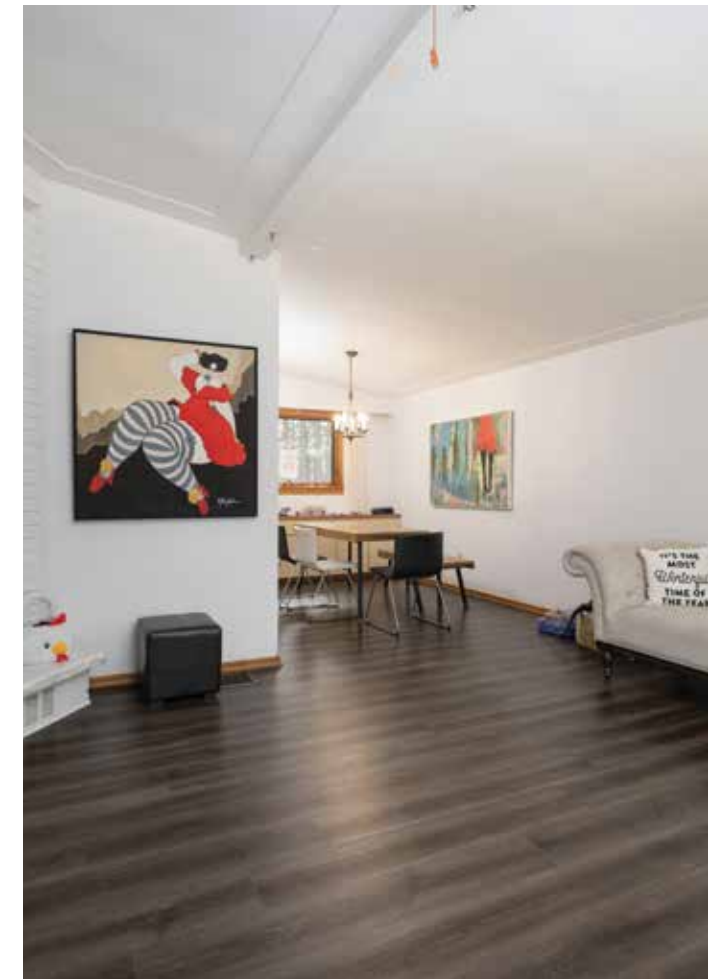




Main Level

Approximately 1,923 sq ft of bright, functional living space. The living room is anchored by a wood-burning fireplace and feature brick wall, with a large picture window framing the surrounding greenery. The dining room includes built-in cabinetry and overlooks the grounds, while the kitchen offers Corian countertops, ceramic flooring, and a window above the double sink.

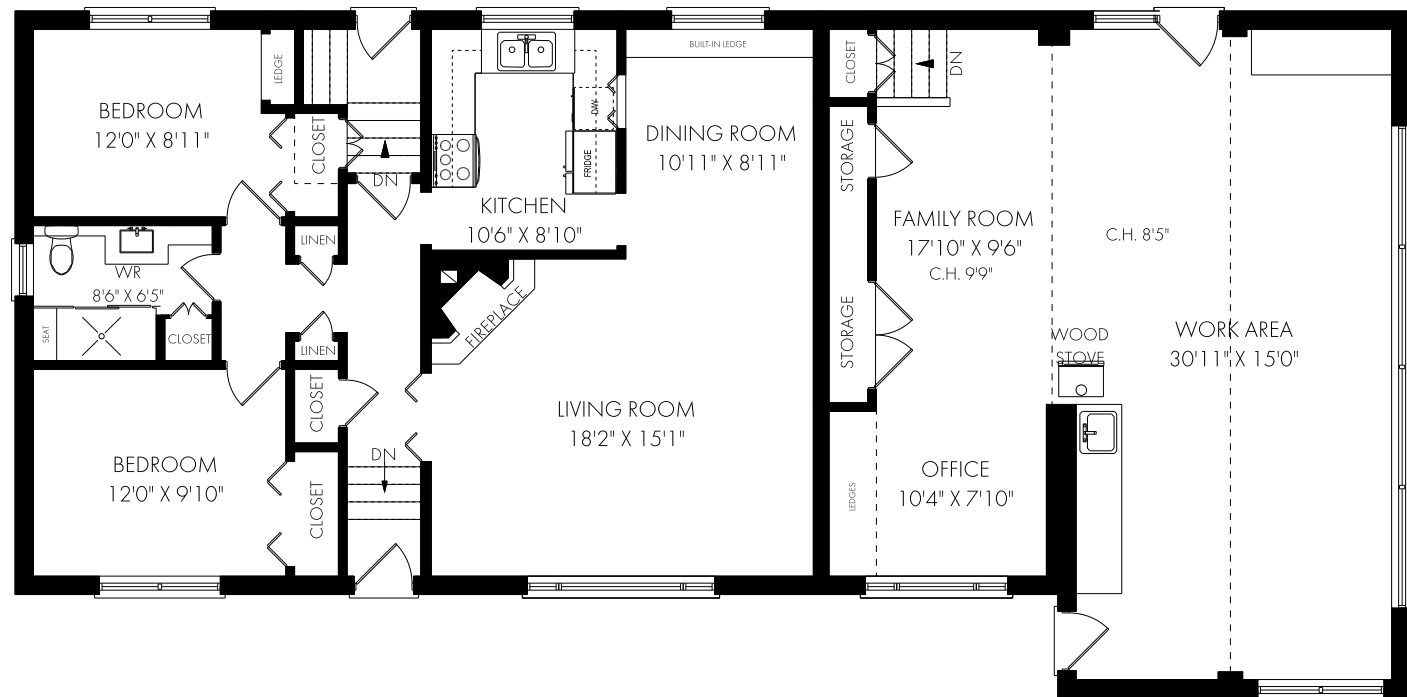
A separate main-level wing with its own entrance adds exceptional flexibility, offering an expansive open-concept space with kitchenette and wood-burning stove—ideal for in-law or multi-generational living.







Main Level Floor Plan

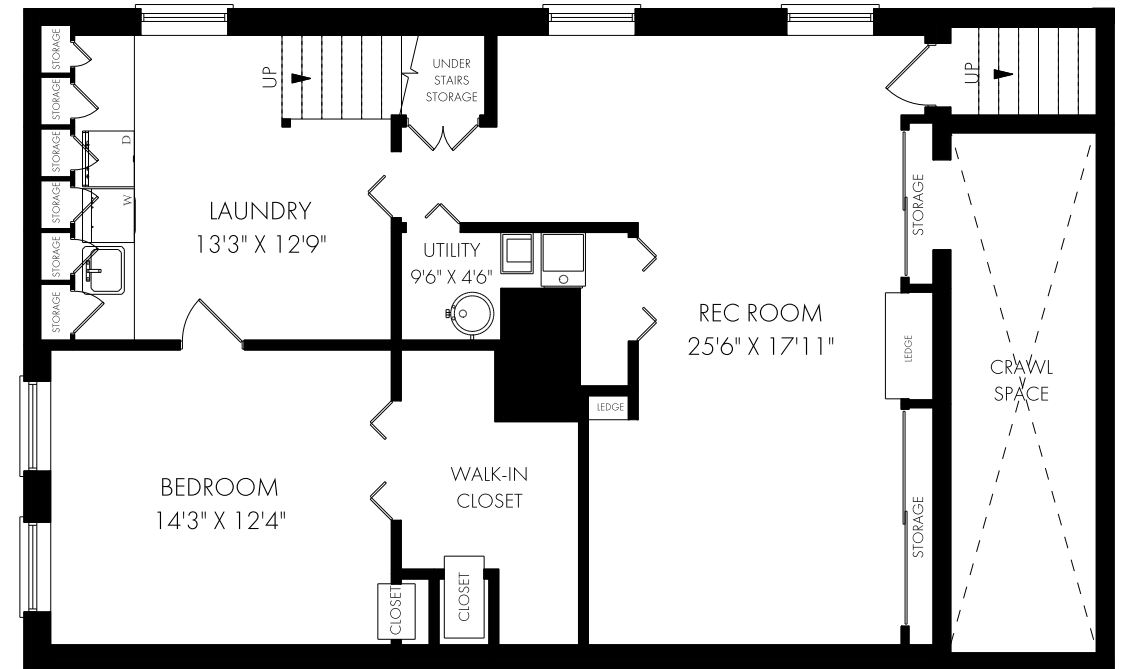


MAIN FLOOR - 1923 SQUARE FEET



*Room sizes should be considered approximate since measurements are subject to certification.

Lower Level Floor Plan



LOWER LEVEL - 1112 SQUARE FEET



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GoodaleMillerTeam
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