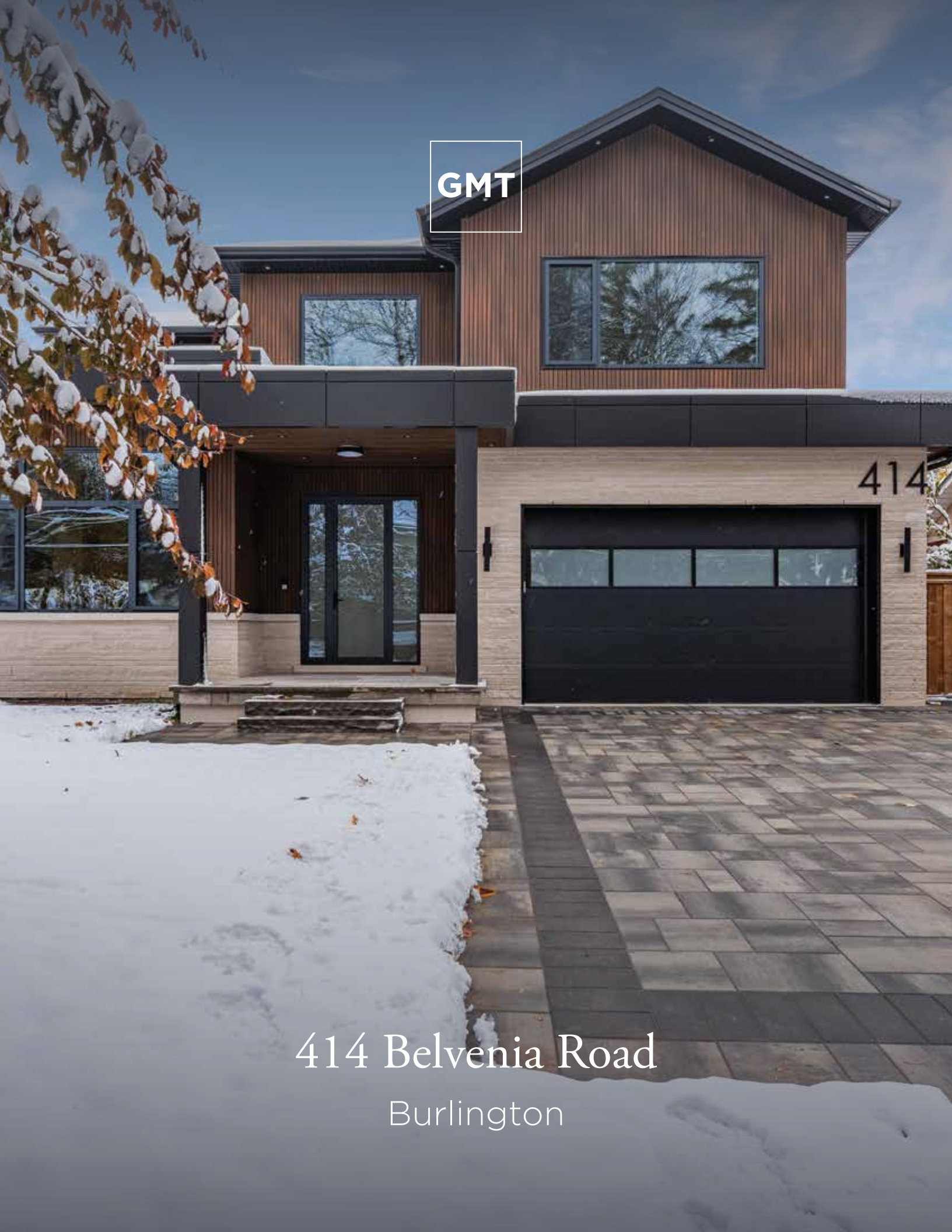




GMT

414 Belvenia Road  
Burlington

# Welcome to 414 Belvenia Road

A brand-new custom home in Shoreacres offering over 5,600 square feet of luxury living. Backing onto parkland, this Tarion-warranted home blends elegant modern design with family comfort. Exceptional craftsmanship and natural light define every level.

## THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt & Andrew Kaye



## Property Highlights

|             |                                     |
|-------------|-------------------------------------|
| BEDS        | 4+1                                 |
| BATHS       | 6.1                                 |
| LOT SIZE    | 60.09' x 140.27' x 60.11' x 140.27' |
| ABOVE GRADE | 3,434 sq ft                         |
| TOTAL SQ FT | 5,645 sq ft                         |
| TAXES       | \$6,791 / 2025                      |







## Main Level

Grand foyer with 20-foot ceiling, 10-foot main-floor height, and wide-plank flooring. Office with 12-foot ceiling and double-sided fireplace.

Open-concept kitchen and great room with JennAir appliances, quartz finishes, and walkout to covered porch with built-in BBQ.



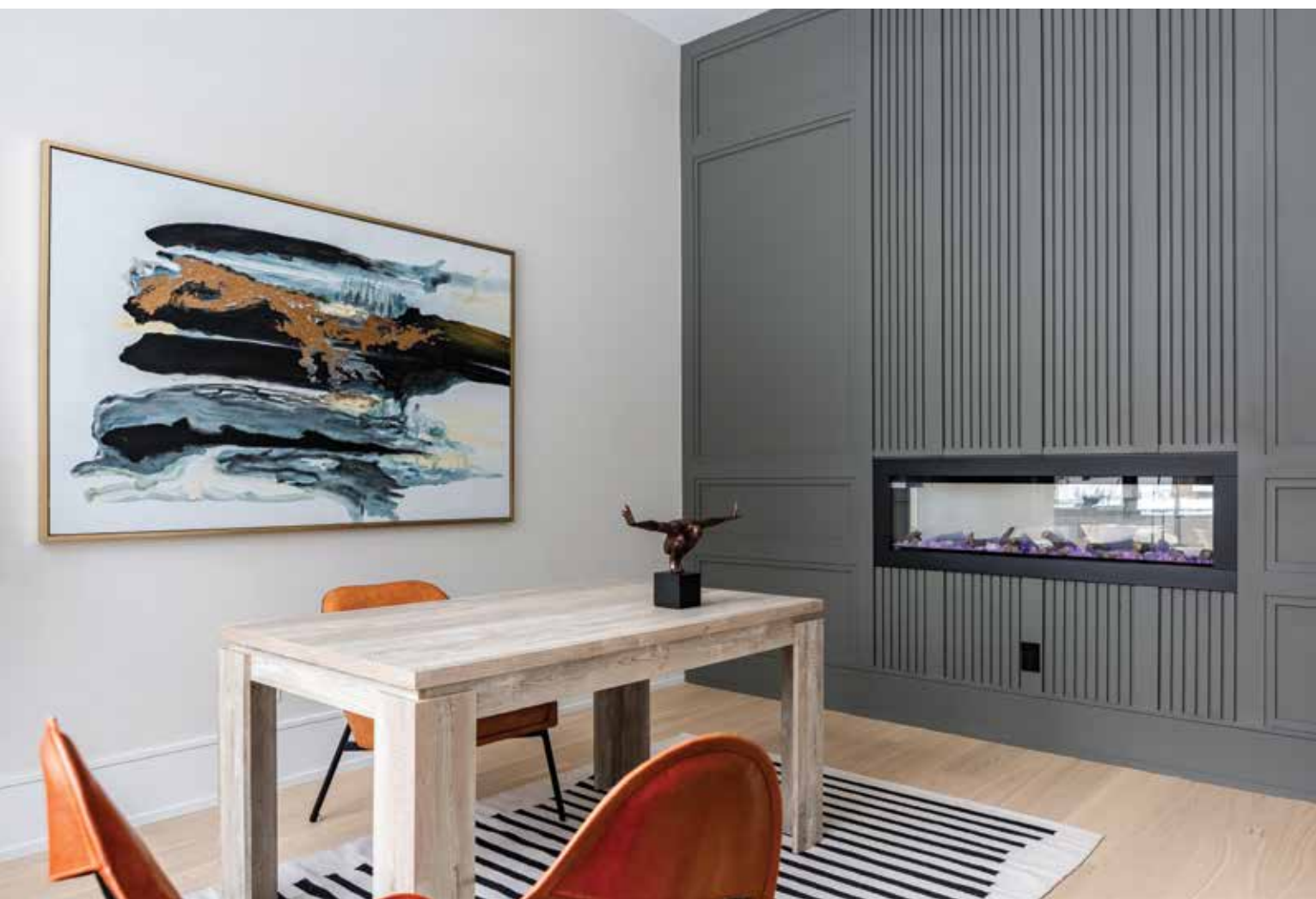
















## Second Level

All four bedrooms offer ensuite baths and space for king-sized furnishings. The primary suite features a custom feature wall, terrace walkout, and spa-inspired ensuite with freestanding tub, rain shower, and dual vanity.















## Lower Level

Designed for entertaining and relaxation with radiant in-floor heating, gym, fifth bedroom, wet bar, steam shower, theatre room, and wide walk-up to the backyard.













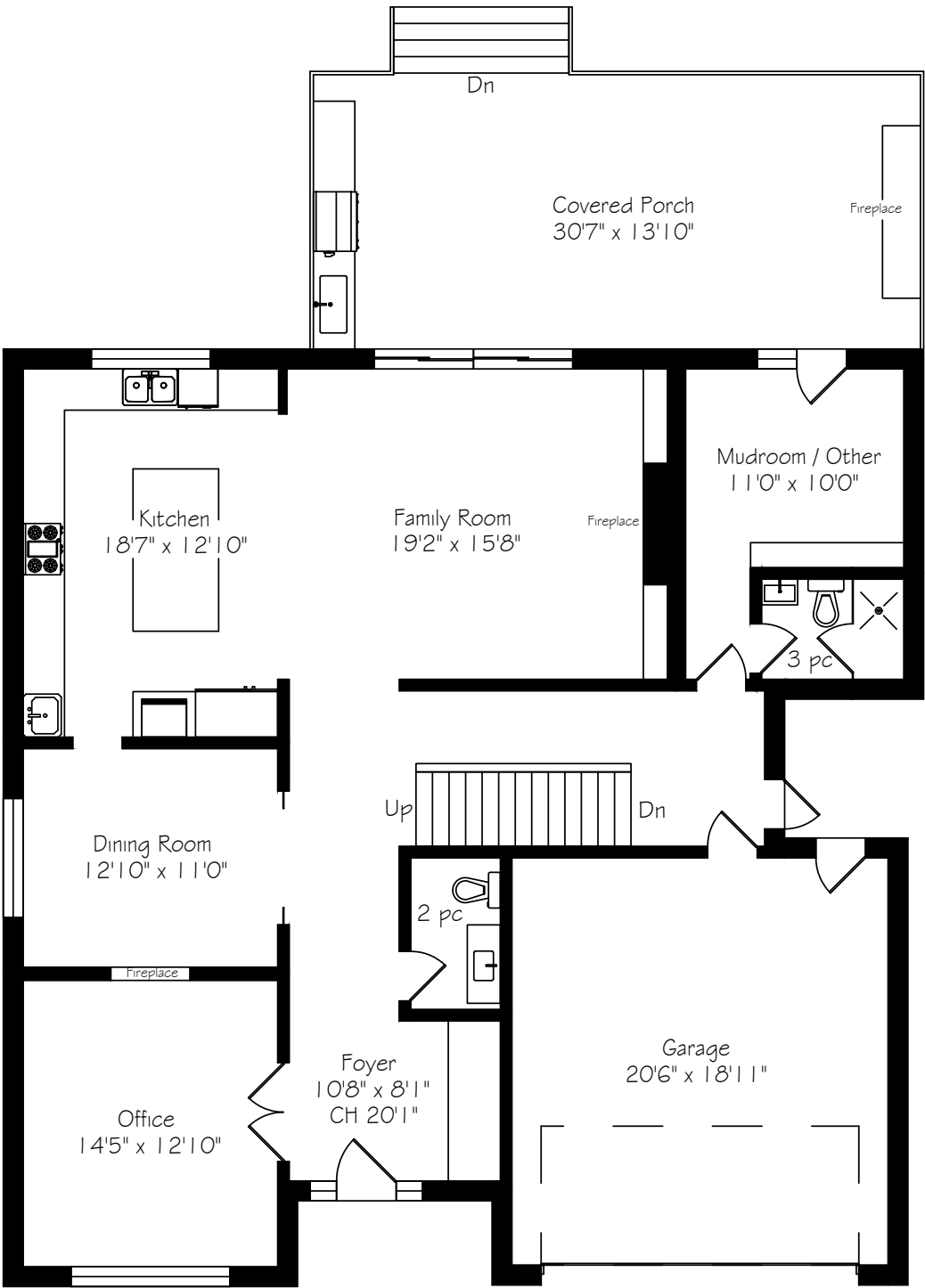
## Backyard

Private and park-backing with covered porch, built-in BBQ, and mature surroundings — ideal for outdoor dining and year-round enjoyment.





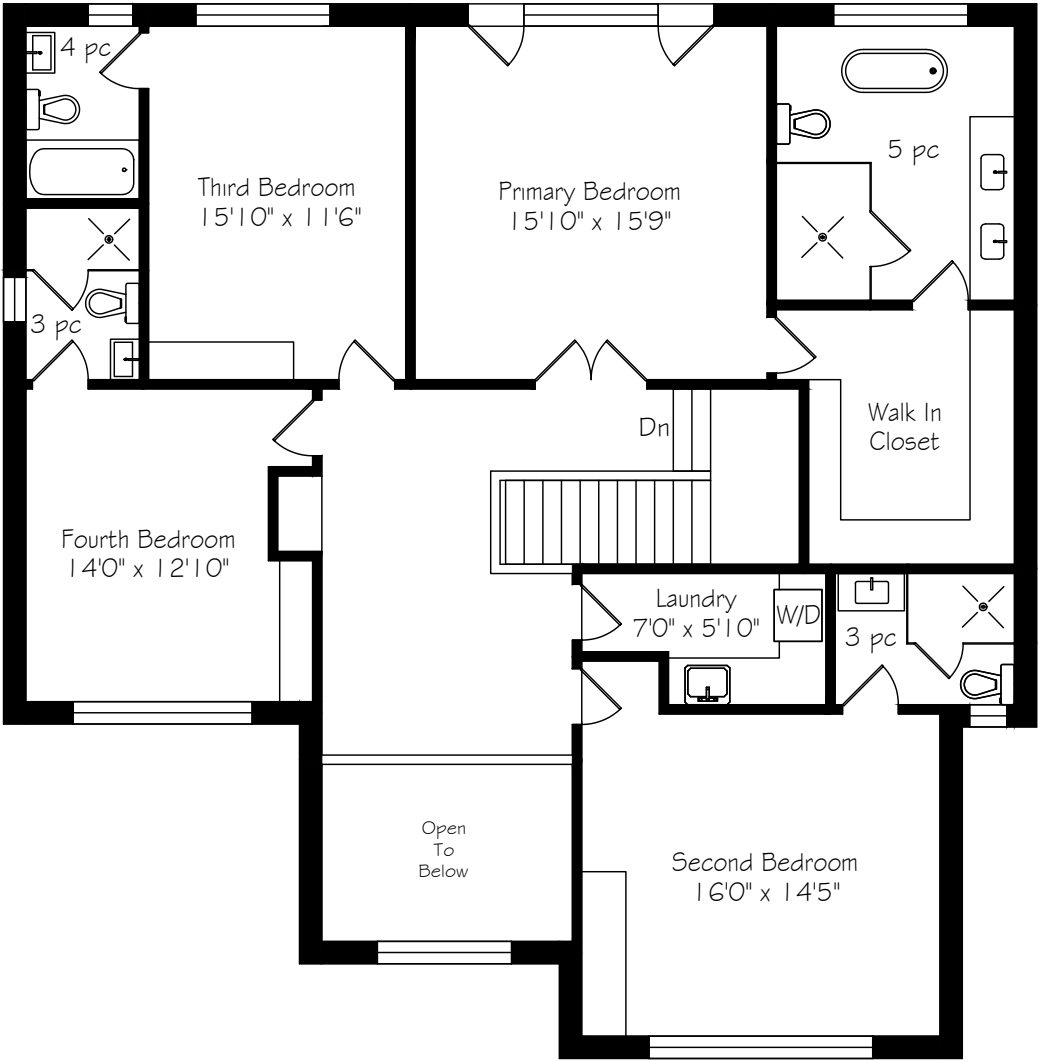
Main Level Floor Plan



Main Floor  
1 640 Square Feet  
+ 440 Garage

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

Second Level Floor Plan

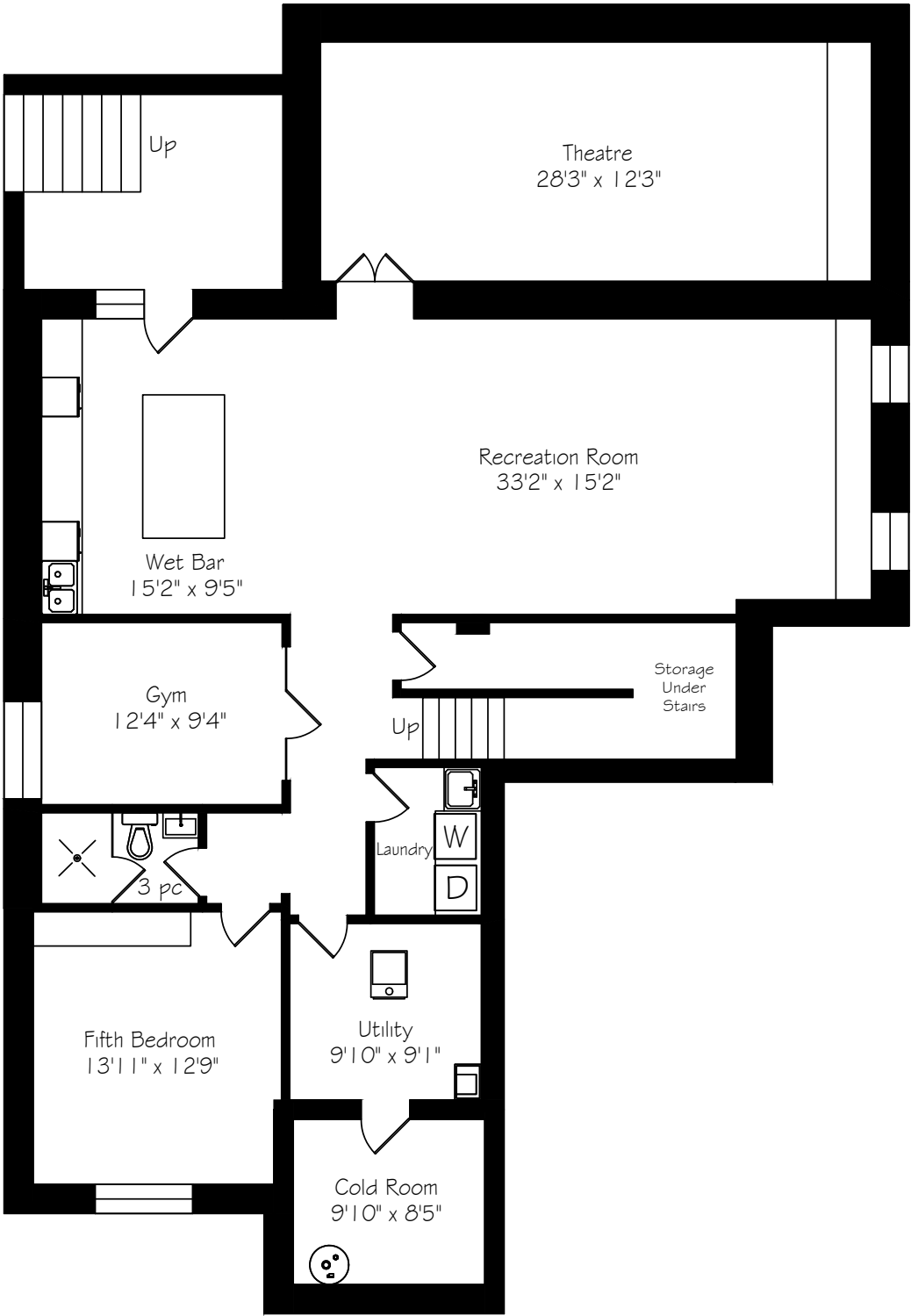


Second Floor  
1 794 Square Feet

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



# Lower Level Floor Plan



Lower Level  
2211 Square Feet

# Luxury Features

## EXTERIOR

- Indiana Limestone
- New Tech Composite Wood Cladding (25 year warranty)
- 10" Thick Poured Concrete Foundation Reinforced with Rebar
- Energy Star Triple Pane Aluminum Tilt and Turn Windows
- UNILock Beacon Hill Interlocking Stone Driveway
- Banks Stone on Front and Back Porch
- Irrigation System
- Sump Pump with Battery Back-up
- Wide Finished Walk-Up from Basement with Glass Railing
- Covered Porch with Outdoor Kitchen, Gas Fireplace and Radiant In-Floor Heating
- New Fence with Gate to Access Park

## LOWER LEVEL

- Radiant In-Floor Heating
- Excavated Under Back Porch to create Theatre Room with New Carpet (Independent Temperature Control)
- 3 Piece Bath with Steam Shower
- Gym with Glass Door Entry
- 5th Bedroom
- Full Laundry Room with Folding Counter, Uppers and Sink
- Finished Cantina under Front Porch

- Vinyl Flooring well coordinated with Upper Level Flooring
- Wet Bar/Kitchen area with Dishwasher, Beverage Fridge

## MAIN LEVEL

- 10' Ceiling Height Throughout
- 10" Poplar Baseboards
- 7.5" Engineered Wood Floors
- Integrated Floor Vents
- Beautiful Oak Staircase with Glass Railing and Skylight
- Built-in Speakers
- Two Fireplaces
- Stunning White Kitchen with JennAir appliance package and quartz counter tops and backsplash
- Room behind the garage has 3 Piece Bath and Walk Out to Backyard, makes an amazing mudroom (optional second office or nanny suite)

## UPPER LEVEL

- 9' Ceiling Height
- 7.5" Engineered Wood Floors
- Second Laundry Room
- Big Bedrooms with En Suites and Pot Lights on Dimmers
- Lux Primary has Massive Dressing Room with Organizers and Storage, Gorgeous En Suite, Feature Wall Detail and Walk Out

## THROUGHOUT THE HOME

- LED Pot Lights
- Duravit Toilets
- All Counter Tops are Quartz
- Cat 6 Wiring
- Solid Core Doors

## INCLUSIONS

- JennAir 6 Burner Stove
- JennAir 48" Side by Side Fridge
- 2 Built-in Dishwashers
- Vent-a-Hood
- Pot Filler
- Microwave
- Wall Oven
- Security Screen in Kitchen
- 6 Zone Sound System
- Self-Controlled Security System with 6 Cameras
- Bar Fridge
- Video Door Bell System with Screen on Each Level
- LG Front Load Washer and Dryer
- Stacked Laundry on Upper Level
- Cenral Vacuum
- Garage Door Opener and Remotes

\*Notwithstanding any items identified as features or inclusions or exclusions in this brochure, only those items identified as inclusions in the Agreement of Purchase and sale will be deemed an inclusion.

The information contained in this feature brochure is based on casual observation and the knowledge of the vendors. This information is believed to be factual; however, it is not warranted and should be independently verified. Items listed in this brochure may not be included in an Agreement of Purchase and Sale unless specifically listed as an inclusion in the chattels section of an Agreement of Purchase and Sale.

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









**GoodaleMillerTeam**  
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE

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