

PRESTIGE
HOME COLLECTION

SUITE #2201

2007

JAMES STREET #2201 | BURLINGTON



WELCOME TO 2007 JAMES STREET #2201, BURLINGTON

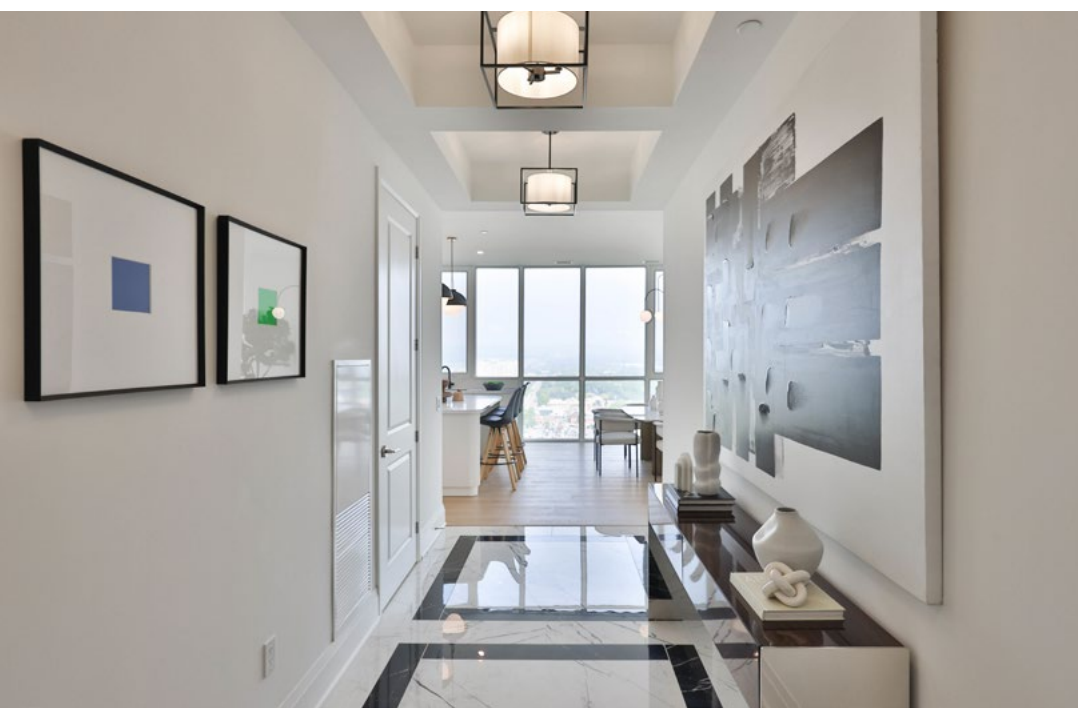
INVIDIATA PRESTIGE COLLECTION



Experience Elevated Living at the Newly Completed Gallery Condominium in the Heart of Downtown Burlington.

This spectacular **brand-new 1986 sq ft penthouse offers** refined luxury with breathtaking **Toronto skyline, Escarpment and Lake Ontario views**. Featuring 3 beds + den, 2 baths, and expansive floor-to-ceiling windows, this light-filled corner suite combines modern elegance with functional design. From the moment you enter, the spacious foyer sets the tone for sophistication. The thoughtfully designed open-concept living, dining, and kitchen showcases impressive 180 degree views and offers a practical seamless flow. A built-in bar/coffee station and versatile den/office/4th bedroom add flexible space and style. The chef's kitchen is a true showpiece equipped with high end appliances, extended-height cabinetry, pantry wall cabinets, quartz countertops and backsplash. The oversized curved island with fluted wood accents and pendant lights is perfect for entertaining. Situated away from the main living space, The primary suite offers a serene retreat with expansive views, 2 closets, a breathtaking 4-piece spa inspired ensuite featuring heated floors, double floating vanity, quartz countertop, a stunning oversized shower and water closet. Enjoy 2 additional spacious bedrooms with floor to ceiling windows, a stylish 3-piece bath and a full-size laundry room fitted with custom cabinetry, quartz countertops, sink, washer/dryer and ample storage room. Entertain or simply relax on the spectacular terrace complete with gas hookup and water tap, all framed by breathtaking city, lake, and escarpment views. EV ready side by side parking spots, and a storage locker are also included. Residents enjoy hotel inspired amenities: 24 hr concierge, yoga & wellness studio, fully equipped gym, indoor lap pool rooftop lounge with fire pit & BBQ area, party/games rooms, pet wash station and guest suites. **This is urban luxury redefined - don't miss this exceptional opportunity.**

FOYER & KITCHEN



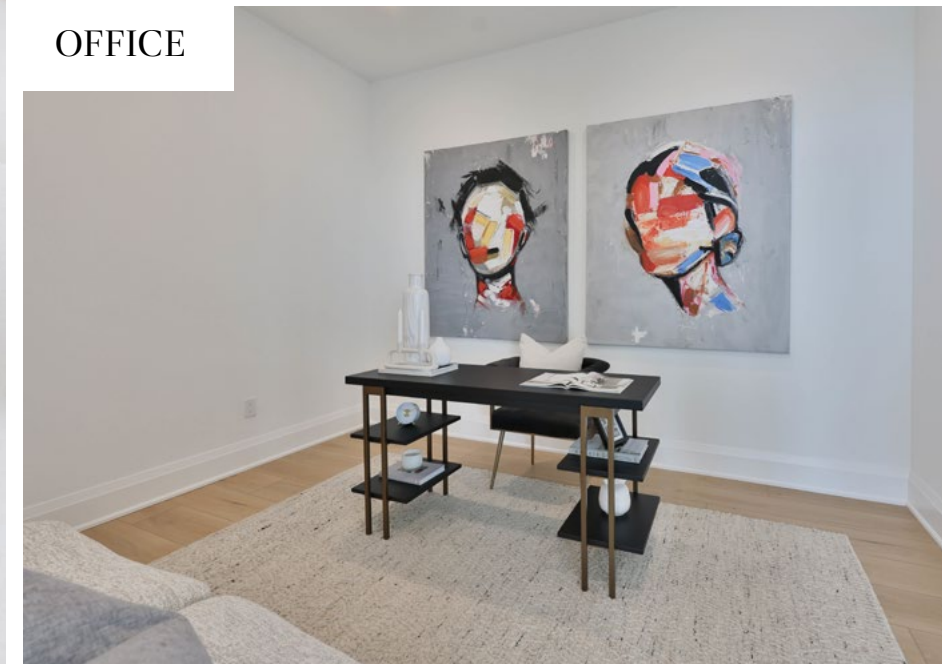
DINING & LIVING ROOMS



OPEN CONCEPT WITH IMPECCABLE VIEWS



OFFICE



PRIMARY BEDROOM & ENSUITE



BEDROOMS 2 & 3



MAIN BATHROOM & LAUNDRY

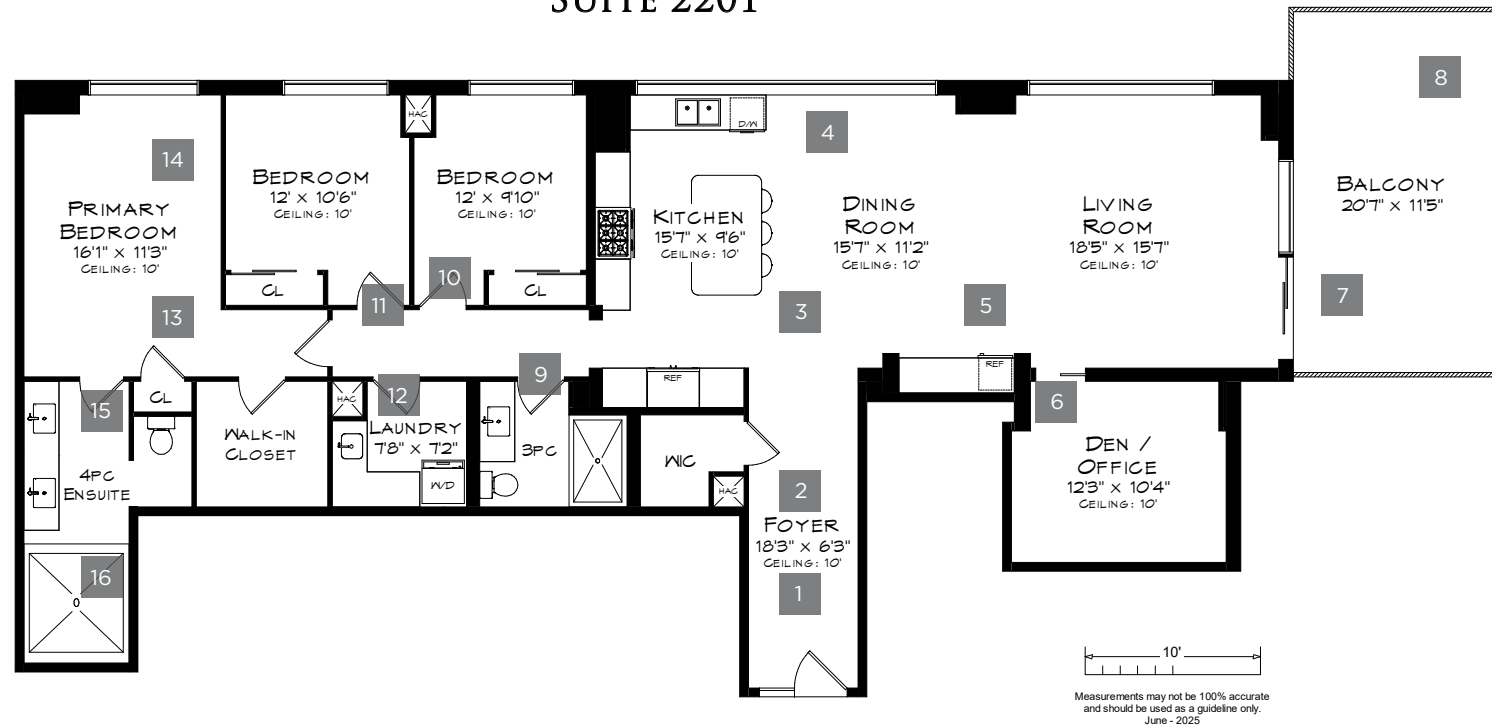


BEAUTIFUL LARGE TERRACE WITH LAKE VIEWS



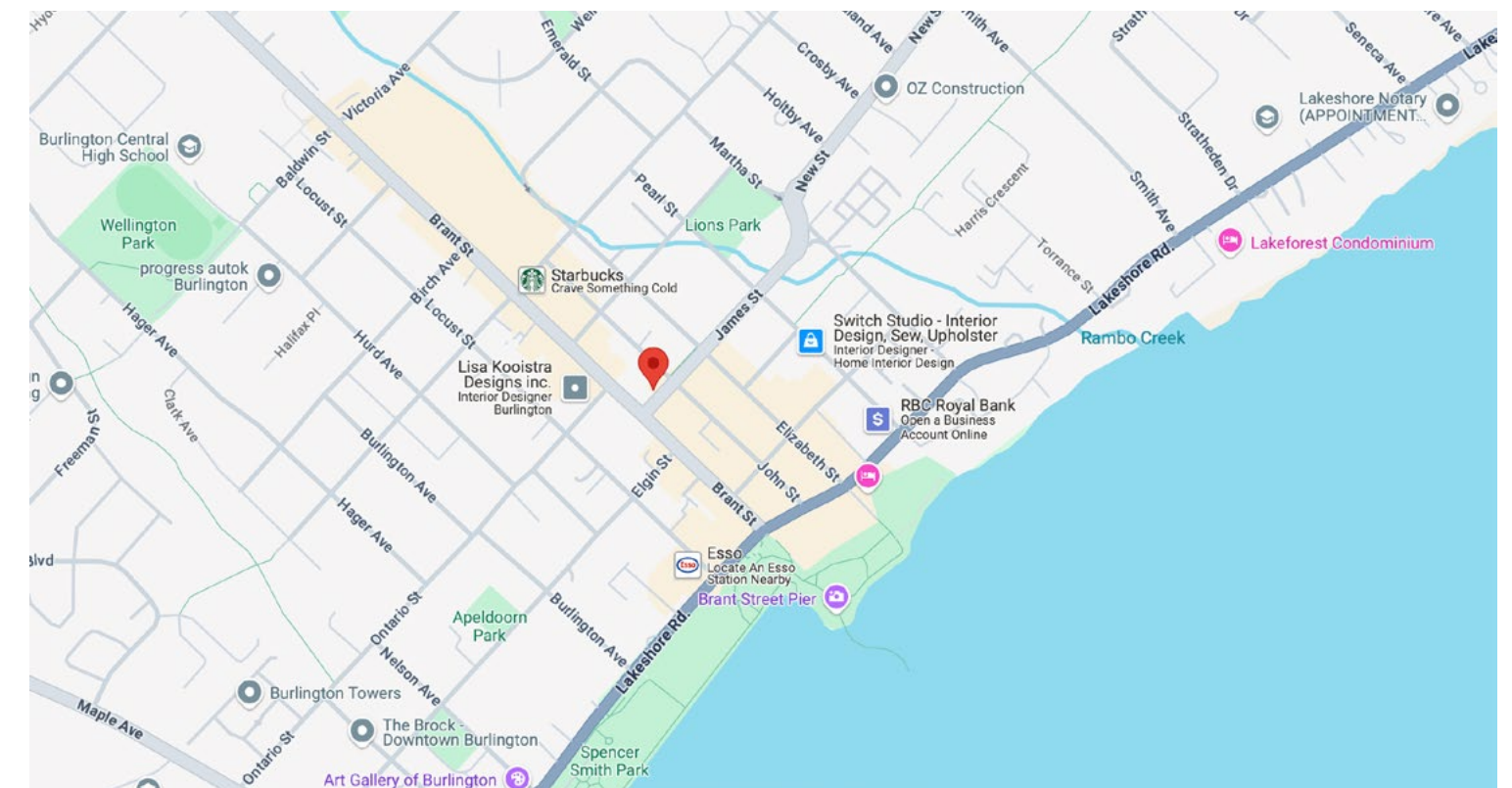
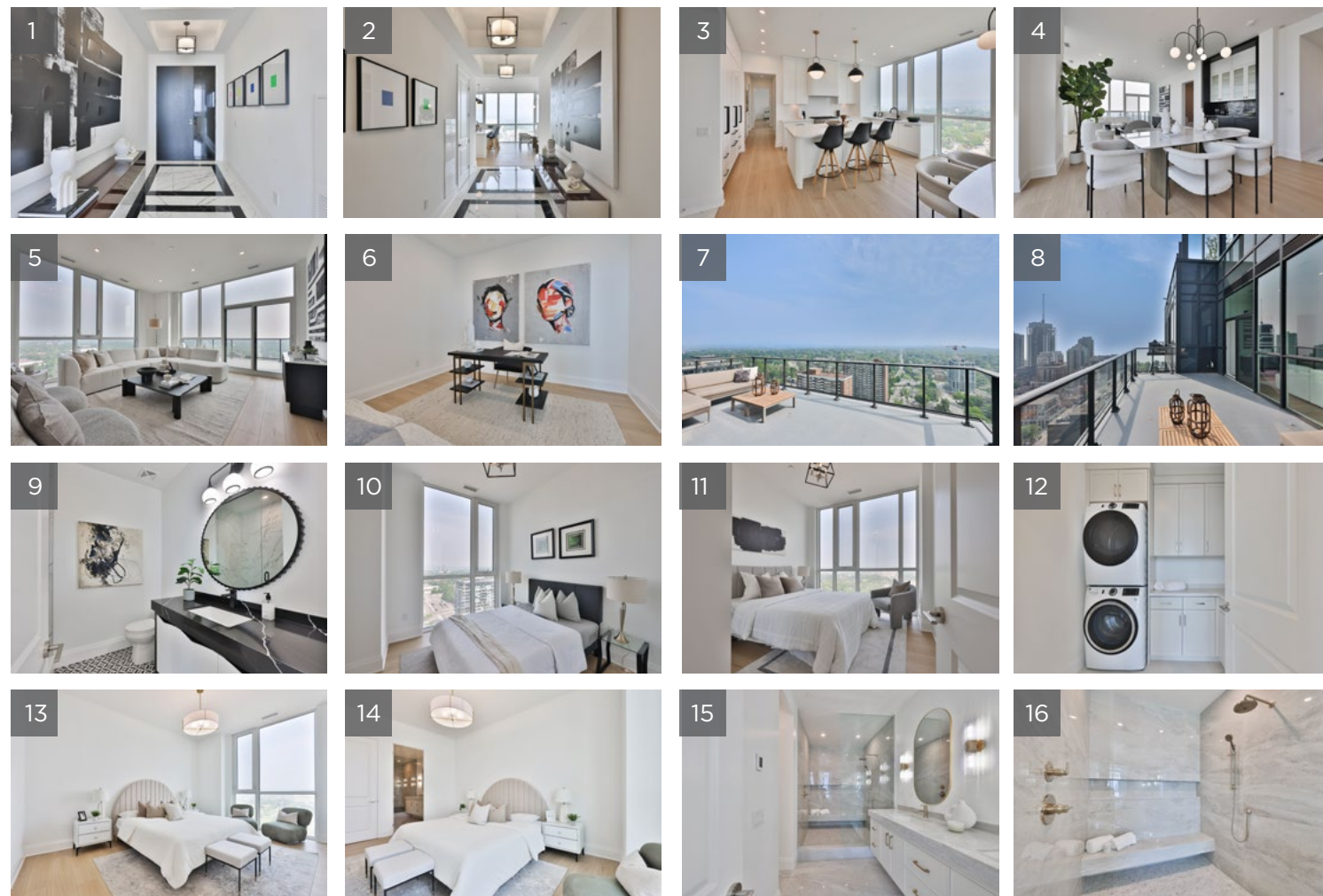
FLOOR PLAN

2007 JAMES STREET SUITE 2201

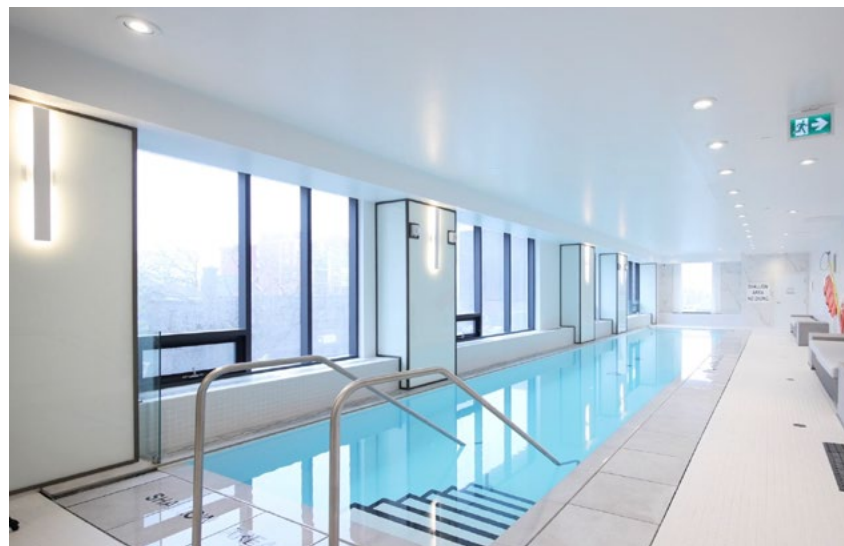


NOTEABLE FEATURES & FINISHES

- Neutral décor
- Elegant spacious entry with porcelain tile floor with contrast inlay, large walk in closet and tray ceiling with 3 ceiling lights
- Upgraded decor including marble and porcelain tile, marble and quartz countertops and backsplash, fluted wood accents, glass front cabinets
- 10-foot ceilings
- Wide plank flooring
- LED pot lights throughout
- Modern custom light fixtures
- Open concept living/dining/kitchen with floor to ceiling windows and expansive views from corner windows
- Custom built in bar/coffee station with upper and lower cabinetry with glass upper cabinets, marble countertop and backsplash and built in GE Profile wine fridge
- Walk out from living area to generous terrace
- Adjoining convenient den/office
- Chef's gourmet kitchen including paneled GE Monogram appliances, custom fluted range hood, built in Sharp microwave drawer, extended height kitchen cabinetry with pull out drawers and wood pantry drawers, under cabinet lighting, quartz countertops and backsplash, Blanco "Silgranit" undermount sink, oversized curved island with fluted wood accent panels and 2 pendant lights
- Large primary bedroom complete with floor to ceiling windows, large walk in closet and separate closet
- Sumptuous 4 piece primary ensuite with full wall custom floating vanity with double sinks and quartz countertop, 3 vanity lights, oversized shower with porcelain tile surround and built in floating bench and niche, separate water closet and heated floor
- Additional 2 bedrooms with floor to ceiling windows, mirrored closet doors
- Main 3 piece bath with luxurious marble tile floor, custom vanity with quartz countertop and large frameless shower with porcelain tile surround
- Full size laundry room with front load stacking GE washer and dryer, upper and lower cabinetry, quartz countertop, stainless steel sink and clothing rod for drying
- Pocket doors
- Two side by side EV ready parking spots
- One storage locker
- Expansive terrace with Toronto, Escarpment and lake views and including gas bbq hookup and water tap



AMENITIES



BURLINGTON & NEIGHBOURHOOD



NEARBY PARKS

- Lions Club Park
- Apeldoorn Park
- Spencer Smith Park

NEARBY SCHOOLS

- Burlington Central Elementary School
- Lakeshore Public School
- Burlington Central High School
- St John Catholic Elementary School
- Assumption Catholic Secondary School



THE CITY OF BURLINGTON

Where lakefront living meets city charm.

Unwind on the shores of Lake Ontario in Burlington, a vibrant city nestled between Toronto and Niagara Falls. This growing community boasts a rich history, evident in its charming downtown and picturesque neighborhoods. Discover a thriving business scene alongside a wealth of outdoor adventures, from hiking the scenic waterfront trail to exploring stunning gardens and parks. Burlington's cultural pulse beats with festivals, museums, and delectable restaurants offering flavors from around the globe. Come discover your perfect corner of paradise by the lake.

THE INVIDIATA ADVANTAGE

Over the past 40 years, we have earned a reputation of excellence in Luxury Real Estate. Our specialized knowledge of the real estate market, housing features, and trends has uniquely positioned us to provide the highest level of service, expertise and competence to our clients.

- **Exposure For Your Home** - Open House Tours, Community Sponsorship & Special Events
- **Systemization** - Proprietary Market Data & Client Management Systems
- **Top Quality Marketing** - In-House Graphic Design, Photography & Printing
- **Luxury & Lakefront Homes** - Unmatched Knowledge & Experience in Luxury & Lakefront Properties
- **Worldwide Network** - Exclusive International Memberships & Partnerships
- **A Great Team** - Over 170 Years of Combined Experience
- **Invidiata.com** - #1 Most Visited Agent Website
- **Award Winning Results** - Top Real Estate Team for 15 Years.





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