



WELCOME TO HERON POND ESTATE



Welcome to Heron Pond — A Private Country Estate Just Minutes from Burlington

Nestled on 50 acres of pristine landscape, Heron Pond is a rare blend of natural serenity and modern sophistication. Located just 10 minutes from vibrant downtown Burlington, this estate offers the ideal escape for those seeking privacy, luxury, and connection to nature — without sacrificing convenience. As you pass through the gated stone entrance, a long private drive winds through mature trees and opens onto a breathtaking vista of rolling lawns, gardens, and your very own spring-fed pond with fountain, perfectly framed by a canopy of a weeping willow and pines. This is more than a home — it's a retreat, a sanctuary, and an estate to be cherished for generations.

The Residence

The custom-built main home spans over 4,300 sq ft above grade with an additional 1,400+ sq ft of finished walkout basement space, designed with grand entertaining and peaceful living in mind. Featuring 3+1 bedrooms and 3+1 tasteful bathrooms, this residence showcases soaring ceilings, architectural windows, and an elegant open-concept design drenched in natural light.

Highlights include:

- A chef's kitchen with granite countertops, high-end stainless appliances, and custom cabinetry
- Formal and casual living rooms with fireplaces and floor-to-ceiling glass walls overlooking the pond and meadows
- A main-level sunroom and multiple walk-outs to expansive patios and stone pathways
- A primary suite retreat with fireplace, spa-inspired ensuite, dressing room, and a private terrace
- Lower level offers a walk-out guest suite, games room, media area, and gym space

The Land

Heron Pond's 50 acres are a rare opportunity in Halton: a peaceful mix of forest, open meadows, landscaped gardens, and potential hobby farm acreage. Enjoy trails through mature woodland, wildlife sightings, and endless outdoor recreation opportunities — from bird watching to winter skating on your own pond.

Bonus features:

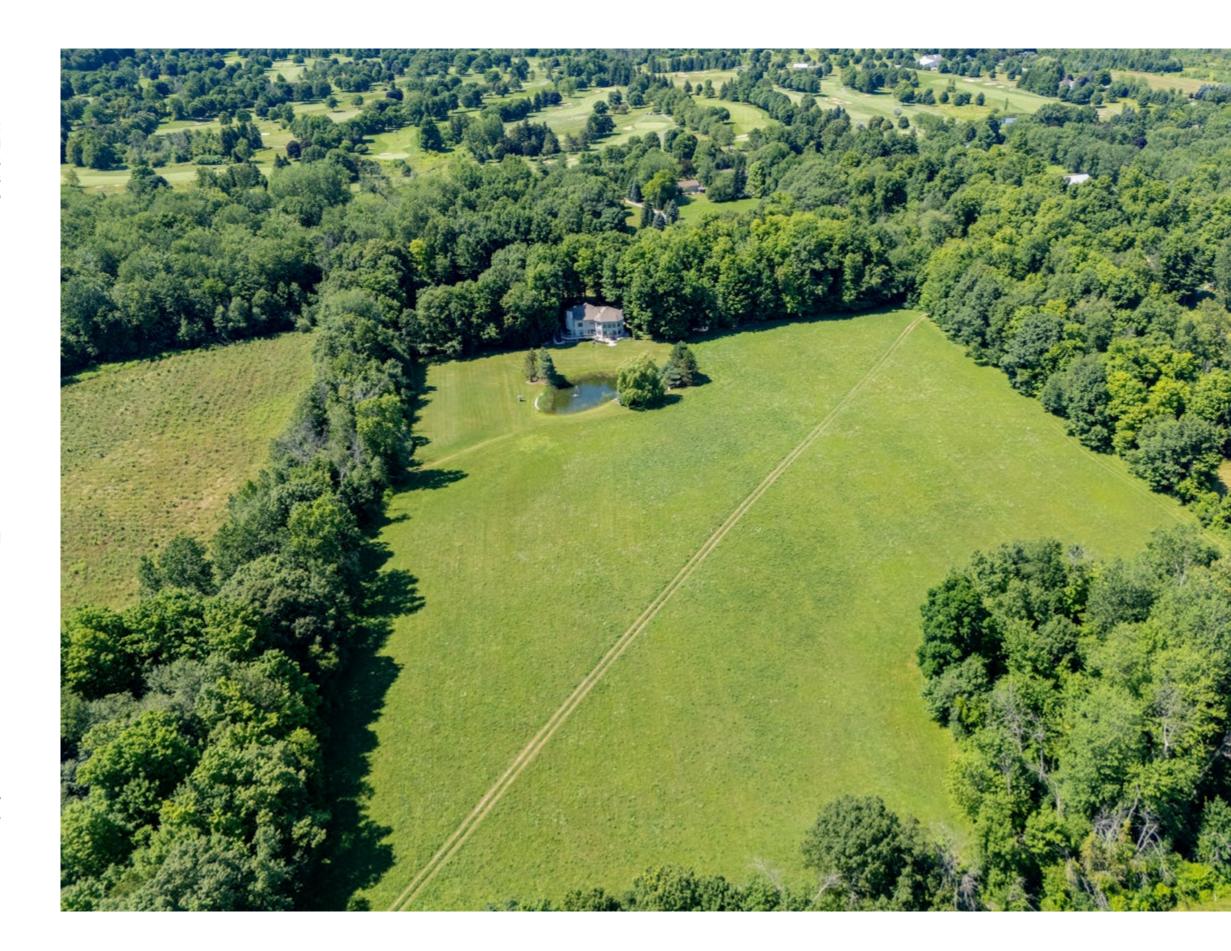
- A charming sugar shack for your own maple syrup
- Detached 3-bay tractor garage
- Garden shed and wood storage
- Expansive lawn space ideal for private events, equestrian uses, or building out your estate vision

Location & Lifestyle

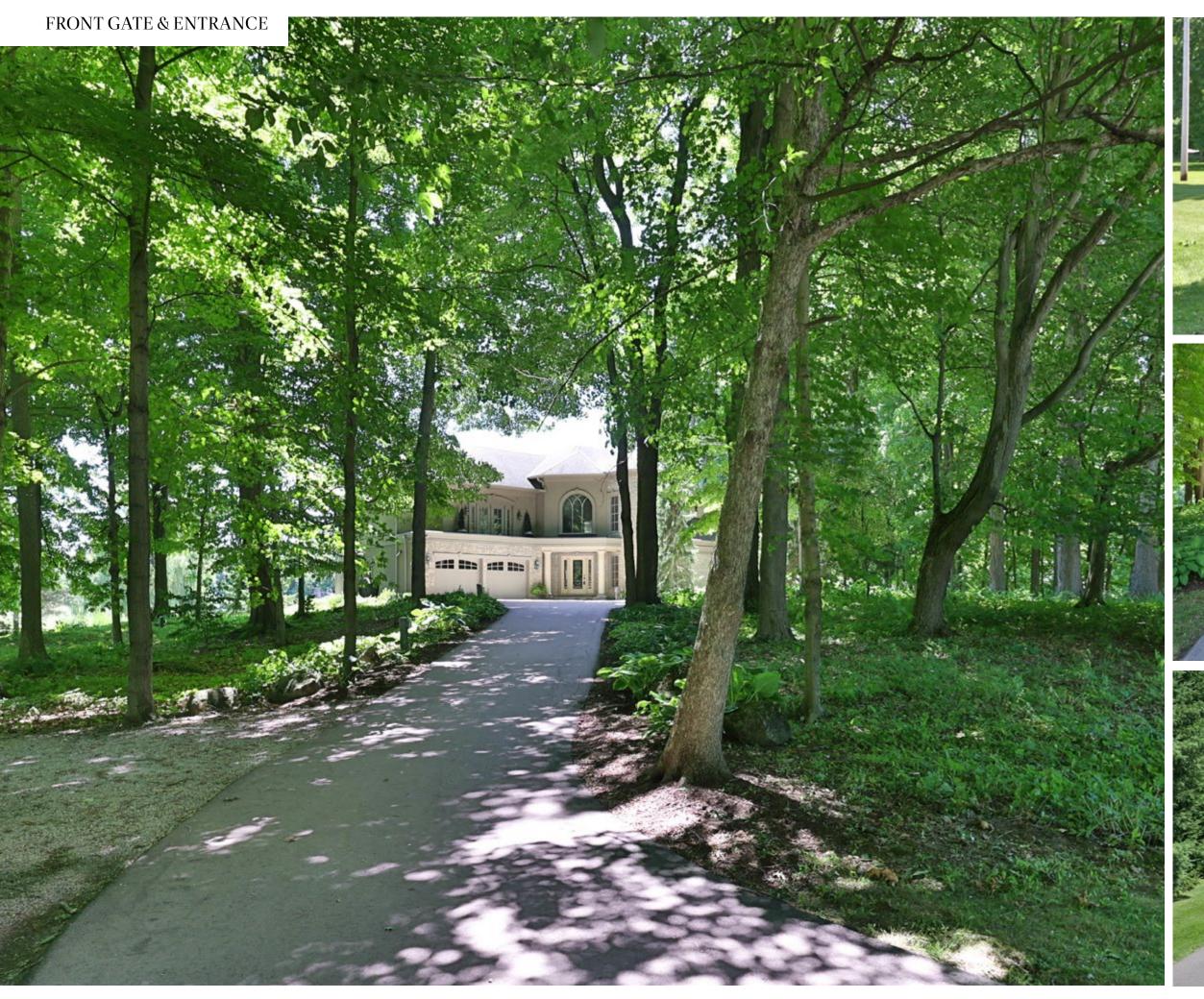
This property's unmatched combination of privacy and proximity is what makes it truly special. You're:

- Just 10 minutes to downtown Burlington, the lakefront, restaurants, and shopping
- Surrounded by golf courses, conservation areas, and trails
- Near major routes including Hwy 407, 403, and the GO station, making Toronto access a breeze
- Zoned for excellent schools and community amenities

Heron Pond is more than a home — it's a lifestyle investment, a legacy property, and a rare find in the GTA's most desirable rural-urban corridor.





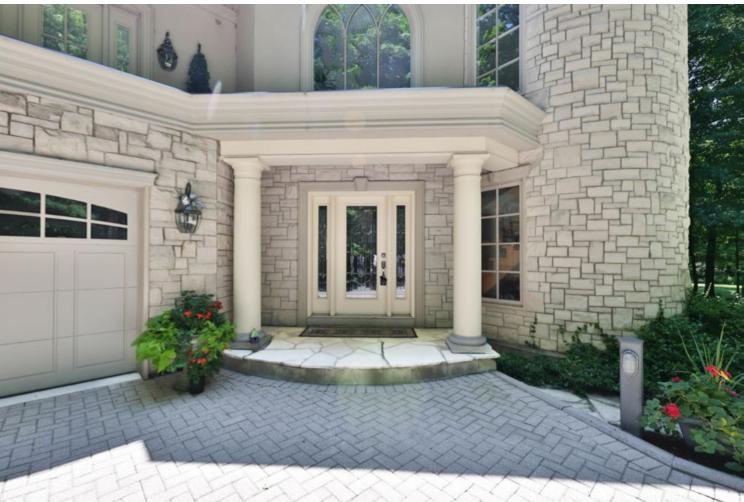


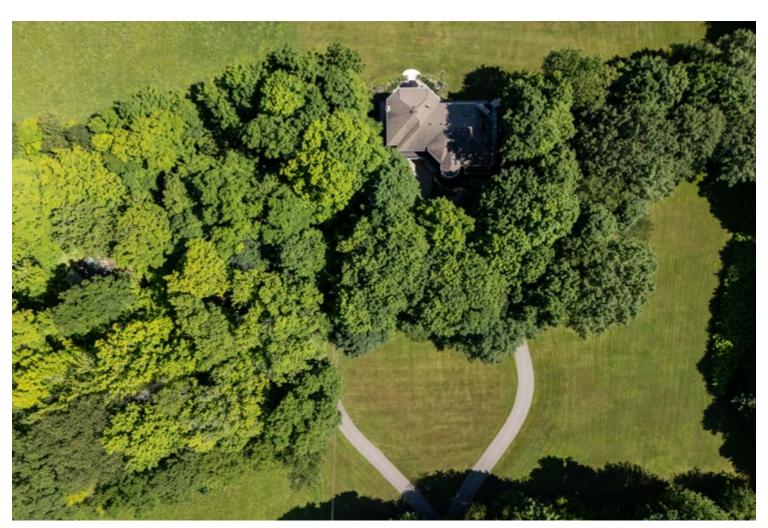


























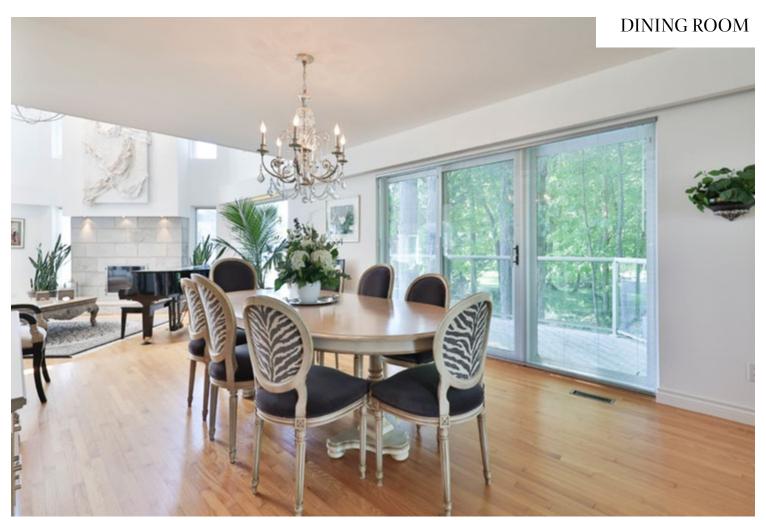






























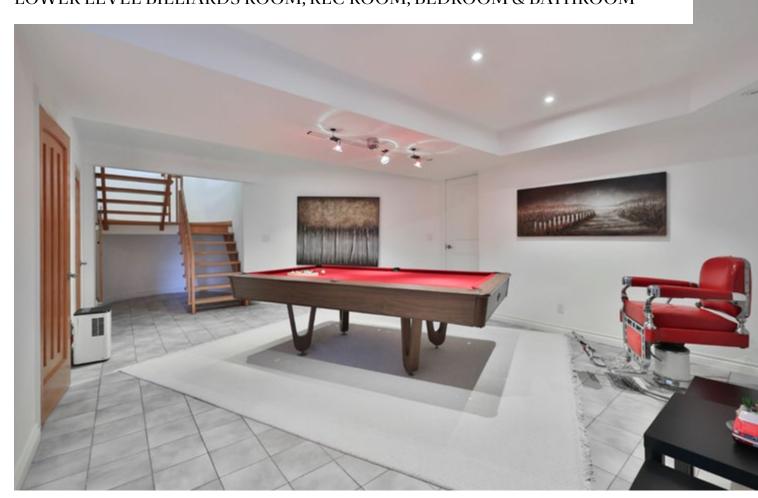




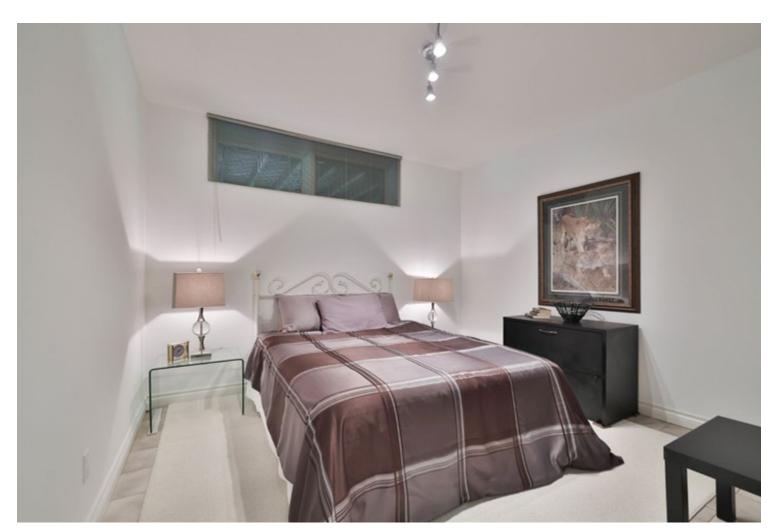




LOWER LEVEL BILLIARDS ROOM, REC ROOM, BEDROOM & BATHROOM





















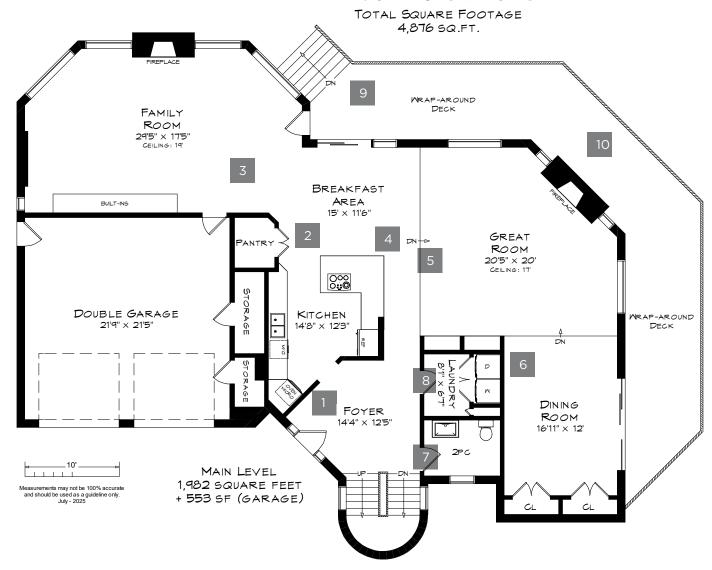


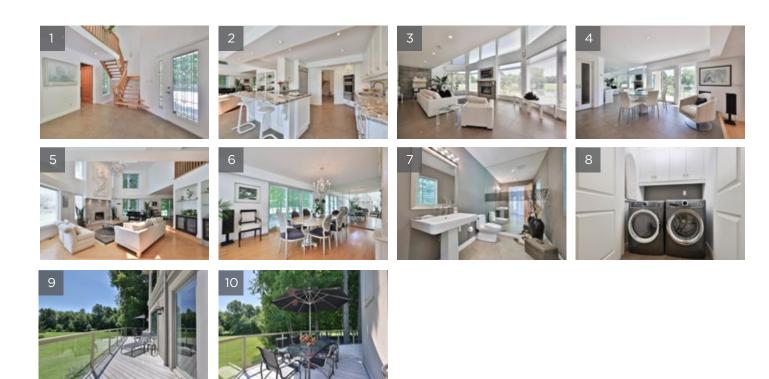


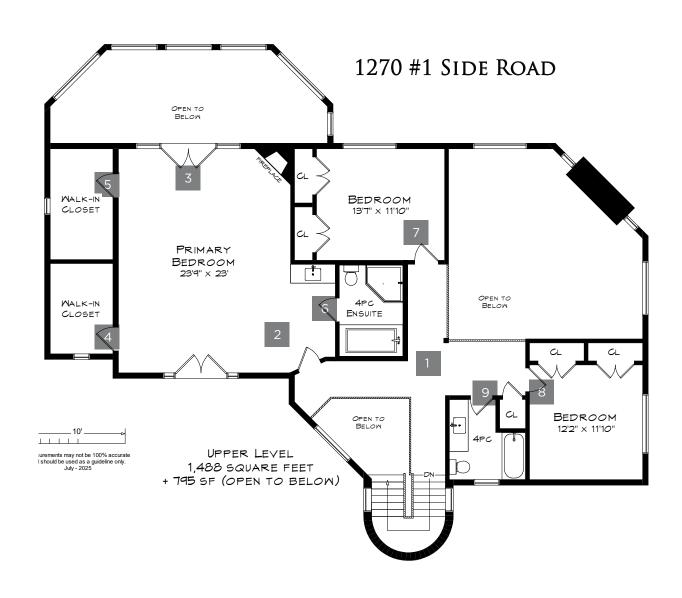




1270 #1 SIDE ROAD

















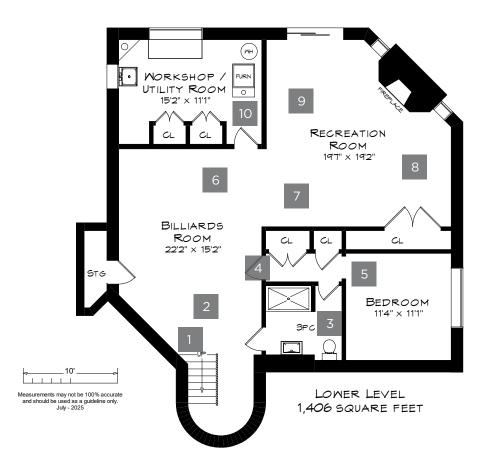








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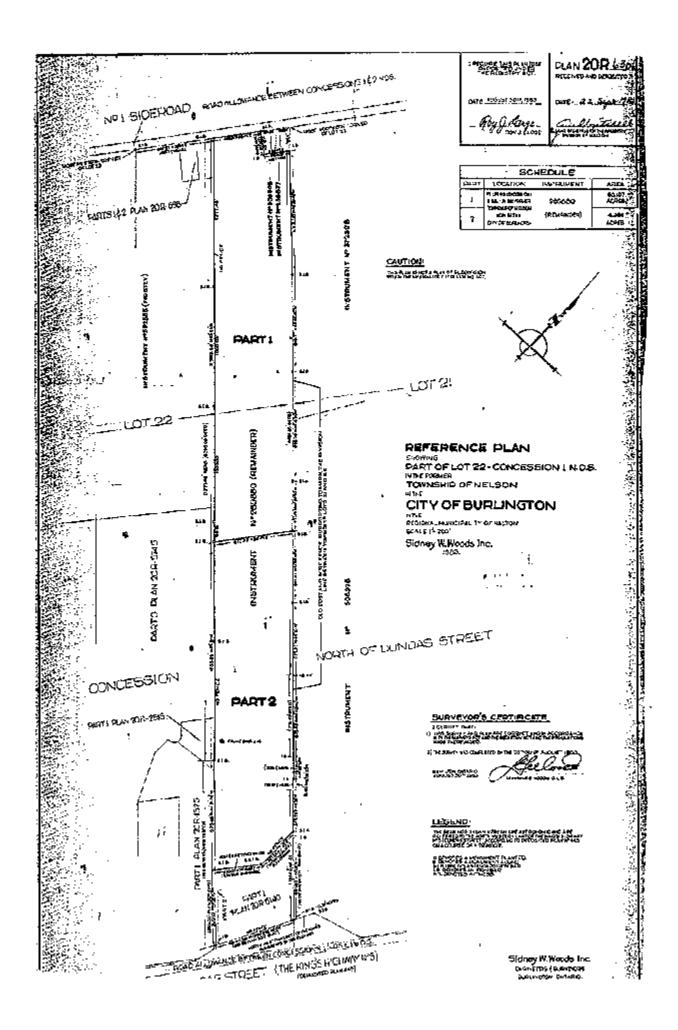












PROPERTY DETAILS

Property Overview

• Bedrooms: 3+1

• Bathrooms: 3+1

• Above Grade: 4,323 sq ft

• Finished Basement: 1,406 sq ft (Walkout)

• Garage: 2-car attached + 3-bay detached tractor garage

Lot Size: 50 acresWater Source: WellSewage: Septic System

Interior Features

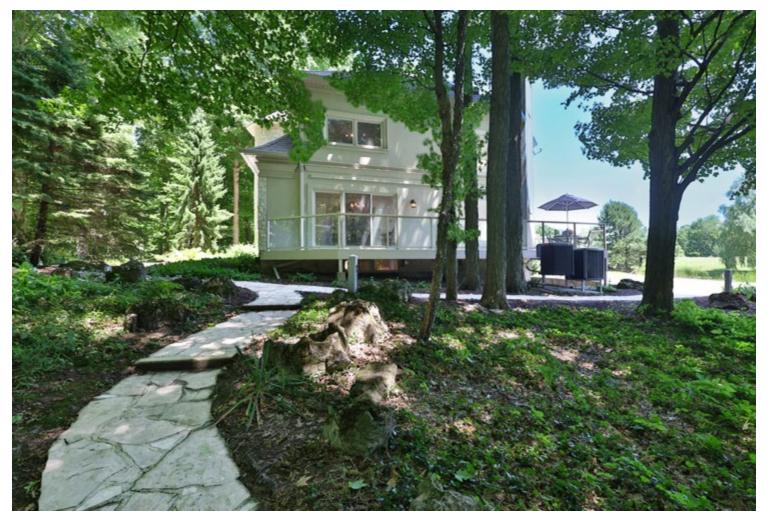
- Grand double-door entry with soaring ceilings and natural light
- Open-concept layout with formal and casual living spaces
- Floor-to-ceiling windows offering panoramic views
- Chef-inspired kitchen with granite countertops, stainless appliances, custom cabinetry
- · Elegant dining room with mirrored wall and chandelier
- Main-level sunroom with wraparound views
- Multiple fireplaces throughout the home
- Primary suite featuring:
 - Fireplace lounge
 - Spa-like ensuite with glass shower & deep soaker tub
 - Boutique-style walk-in dressing room
 - Private terrace overlooking the grounds
- Walk-out basement:
 - Guest bedroom and full bath
 - Games room
 - Lounge Living room space

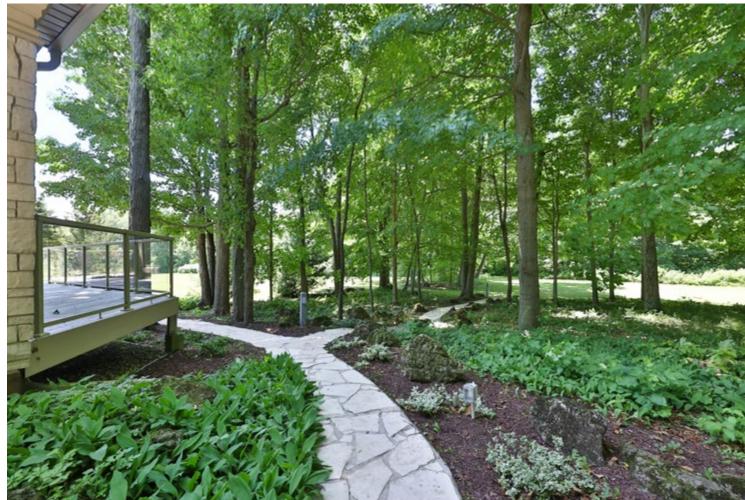
Exterior Features

- Private gated entrance with long, winding driveway
- Natural spring-fed pond with fountain
- Expansive lawns, mature trees & curated landscaping
- Multiple stone patios & terrace seating areas
- Maple syrup shack
- Wood shed, garden outbuildings, and equipment storage
- Ample space for outdoor entertaining, hobby farming, or future expansion

Location Highlights

- Located in Burlington's prestigious countryside
- 10 minutes to downtown Burlington's waterfront, shops, dining & GO Train
- Close to Bronte Creek, Mount Nemo, and multiple conservation areas
- Minutes to top golf courses, trail networks & equestrian facilities
- Quick access to Hwy 403, Hwy 407 & QEW for commuter ease
- Ideal balance of privacy, prestige, and practicality







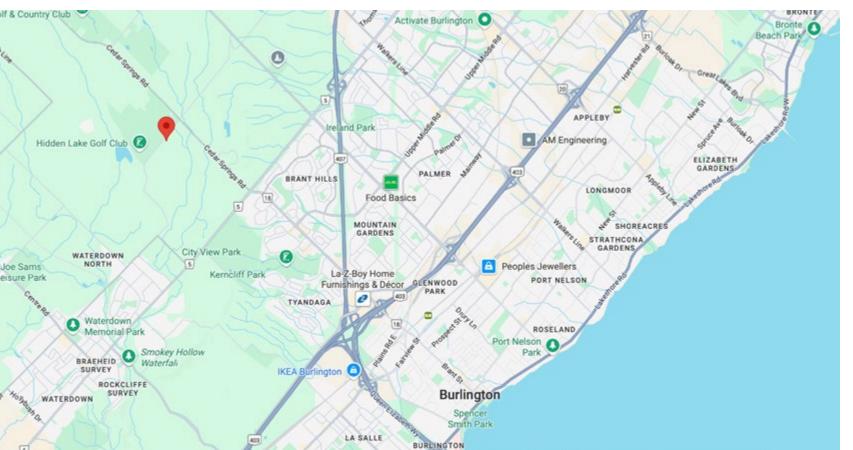
NEARBY PARKS & GOLF COURSES

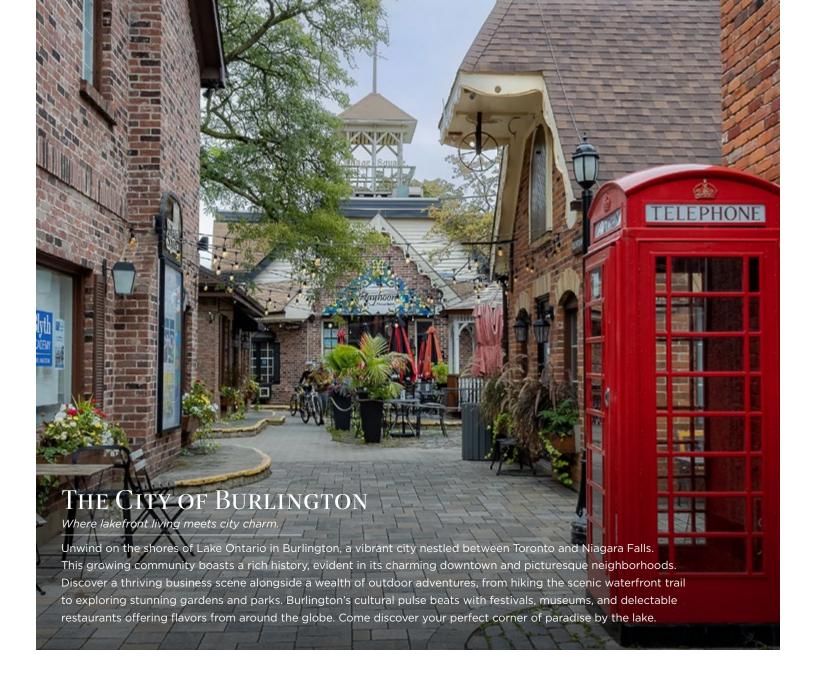
- Hidden Lake Golf & Country Club
- Camisle Golf
- Cranberry Park

NEARBY SCHOOLS

- Kilbride Public School
- Dr Frank J Hayden Secondary School
- St. Gabriel Catholic Elementary School
- Notre Dame Catholic Secondary School







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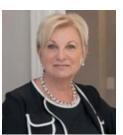






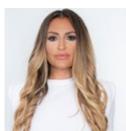
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