

INVIDIATA

# 5052 Lakeshore Road, Burlington

KEY FEATURES & HIGHLIGHTS

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### Property Details

- Property taxes: \$14,599.13 (2026)
- Lot size: 0.57 acre — 158.20 ft x 150.00 ft, south-facing ravine lot

### The Setting

- Private ravine lot on the coveted south side of Lakeshore Road
- Protected views of the creek, lake, and park/greenbelt
- Mature trees, a winding creek, and a broad lower lawn — park-like in every season
- Complete privacy, established landscaping, abundant birdlife
- Ample parking — 11 spaces (9 driveway + double garage); walking distance to waterfront parks

### The Home

- 3,106 sq ft finished above grade (per plans), across two storeys
- 4 bedrooms · 3 full + 1 half baths
- Rare potential for two primary suites on the upper level, each with ensuite
- Master Retreat with 11-ft ceiling
- Generous principal rooms; family room with wood-burning fireplace; separate living, dining, sitting and breakfast areas
- Upper-level dressing room & laundry
- Solid construction — brick, stone & stucco; concrete-block foundation; asphalt-shingle roof
- Attached double garage with auto door remotes

### The Walkout Lower Level

- Full 1,095 sq ft lower level with separate entrance and walkout
- Ready to finish as a recreation room, home theatre, gym, or guest space — ideal for a future in-law or nanny suite

### Recent Updates & Mechanicals

- 2019 project: addition built, upstairs front windows replaced, electrical panel re-done
- New dishwasher (2025)
- Water heater owned — all mechanical systems owned, nothing rented

### Outdoor Living

- Expansive rear deck beneath a leafy canopy for dining and entertaining
- Creekside lawn for recreation and serenity