



5425 Croydon Road, Burlington

SULLIVAN

— REAL ESTATE —





Fabulous one-of-a-kind renovated rebuilt 2 storey home with quality luxurious finishes, meticulous attention to detail & master craftsmanship. Nestled on a private fenced lot with stunning curb appeal & beautiful landscaping. Stylish exterior wood façade with inviting covered front porch & extra-large driveway to accommodate 4 cars. Modern, open concept designed family home with an abundance of natural daylight boasting large wood windows, 9' ceilings, engineered ash hardwood floors, pot lights, crown moulding, wall panels, coffered ceilings, heated tiled floors, quality light fixtures, speakers in main & basement ceiling & wired throughout, central vac with kitchen kick & much more!

Spectacular custom chef's kitchen featuring a large island with breakfast bar, pendant lighting & bar sink, Wolf induction oven, Sub-Zero fridge, Miele dishwasher, touch garbage can, pantry, quartz counters & marble backsplash. Impressive dining room with stylish tray ceiling feature & spacious family room with glass door walkout to the amazing back yard complete with wood deck, private patio with covered portico & children's playhouse. Convenient den/office with glass doors for privacy, 2-piece powder room & the ultimate mud/laundry room outfitted with custom built-in bench & shelves & walk-out to rear yard & access to garage complete the main level.

Impressive upgraded wood staircase leads to the second floor offering a gorgeous master bedroom retreat with floor to ceiling windows, ceiling fan, 2 walk-in closets & lavish 4-piece ensuite bathroom with oversized glass walk-in shower. Two additional generous sized bedrooms with large windows & closets and spa-like 5-piece main bathroom.

Lower level (with sub floor & sound proofed ceiling) features a massive recreation room with custom built-in entertainment centre, bedroom, 3-piece bathroom & lots of finished storage areas. Sump pump with back-up pump. Updated weeping tile & waterproofed foundation.

Quality & modern luxury at its finest!!









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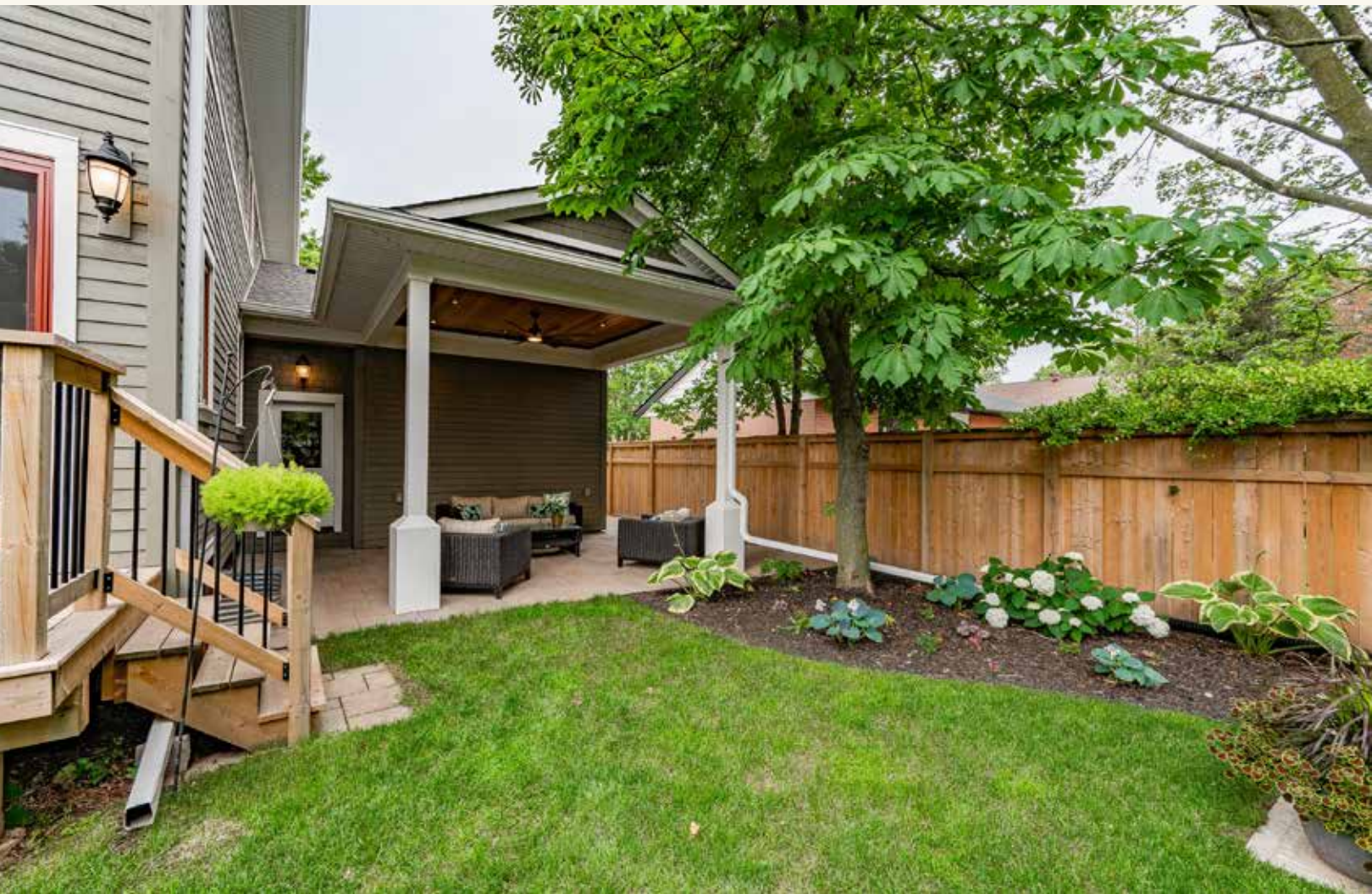








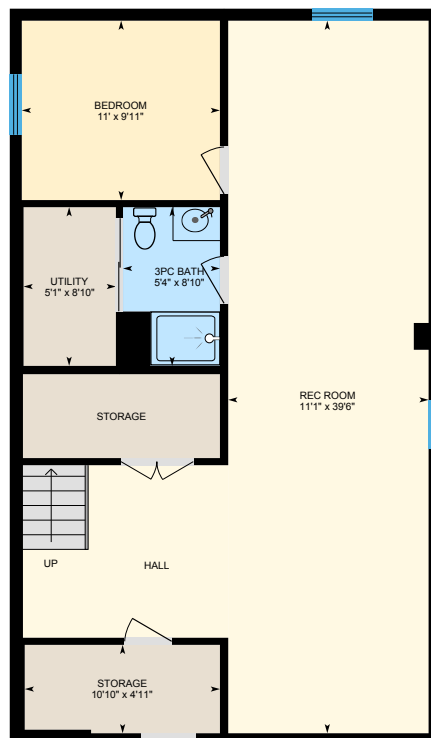
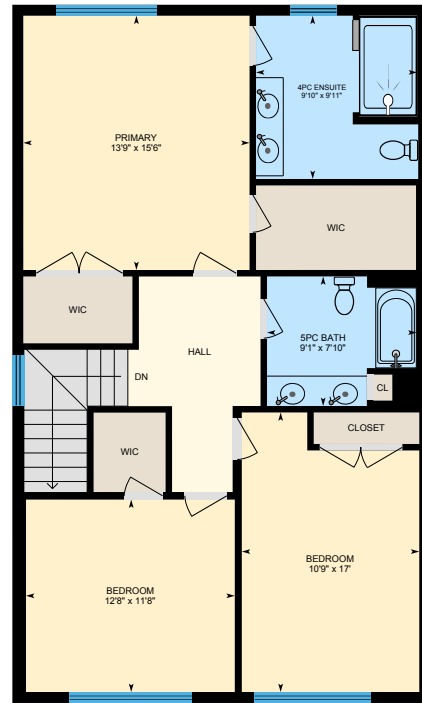






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Approx. 2255 square feet
plus finished basement





Property Details

Inclusions: Sub-Zero fridge, Miele built-in dishwasher, Wolf oven, beverage fridge, washer and dryer, all electric light fixtures, all window coverings, shelves in master ensuite, laundry, boys bedroom & storage rooms, fridge in basement, central vac, hot tub, snowblower & shed

Exclusions: TV & TV mounts, drapes in bedrooms, hooks in boys bedroom, speakers in rec room & trampoline

Legal Description: LT 555 , PL 607 ; BURLINGTON

Taxes: \$6,016 for 2020

Possession: 60 plus days

Square Footage: Approximately 2255 plus finished basement

Lot Size: 60.01 Feet x 105.00 Feet

Deposit: \$100,000

The information in this brochure is deemed to be accurate, but has not been independently verified, and is NOT guaranteed. All measurements are approximate. Items listed in this brochure are not automatically included unless listed as inclusions in the Agreement of Purchase and Sale. All information should be independently verified.

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For Royal LePage

SullivanRealEstate.ca



Anita Sullivan

Broker

cell 905-466-4900
office 905-338-3737
anita@sullivanrealestate.ca
sullivanrealestate.ca



Royal LePage Real Estate Services Ltd., Brokerage



Matt Sullivan

Sales Representative

cell 905-580-9196
office 905-338-3737
matt@sullivanrealestate.ca
sullivanrealestate.ca

