



1134 Westhaven Drive, Burlington

**SULLIVAN**

— REAL ESTATE —





Nestled in a prestigious Tyandaga enclave, this rare offering is a private retreat that stands out for its exceptional serene setting. Situated on a quiet street, this executive Branthaven home is perched on an incredible ravine lot, blending luxury with natural beauty. This quality updated home showcases attractive architectural details, offering approximately 2398 square feet of thoughtfully designed living space & an additional finished basement.

Inside, you will find plenty of large windows, California-style shutters, gleaming hardwood floors, crown molding & pot lights. The open concept living room, complete with a gas fireplace, flows seamlessly into the dining area. This space is ideal for both entertaining & everyday life. The spacious eat-in kitchen is a chef's dream, featuring ample white cabinetry including pull-out drawers & pantry, granite countertops & stainless-steel appliances that add to the modern & inviting atmosphere. Enjoy stunning backyard views right from the kitchen with a convenient walk-out to the patio. This floor also includes a powder room & a convenient laundry room with a sink, adding to the home's functionality.

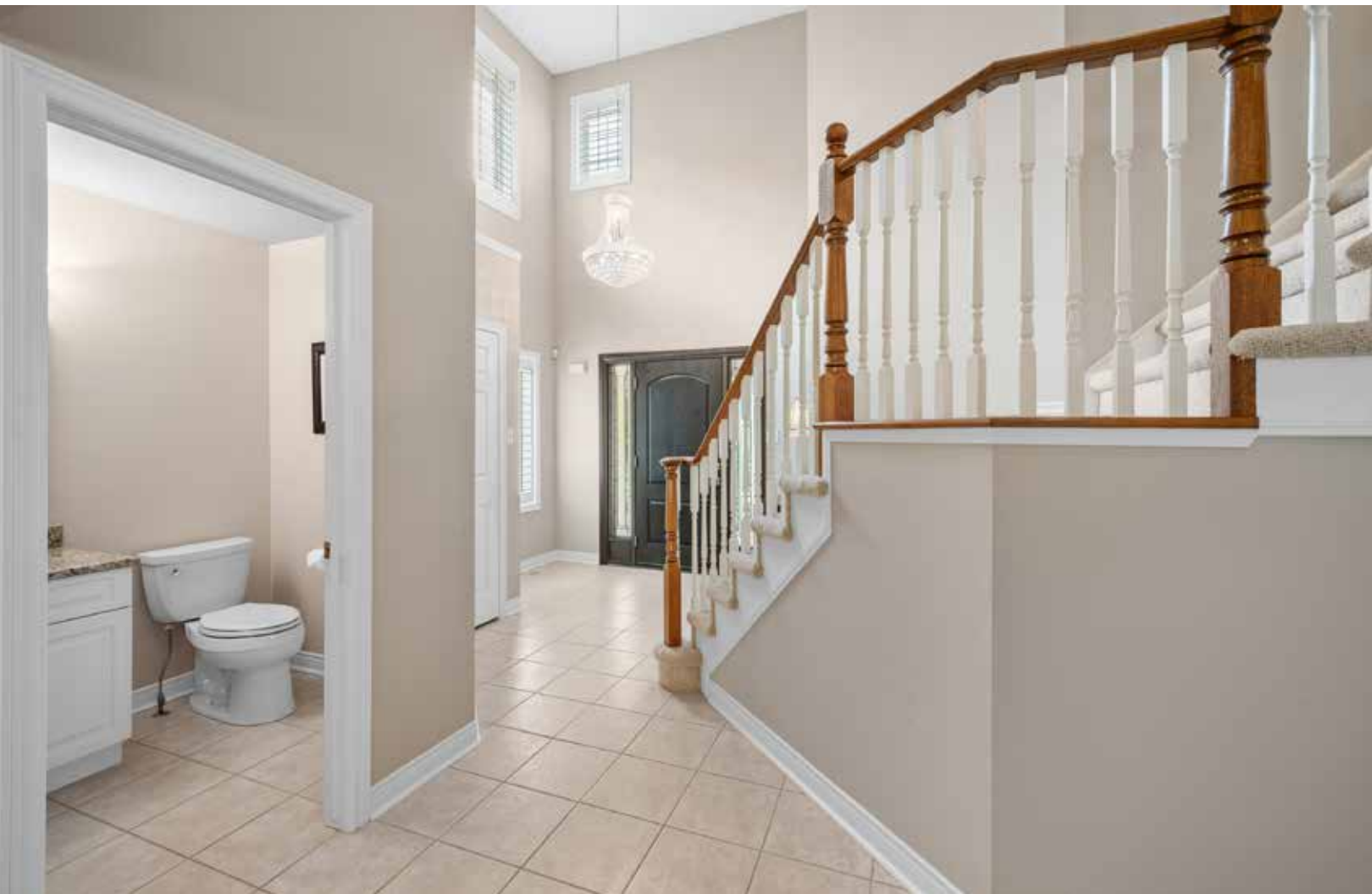
The upper level boasts three generously sized bedrooms, each with walk-in closets. The beautiful main 4-piece bathroom offers convenience for family & guests. The large primary bedroom is a true retreat, featuring a spa-inspired 4-piece ensuite bath for a touch of luxury & relaxation. The bright generous basement includes a recreation room, an extra bedroom & a 3-piece bath, perfect for additional living space.

Savor the backyard oasis with its park-like setting & stunning ravine views, a perfect retreat for relaxation & enjoyment. The fully fenced irregular shaped lot, with a depth of 264 feet, is beautifully landscaped & features an irrigation system & two garden sheds providing ample storage for outdoor equipment. Enjoy the outdoors on the patio or unwind in the hot tub. A double car garage & driveway parking for up to six vehicles ensures plenty of space for guests.

Minutes away from the Tyandaga Golf Club & Tyandaga Tennis Club, shopping, schools, amenities & major highways, offering both convenience & a tranquil retreat. This home represents the epitome of a private backyard retreat on one of Burlington's most sought-after streets, combining elegance, functionality & natural beauty in one exceptional package.









---

# SULLIVAN

REAL ESTATE

---











---

# SULLIVAN

REAL ESTATE

---



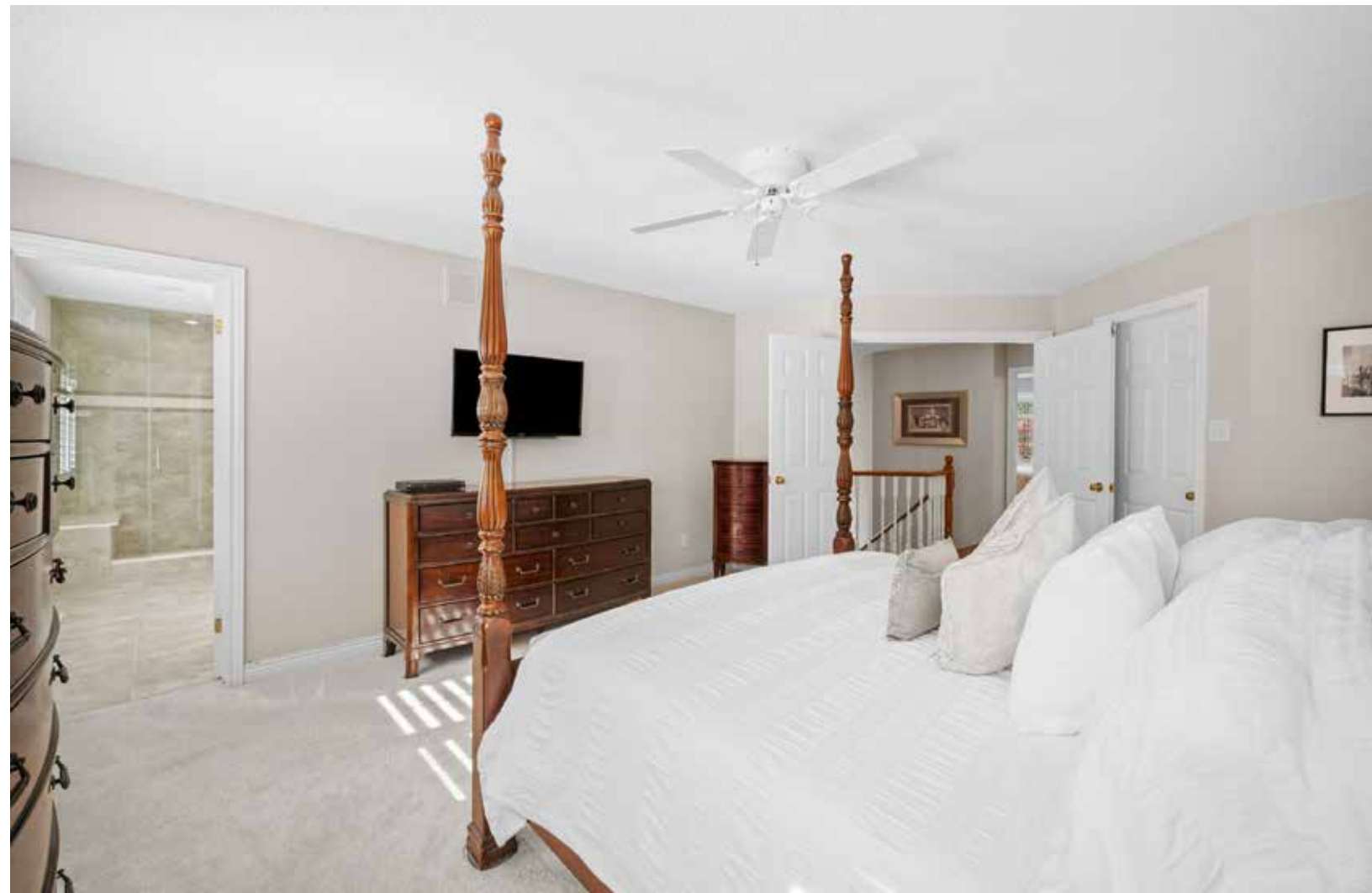
---

**SULLIVAN**  
REAL ESTATE

---







---

# SULLIVAN

REAL ESTATE

---



---

# SULLIVAN

REAL ESTATE

---











---

**SULLIVAN**  
REAL ESTATE

---









---

**SULLIVAN**  
REAL ESTATE

---













---

**SULLIVAN**

REAL ESTATE

---



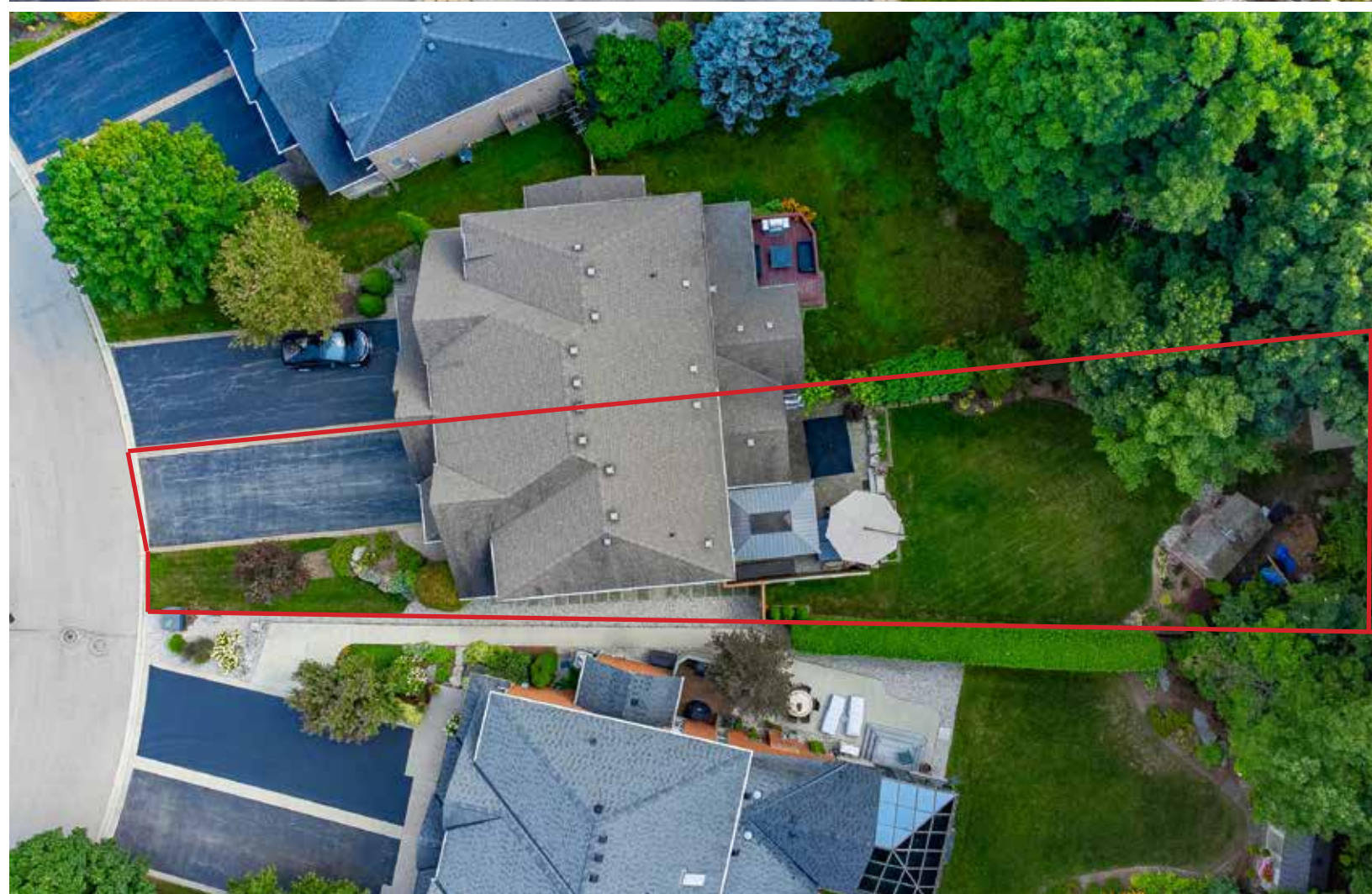








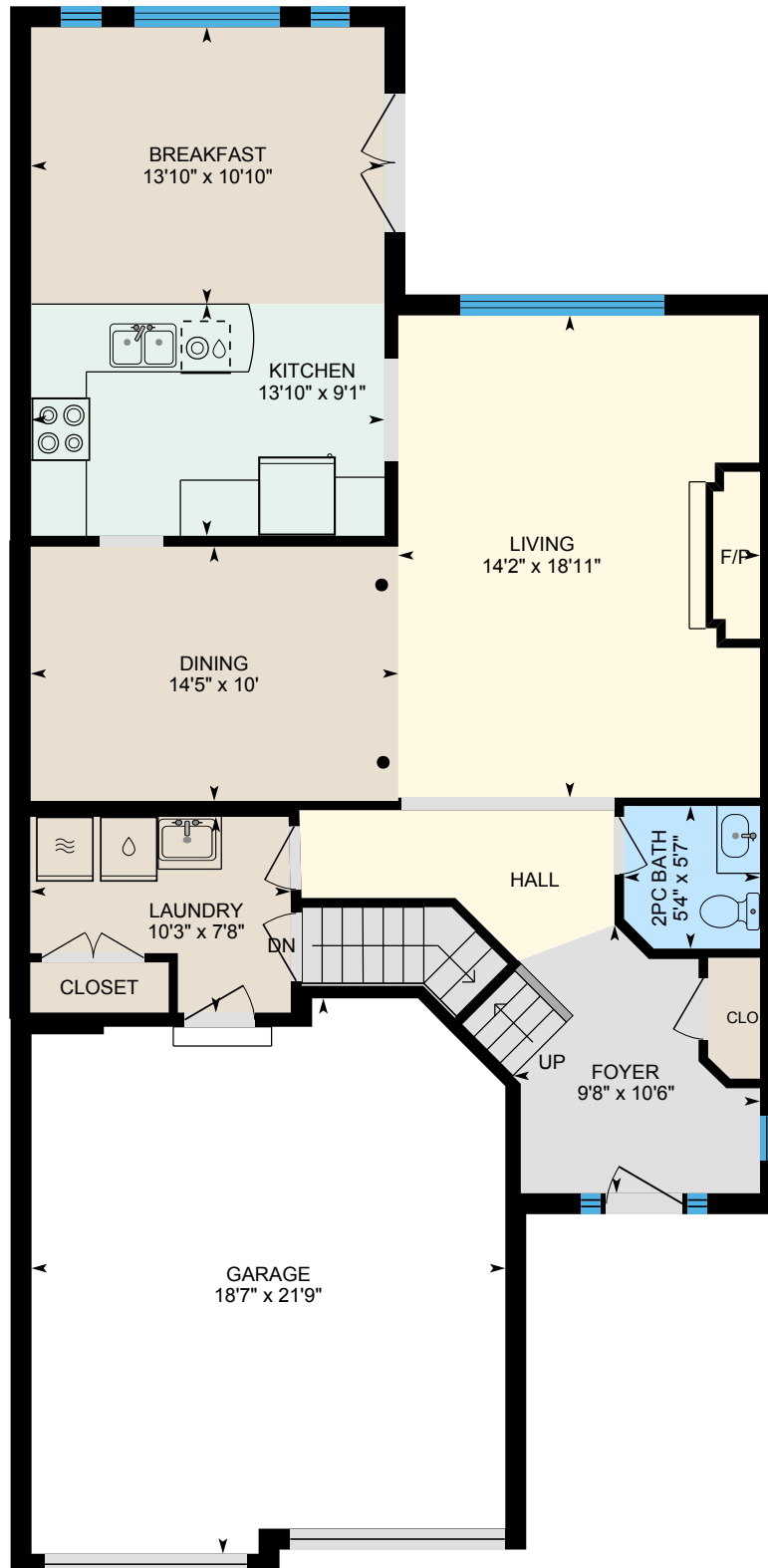




# 1134 Westhaven Drive, Burlington

Approx. 2,398 Square Feet Plus Finished Basement

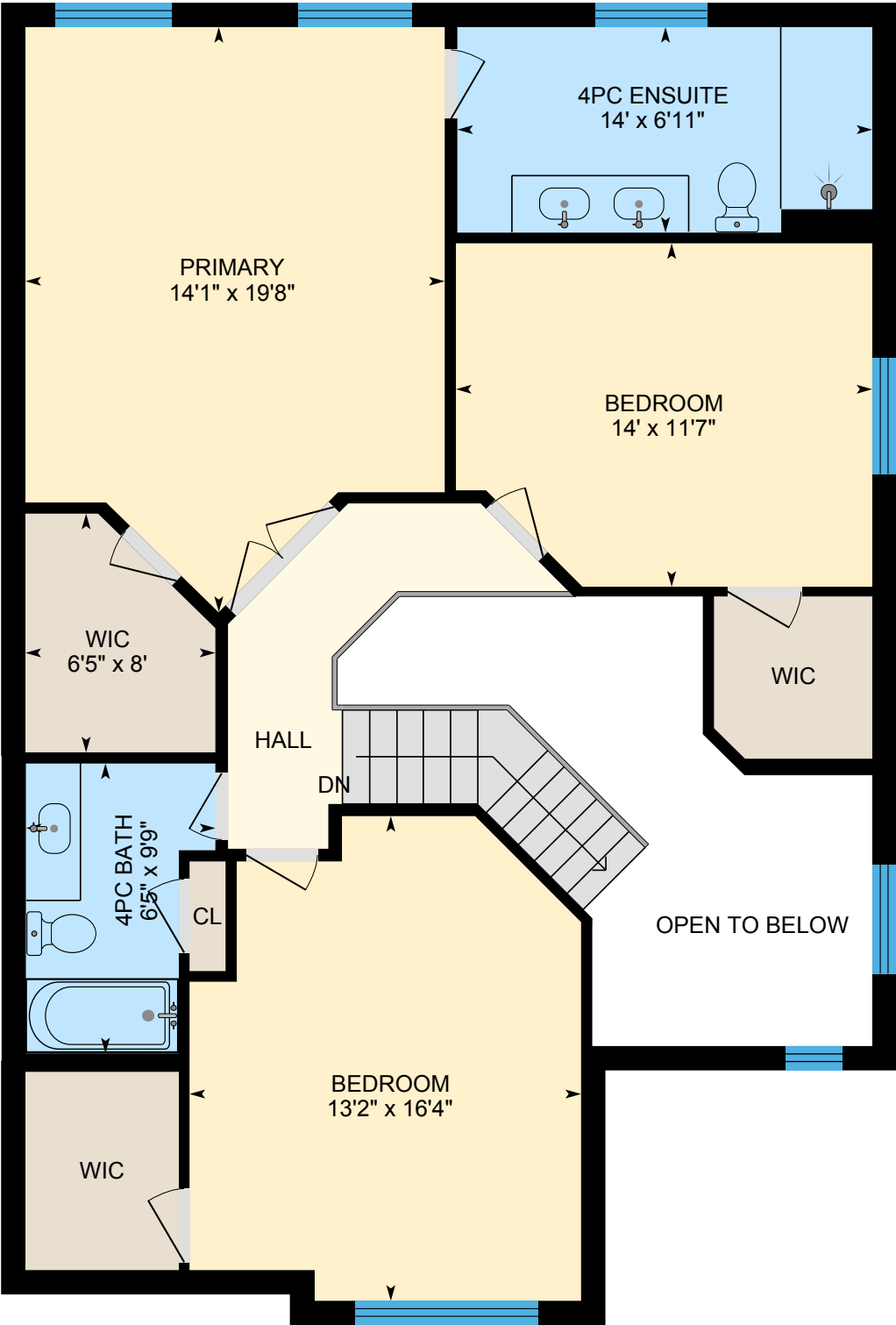
## Main Level



# SULLIVAN

REAL ESTATE

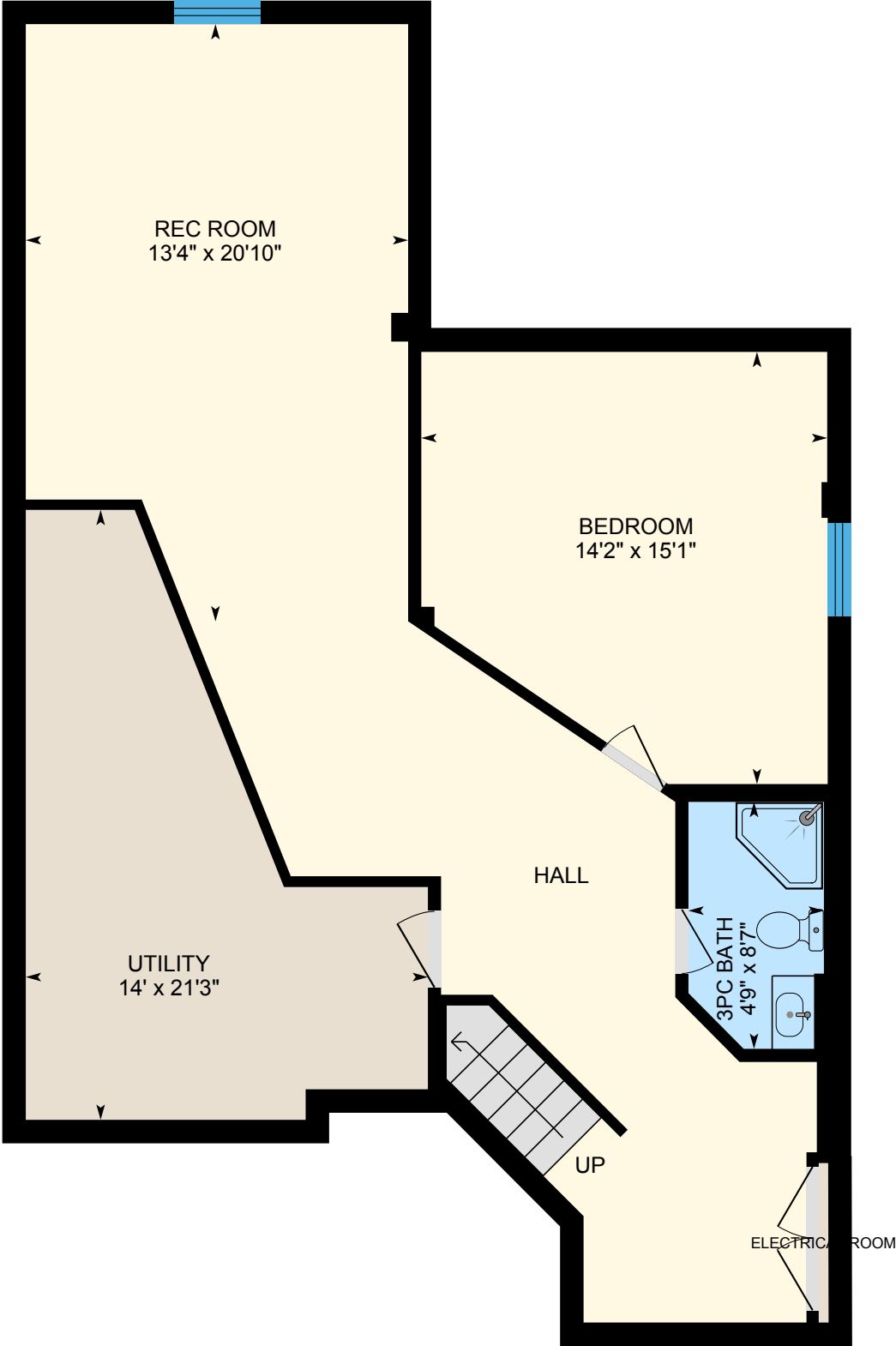
## Upper Level



# SULLIVAN

REAL ESTATE

## Lower Level





## Property Details

**Inclusions:** Stainless steel fridge, gas stove, built-in dishwasher, built-in microwave, washer & dryer, all electric light fixtures, all window coverings, bathroom mirrors, 2 tv mounts, central vac, built-in sound system, water softener, irrigation system, hot tub, and cantilever umbrella

**Exclusions:** Chandelier in dining room, basement fridge & freezer, and gazebo

**Legal Description:** PT BLK 60, PLAN 20M722, PTS 1,3 & 4 20R13279; BURLINGTON. S/T RIGHT H789683. S/T EASES H817196 OVER PTS 3 & 4 20R13279 FOR PT 2 20R13279.

**Taxes:** \$6,289 for 2024

**Possession:** TBA

**Deposit:** 5%

**Square Footage:** Approximately 2,398 plus finished basement

**Lot Size:** Approximately 31.52 ft x 264.26 ft x 79.75 ft x 209.37 ft

**Rental:** Hot water tank

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.

# SULLIVAN

REAL ESTATE

SullivanRealEstate.ca

TOP 1% in CANADA  
For Royal LePage



Royal LePage Real Estate Services Ltd., Brokerage



**Anita Sullivan**

Broker/Realtor

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



**Matt Sullivan**

Realtor

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

