



2173 Deyncourt Drive, Burlington

**SULLIVAN**

— REAL ESTATE —





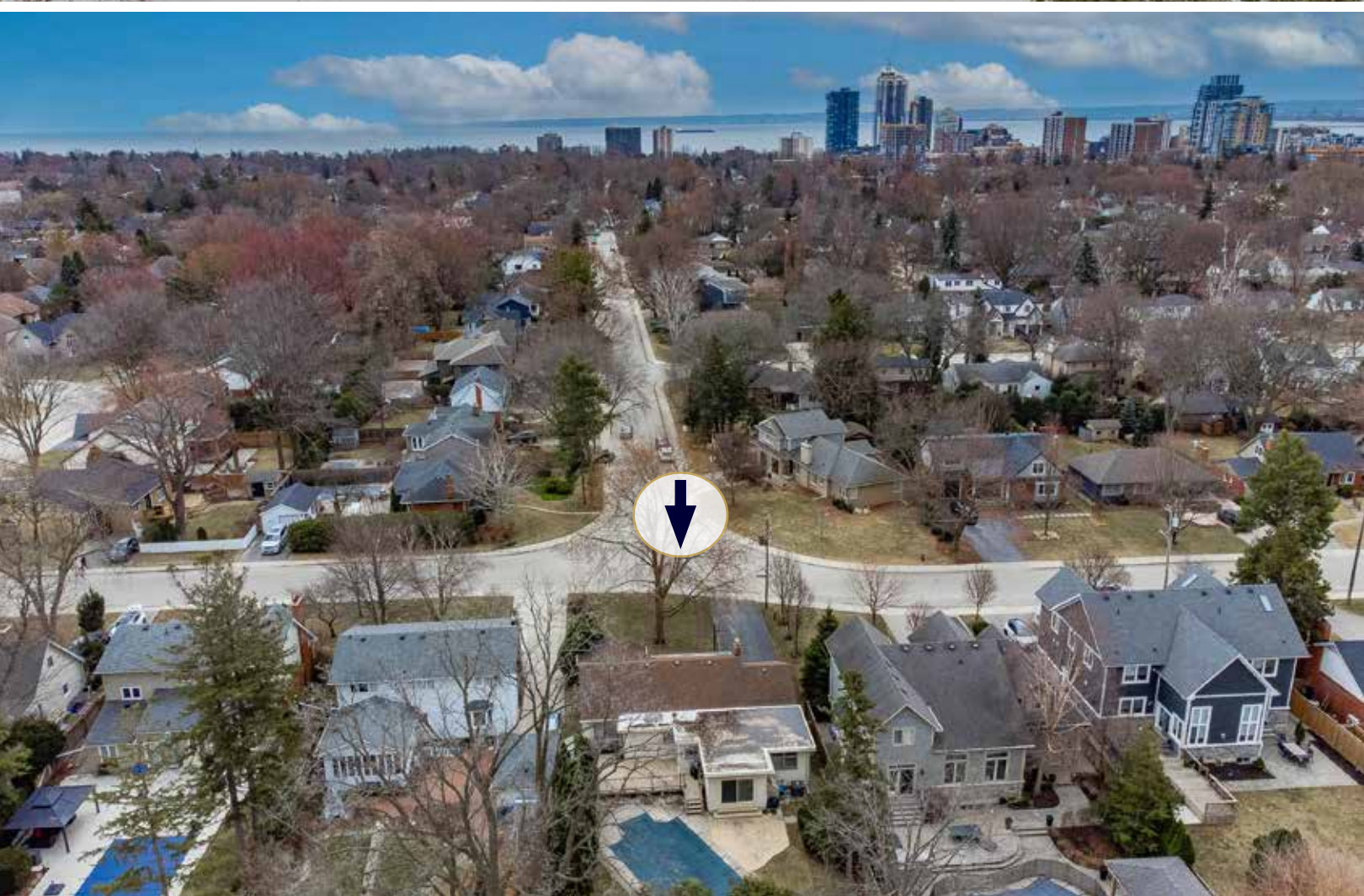
Location, location, location! This gem is settled on a stunning private 64' x 150' lot on a highly sought-after, family-friendly street in one of downtown Burlington's most desirable neighbourhoods, providing the ultimate in convenience and lifestyle. Just moments from the vibrant downtown core, you'll have quick access to shopping, dining, Lake Ontario, Spencer Smith Waterfront Park, beach and scenic trails, top-rated schools, public transit, and highways. Plus, enjoy proximity to a dog park, library, place of worship, playgrounds, and the GO station—everything you need is within reach!

Step inside and discover a home that exudes warmth and atmosphere. The well-equipped kitchen features a skylight that fills the room with natural light, along with an abundance of cabinets, pull out drawers, built-in shelves and quartz counters. The walkout leads you to the private backyard complete with an inground pool, patio, large deck, and lush landscaping – a perfect setting for both entertaining and relaxation.

This updated three-bedroom bungalow offers the ease of single-level living. The living room provides warmth with a cozy fireplace and large bay window. The open-concept formal dining room, with elegant French doors for added privacy, seamlessly connects to the spacious family room, where wall-to-wall sliding glass doors bring the outdoors in, offering a gorgeous view of the private backyard oasis. The primary bedroom is a serene retreat, featuring a large closet and a 4-piece ensuite with a soaker tub and linen closet for extra storage. Two additional generously sized bedrooms provide ample space for family or guests. The main floor is complete with a 4-piece bathroom, a convenient powder room, and plenty of storage—ideal for both entertaining and everyday living.

The lower level offers even more space to enjoy, with a large recreation room complete with a bar, an office that can easily be converted into a fourth bedroom, a 2-piece bathroom, and ample storage. Parking is a breeze with room for up to five vehicles in the driveway. The home's front and back sprinkler systems add to the modern convenience.

Experience the comfort and ease of main floor living in this fantastic home—truly a must-see!



















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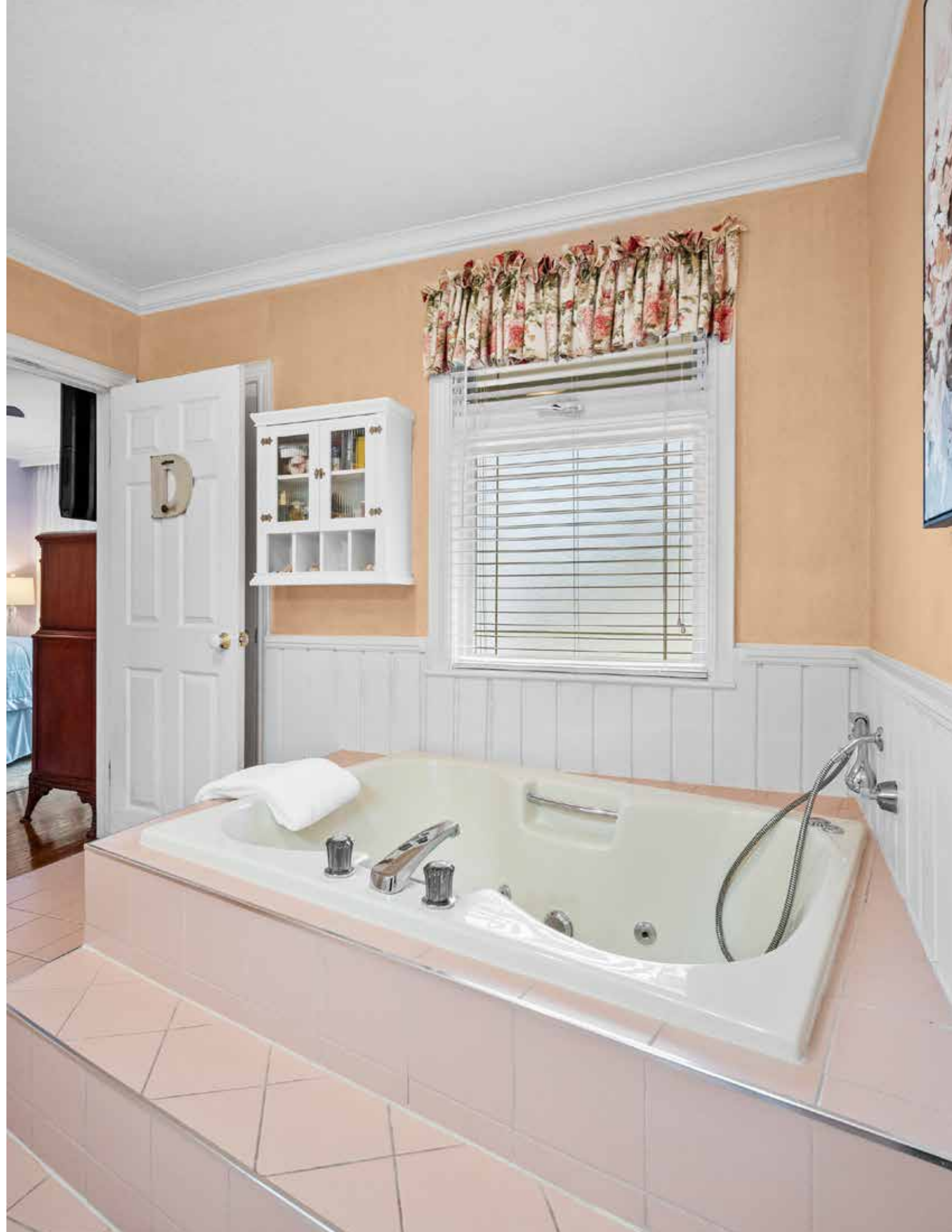


















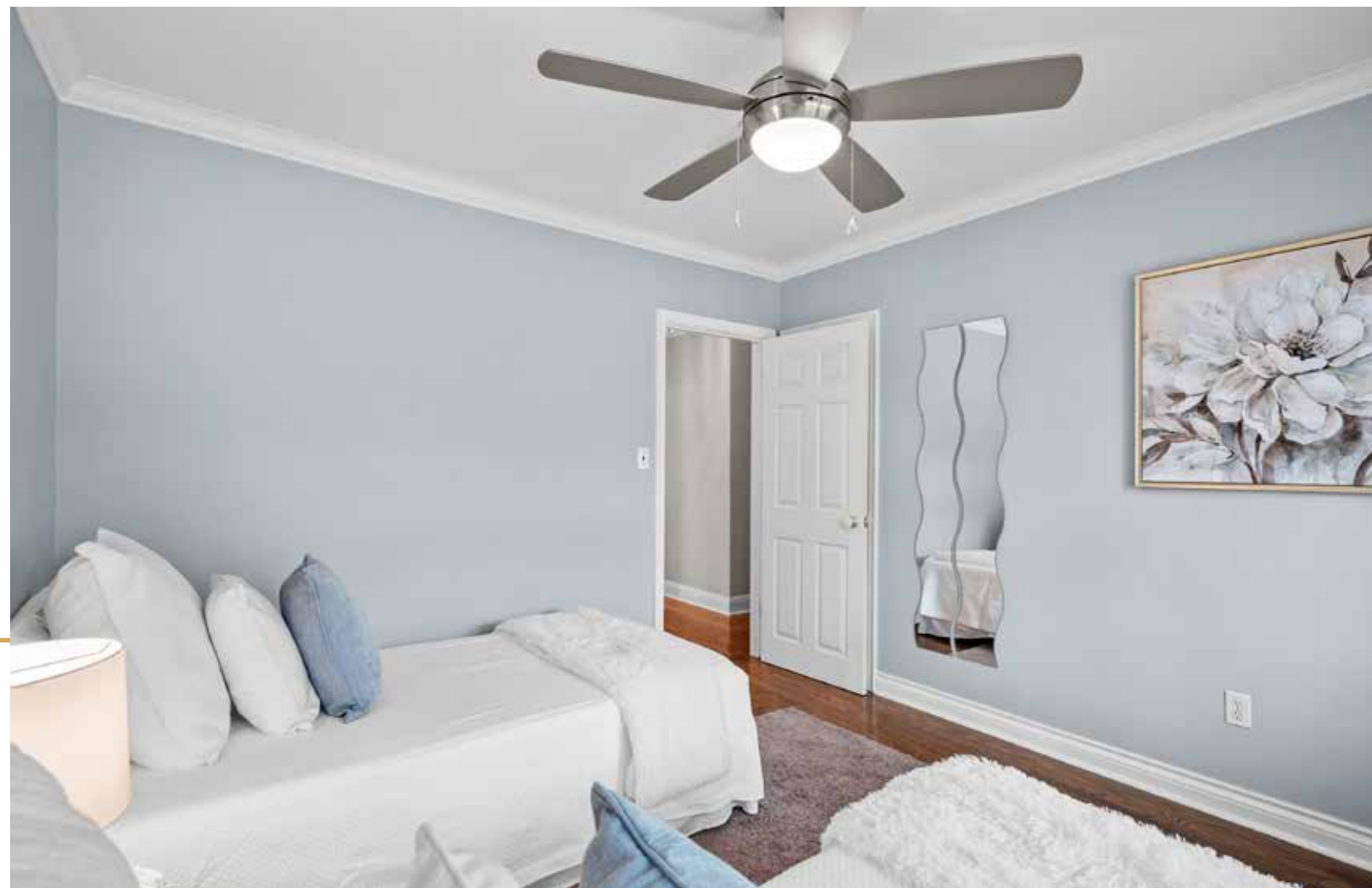
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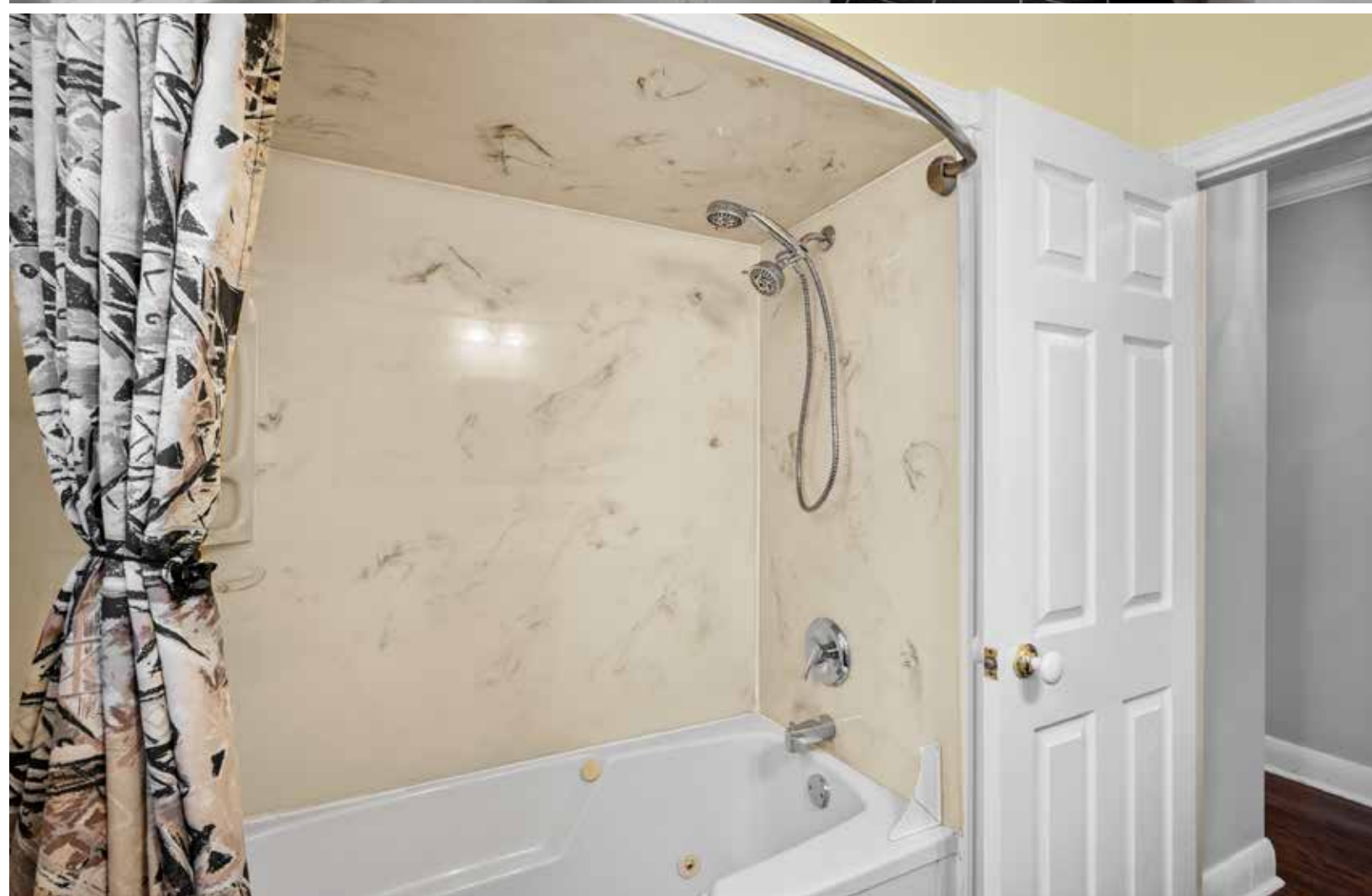
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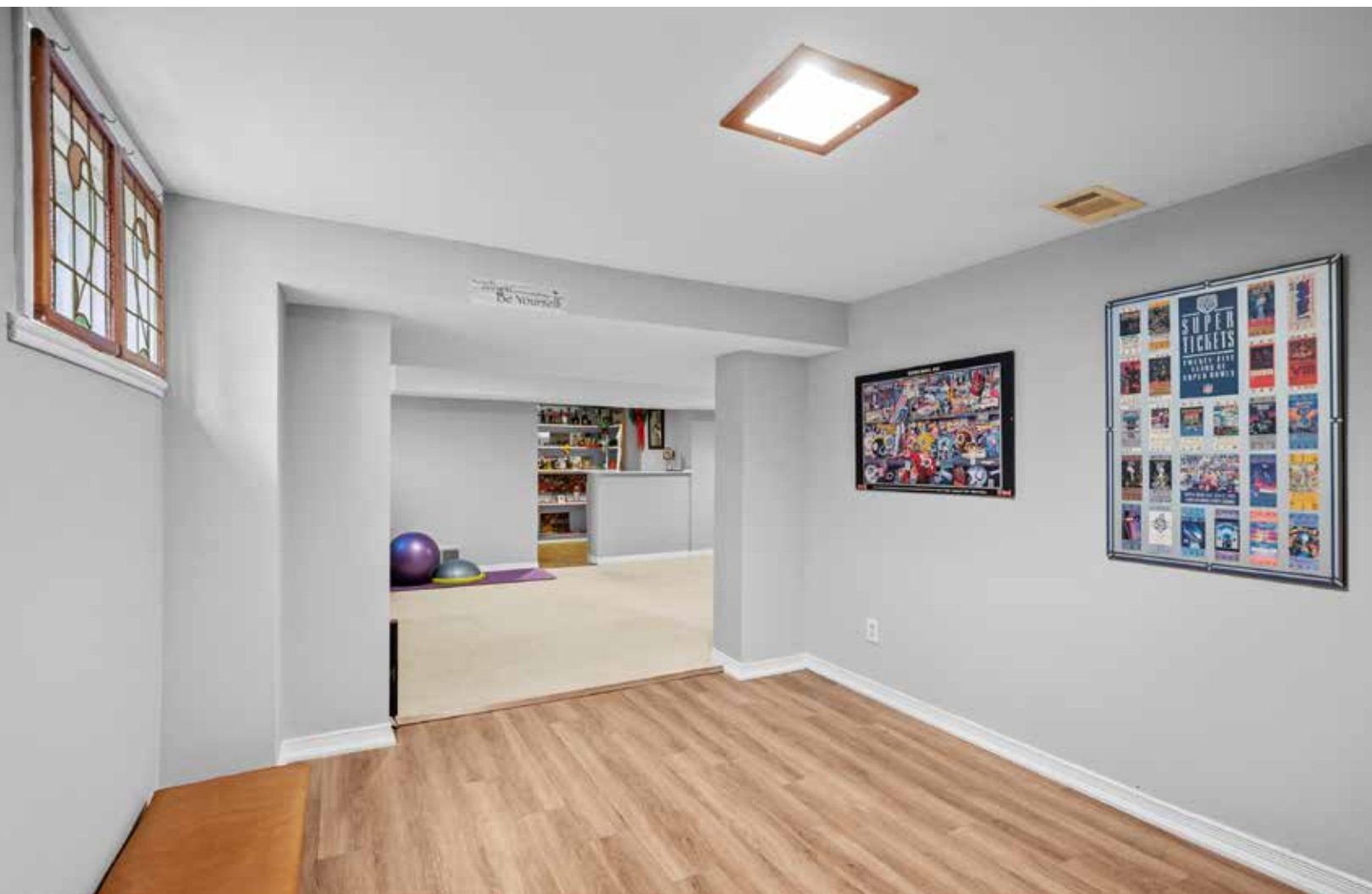














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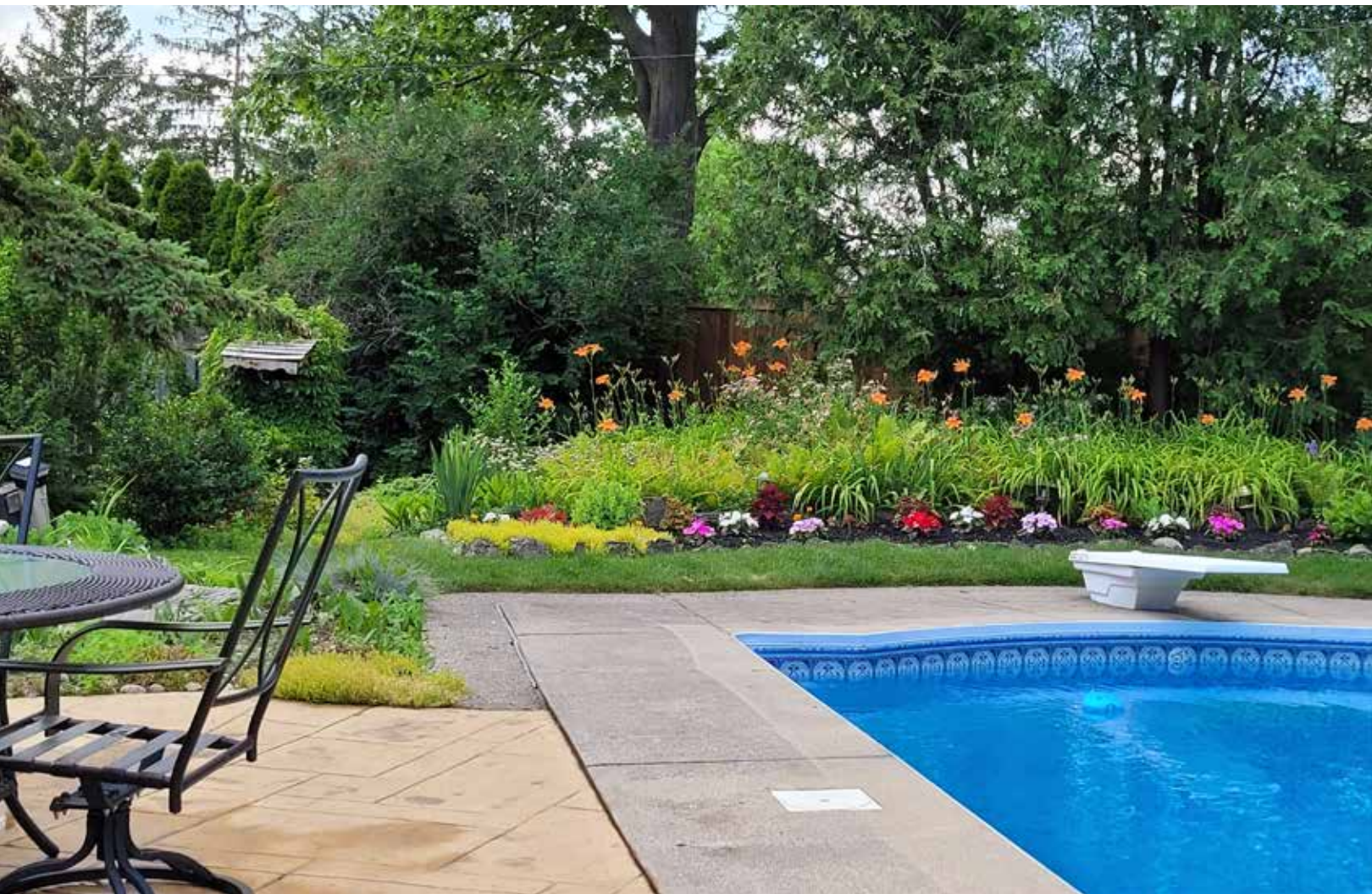
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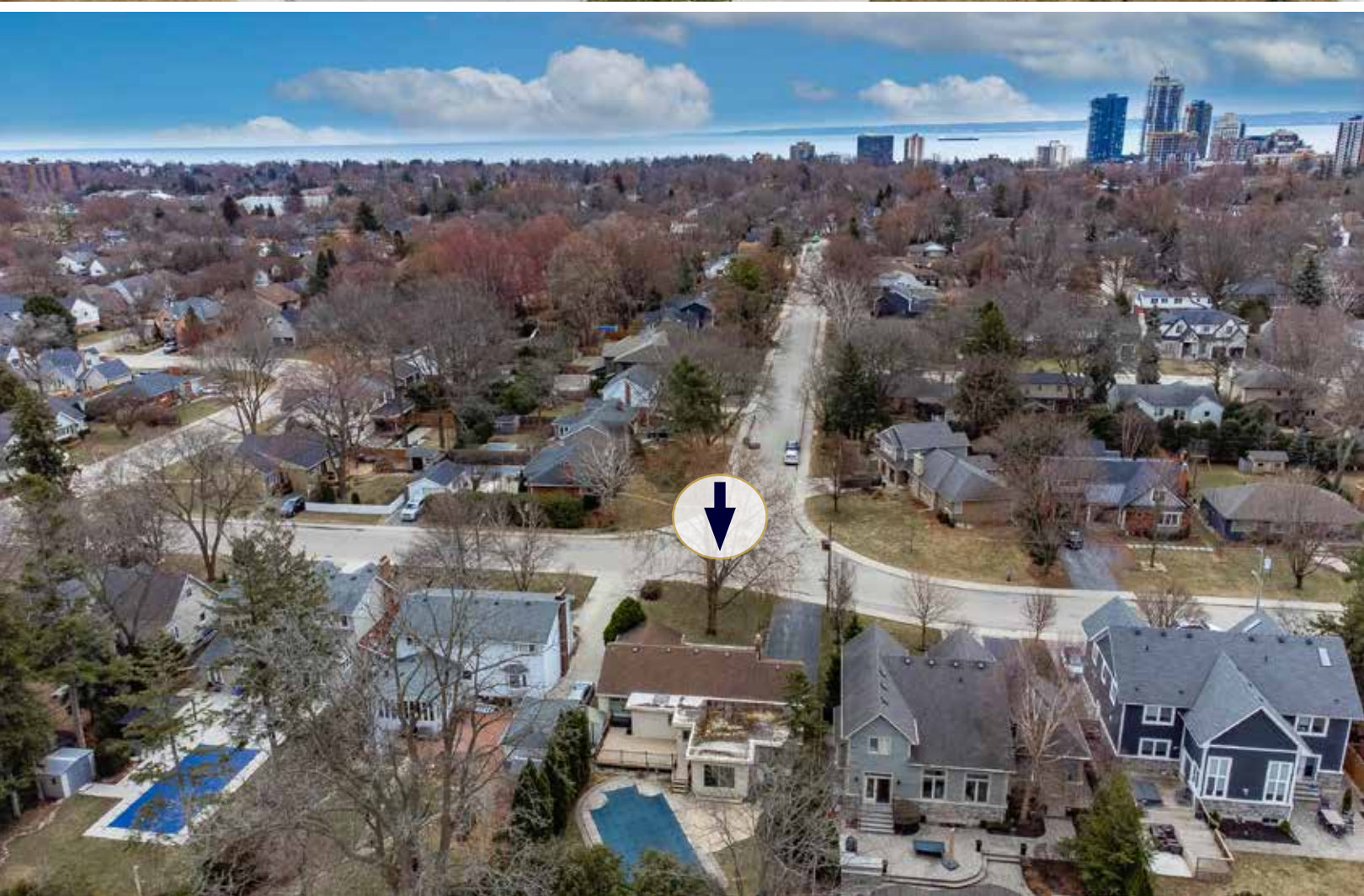












# Neighbourhood Report

**2173 Deyncourt Drive**  
Burlington, ON  
HOODQ ADDRESS REPORT™

Visit the Homebuyer Hub  
<https://hoodq.com>



## SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



### Central PS

Designated Catchment School  
Grades PK to 6  
638 Brant St

### Burlington Central ES

Designated Catchment School  
Grades 7 to 8  
1433 Baldwin St

### Burlington Central HS

Designated Catchment School  
Grades 9 to 12  
1433 Baldwin St

### É ÉléM Renaissance

Designated Catchment School  
Grades PK to 6  
1226 Lockhart Rd

### ÉS Georges-P-Vanier

Designated Catchment School  
Grades 7 to 12  
100 Macklin St N

## PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



**Optimist Park**  
2131 Prospect Street

5 mins

**Lions Club Park**  
471 Pearl Street

13 mins

**Central Park**  
2299 New Street  
  
13 mins

### FACILITIES WITHIN A 20 MINUTE WALK

- |                     |                               |
|---------------------|-------------------------------|
| 4 Playgrounds       | 1 Track                       |
| 1 Arena             | 2 Community Centres           |
| 6 Rinks             | 1 Sledding Hill               |
| 8 Tennis Courts     | 1 Sports Court                |
| 3 Basketball Courts | 2 Outdoor Games Facilities    |
| 4 Ball Diamonds     | 1 Community Garden            |
| 8 Sports Fields     | 3 Arts/Performance Facilities |

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 5 minute walk away and the nearest rail transit stop is a 10 minute walk away.

**Nearest Rail Transit Stop**  
Burlington GO

10 mins

**Nearest Street Level Transit Stop**  
Drury At Woodward

5 mins

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 2.41km.

**Joseph Brant Memorial Hospital**  
1245 North Shore Blvd E

**Fire Station**  
1255 Fairview Street

**Police Station**  
1160 North Shore Blvd E

HoodQ

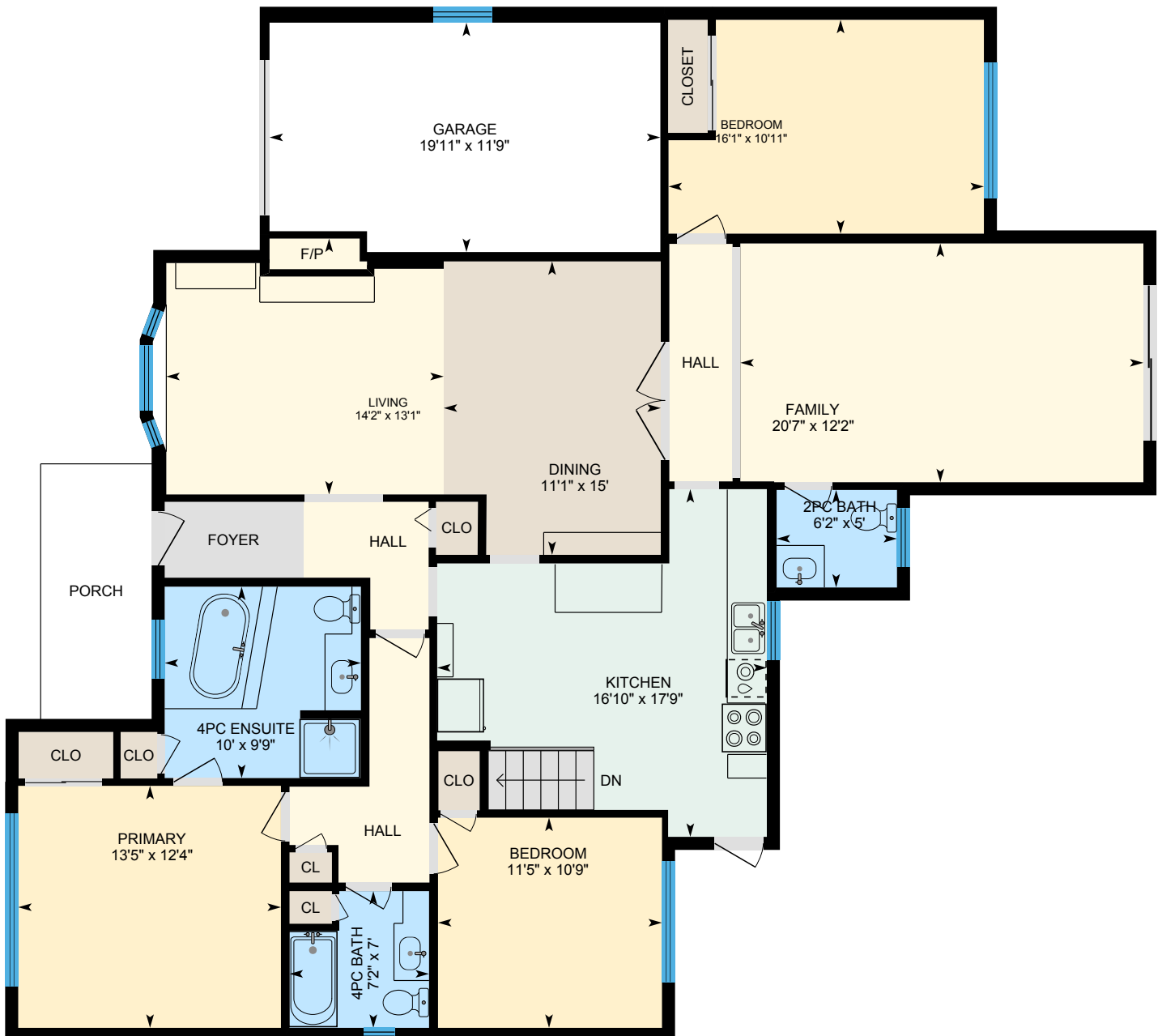
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# Floor Plan

Approx. 1,867 Sq.Ft. Plus Finished Basement

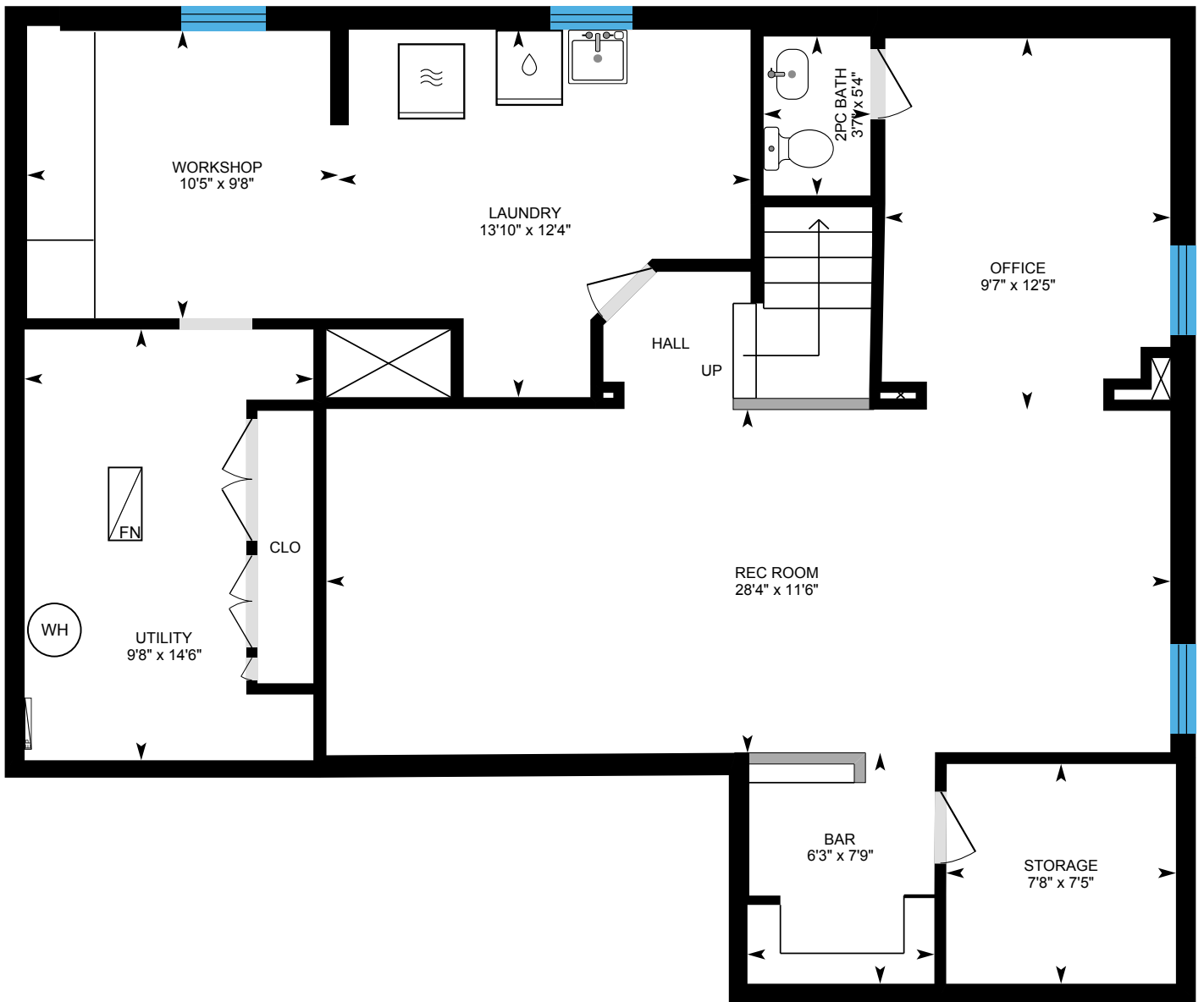
## Main Level





# Floor Plan

## Lower Level



# View Online



SCAN ME



Property Webpage

SCAN ME



3D Virtual Tour

SCAN ME



Online Brochure

Open the camera app on your phone, focus on one of the QR codes above then tap the notification on your screen to view online



## Property Details

**Inclusions:** Fridge, stove, built-in dishwasher, microwave, washer & dryer, all electric light fixtures, all window coverings, bathroom mirrors & medicine cabinet, bookshelf in living room, freezer in basement, all pool equipment including the safety cover & BBQ

**Exclusions:** Plant rack in kitchen, shelves in primary bedroom, stain glass panels in basement & TV mount

**Legal Description:** LT 24 , PL 458 ; BURLINGTON

**Property Taxes:** \$6,611 for 2024

**Possession:** 90 days plus

**Deposit:** 5%

**Square Footage:** Approximately 1,867 plus finished basement

**Lot Size:** Approximately 64.00 feet x 150.00 feet

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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SullivanRealEstate.ca



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2023**



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