



606 Julia Avenue, Burlington

SULLIVAN

— REAL ESTATE —





This fabulous updated, move-in-ready 3-bedroom home is nestled in a family-friendly neighborhood, offering the perfect blend of comfort and convenience. Ideally located near Lake Ontario, Shell Park (with a dog park), South Shell Park, a water splash park, playgrounds, soccer fields, scenic walking trails and even a secluded sandy beach. Plus, there is easy access to schools, shopping, dining, amenities and major highways. You'll have everything you need just moments away.

The home's charming exterior is set on a private, fenced lot with a spacious backyard. Inside, the warm and inviting layout offers generous living spaces, neutral décor, and plenty of storage. The bright foyer welcomes you into the expansive living room, perfect for both relaxation and entertaining. The heart of the home is the well-designed kitchen, boasting abundant cabinetry, pull-out drawers, pantry, quartz countertops, stylish tile backsplash, stainless-steel appliances, including an LG fridge (2020) and LG dishwasher (2024), and an impressive center island with a breakfast bar. The sunny kitchen also features a large window and glass door that leads out to the backyard, seamlessly connecting indoor and outdoor living. Overlooking the kitchen, the open-concept dining room is highlighted by a large window and cozy gas fireplace. Completing the main floor is a convenient two-piece powder room, perfect for guests.

Upstairs, the spacious primary bedroom offers a private retreat with a walk-in closet and a four-piece ensuite complete with soothing soaker tub. Two additional well-sized bedrooms, both with large windows and closets, share a full four-piece bathroom. The second floor also includes a linen closet for added storage. The lower level features a versatile recreation room with optional space for an office, and additional storage areas.

Enjoy lounging on the backyard deck and lots of green space for play. The home also provides backyard access from the garage for added convenience. Updates include a Lennox furnace (2018), hot water tank (2021), second-floor windows (2018), roof (2018), and a Lennox air conditioner (2018).

This is a fantastic opportunity to enjoy the best of both family living and outdoor recreation in a welcoming community!













SULLIVAN

REAL ESTATE













SULLIVAN

REAL ESTATE

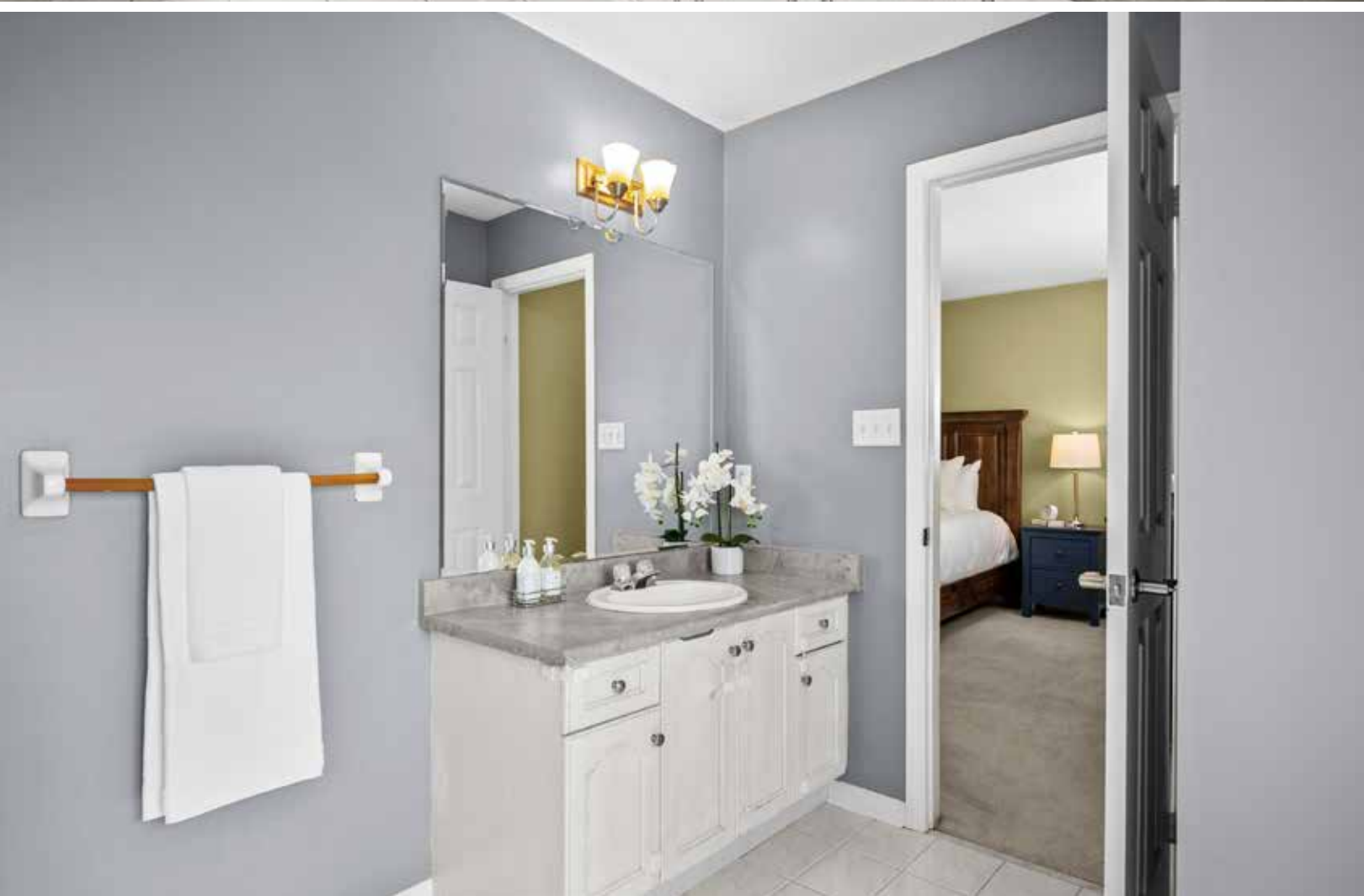


SULLIVAN
REAL ESTATE







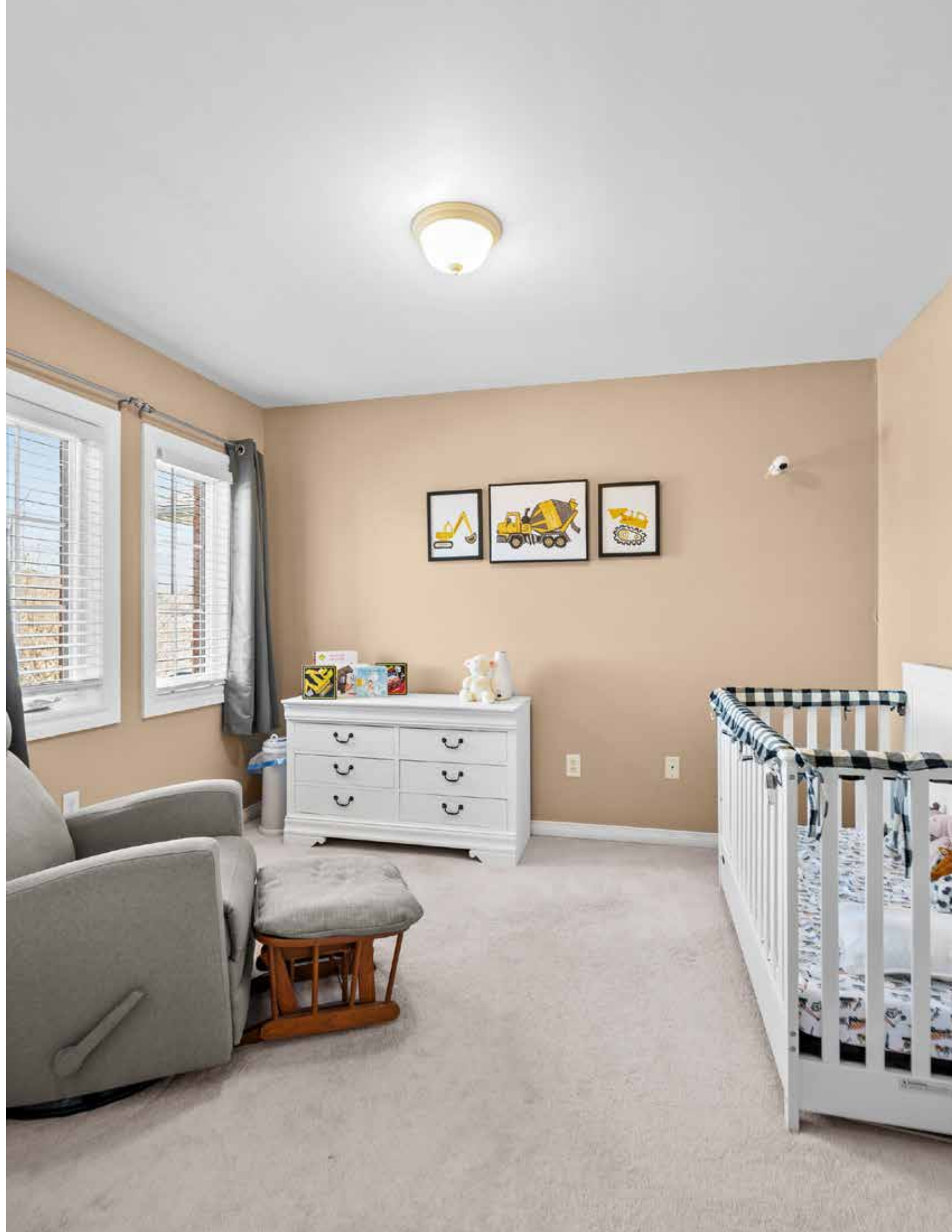
















SULLIVAN

REAL ESTATE







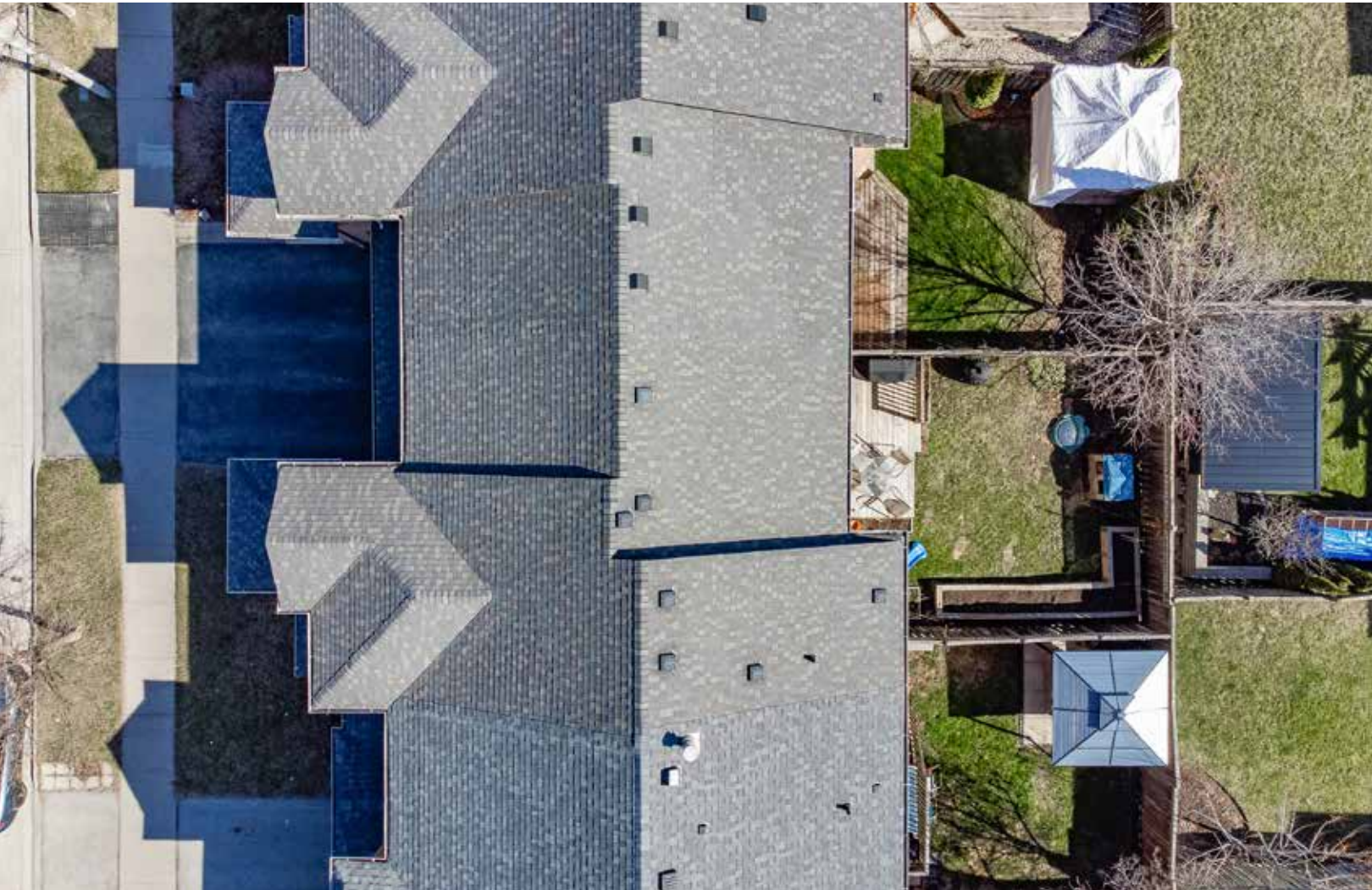




SULLIVAN

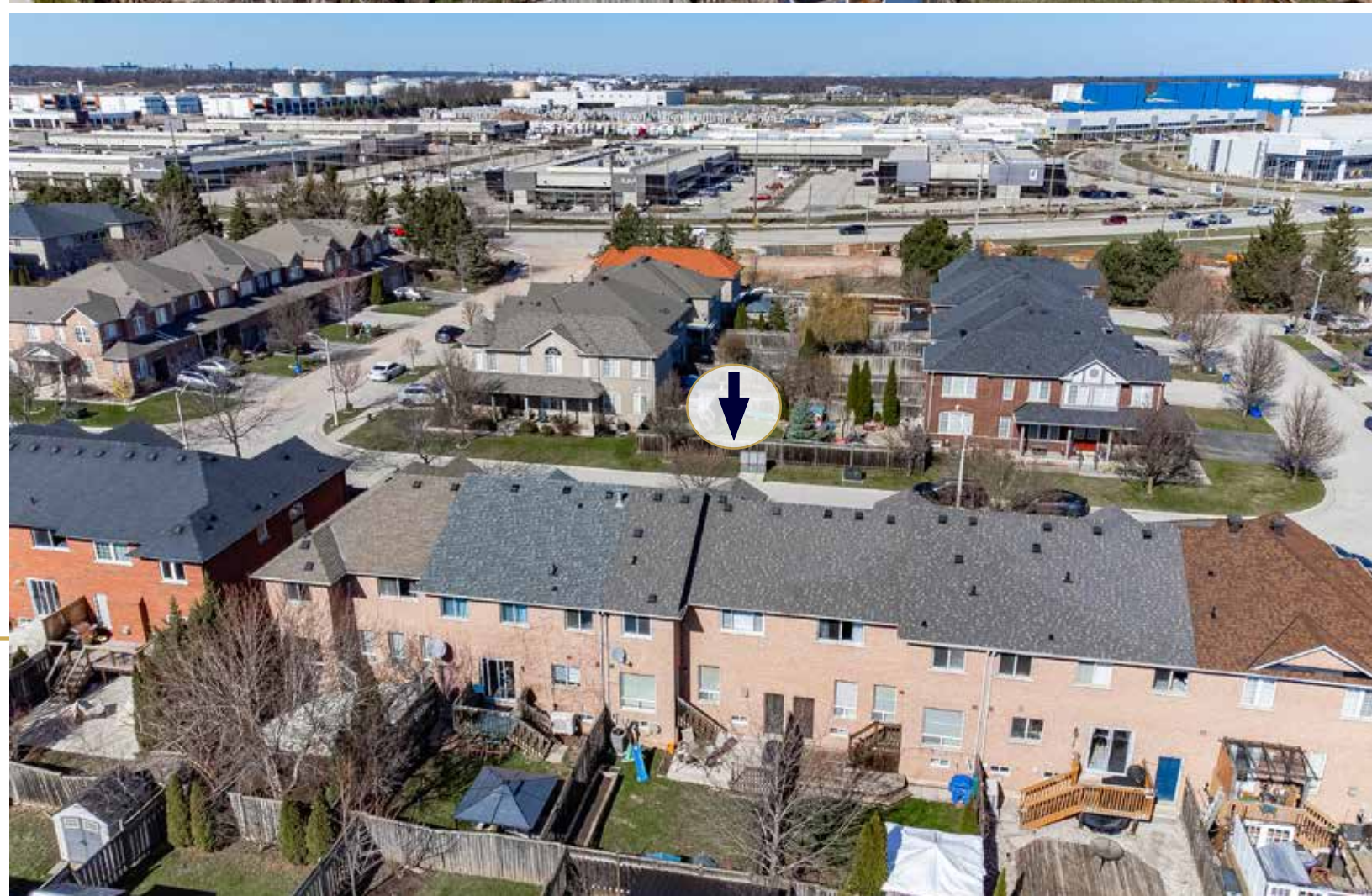
REAL ESTATE





SULLIVAN

REAL ESTATE



Fothergill Woods Park



Fothergill Woods Park



Food Basics & Shoppers Drug Mart



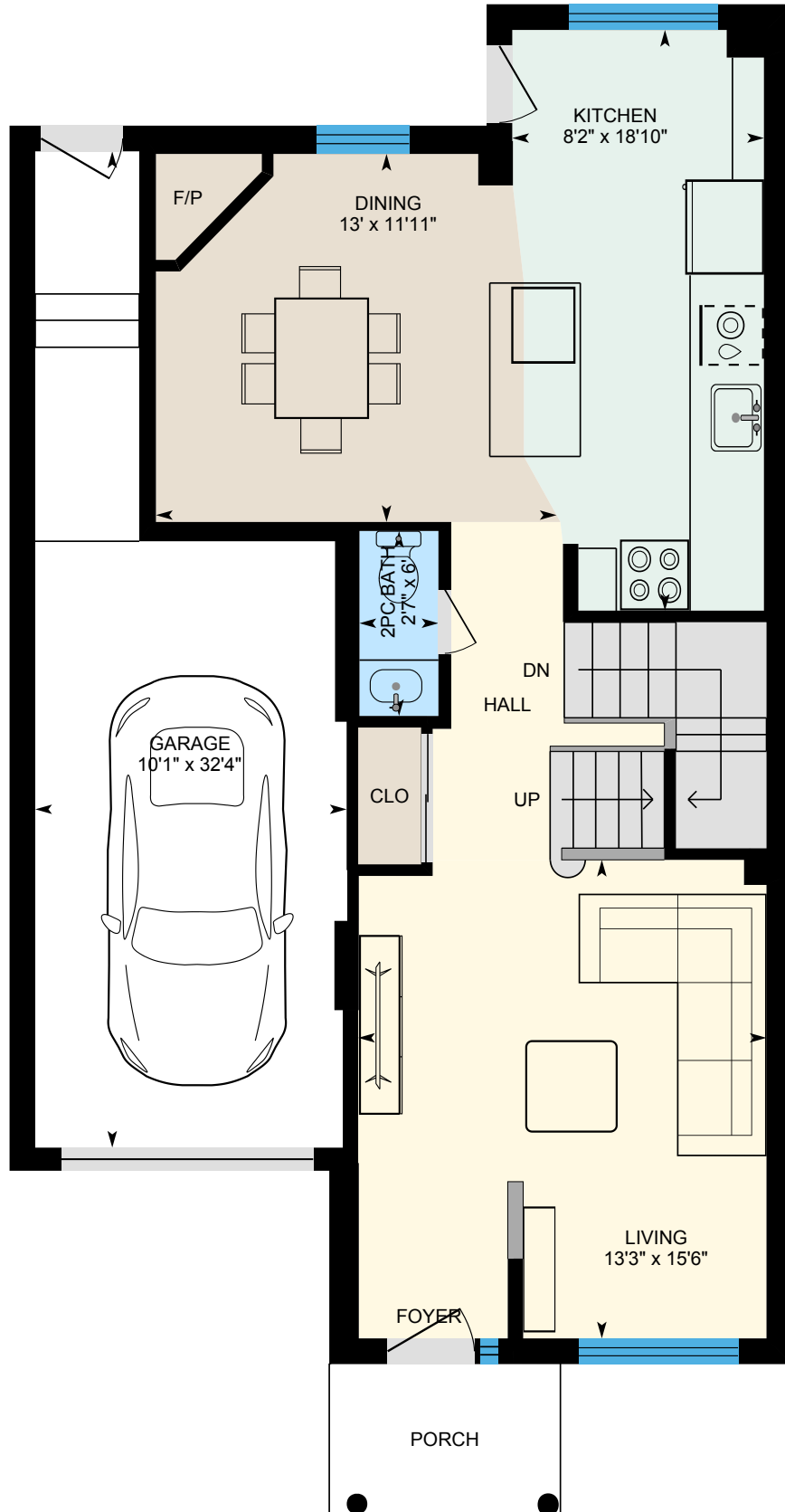
Cineplex Cinemas & Restaurants



Floor Plan

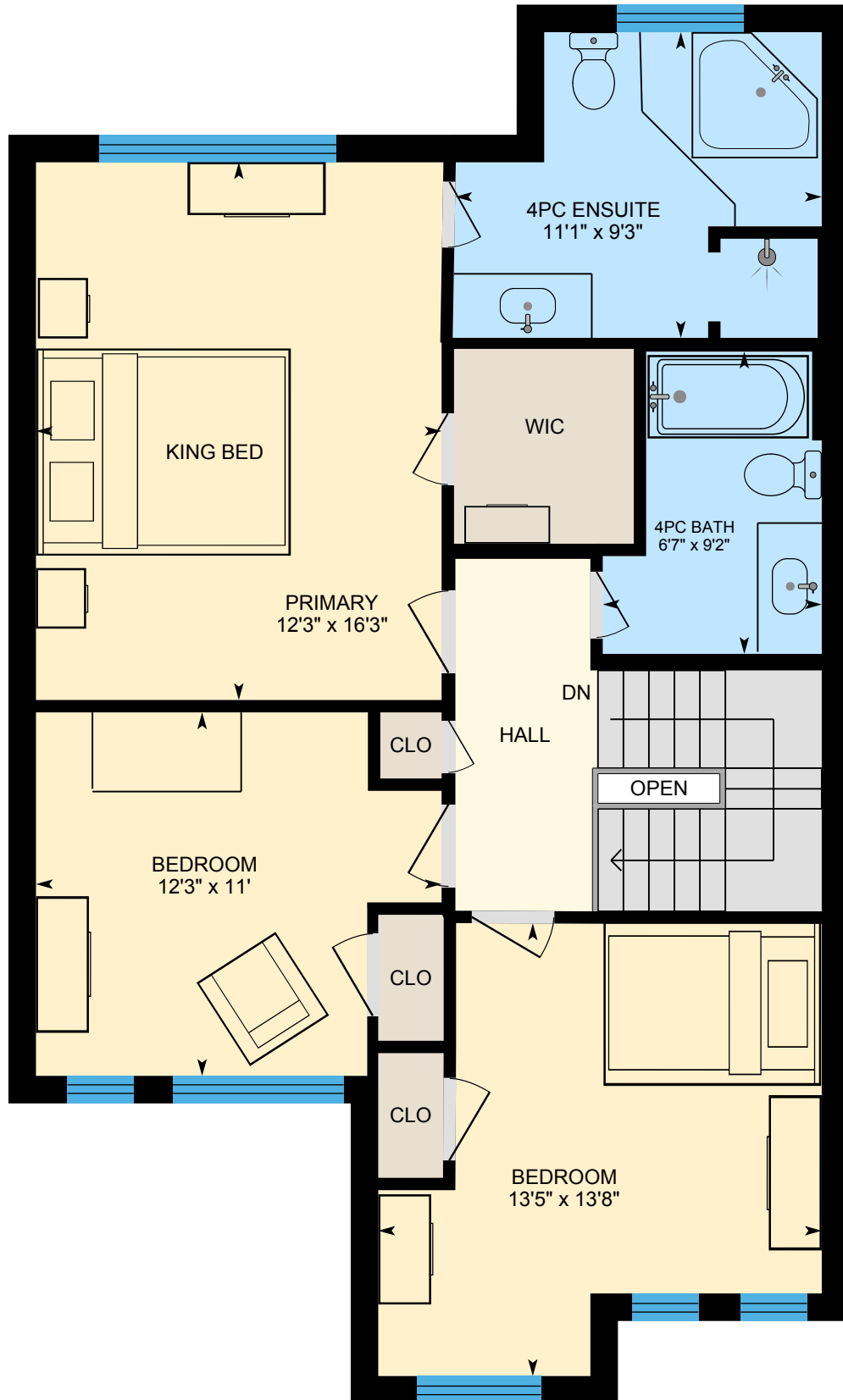
Main Level

Approx. 1,654 Square Feet Plus Finished Basement



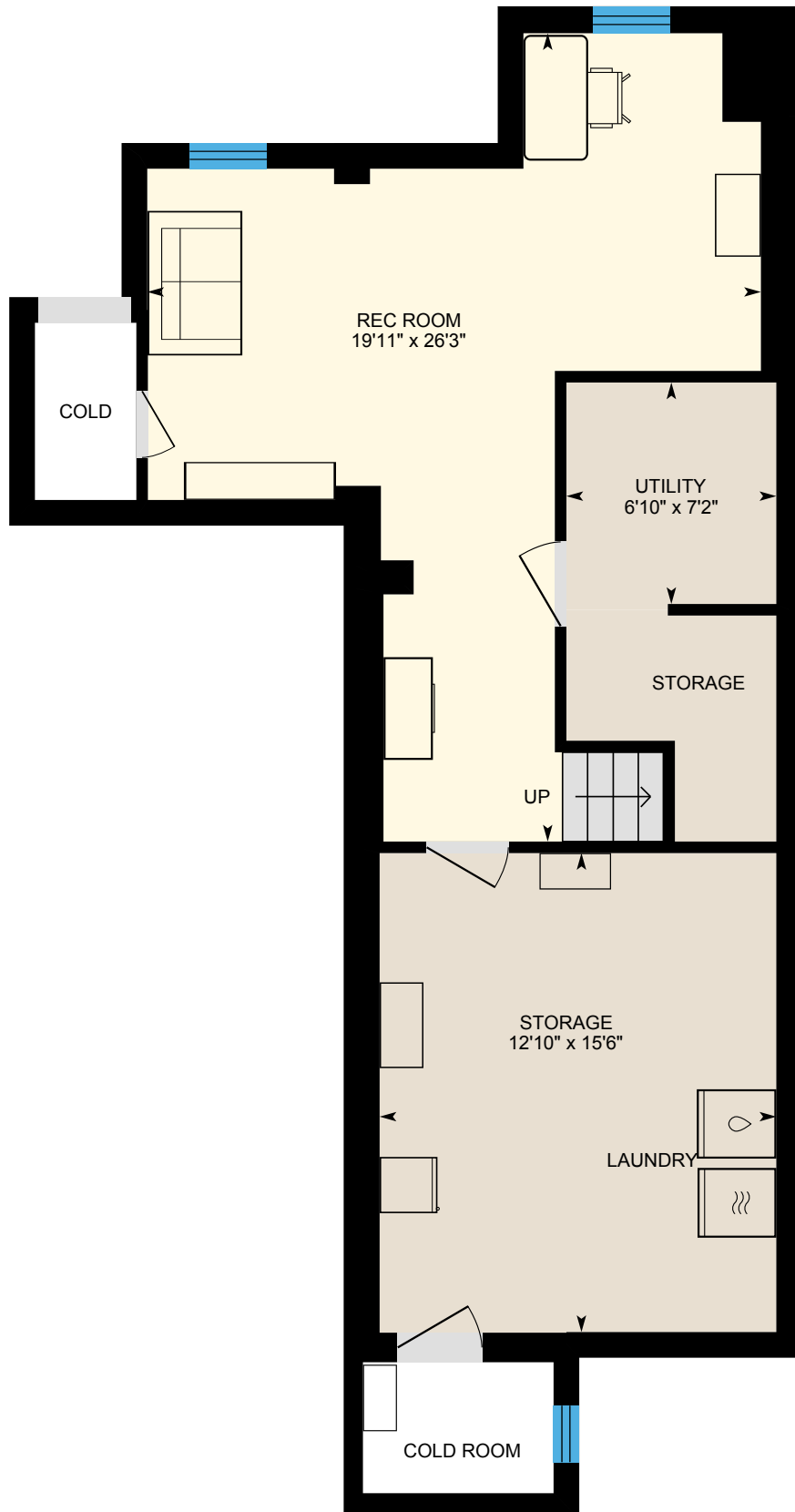
Floor Plan

Second Level



Floor Plan

Lower Level



Neighbourhood Report

606 Julia Avenue
Burlington, ON
HOODQ ADDRESS REPORT™

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



SCHOOLS

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



Frontenac PS

Designated Catchment School
Grades PK to 8
5140 Pinedale Ave

Pineland PS

Designated Catchment School
Grades 2 to 8
5121 Meadowhill Rd

Nelson HS

Designated Catchment School
Grades 9 to 12
4181 New St

É Élé 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.



Sheldon Park

5320 Riverside Drive



9 mins



Sherwood Forest Park

5270 Fairview Street



11 mins



Fothergill Woods Park

480 Fothergill Blvd



9 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds 7 Sports Fields
2 Basketball Courts 1 Trail
6 Ball Diamonds

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 19 minute walk away.



Nearest Rail Transit Stop

Appleby GO



19 mins



Nearest Street Level Transit Stop

Burloak Dr + Flora Dr



2 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 7.39km.



Halton Healthcare - Oakville Trafalgar Memorial Hospital

3001 Hospital Gate



Fire Station

711 Appleby Line



Police Station

2485 North Service Rd W

HoodQ

Disclaimer: These materials have been prepared for matt@sullivanrealestate.ca and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.

SULLIVAN
— REAL ESTATE —

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, built-in microwave, washer & dryer, all electric light fixtures including ceiling fan, all window blinds, all bathroom mirrors, foyer shoe cabinet & hot water tank

Exclusions: Window drapery in bedrooms & shelves in laundry room

Legal Description: PT BLK 18, PLAN 20M783, PT 34 20R14825. T/W EASE HR152645 OVER PT 33 20R14825. S/T RIGHT HR152645. CITY OF BURLINGTON

Property Taxes: \$\$4,333 for 2025

Possession: 90 days

Deposit: 5%

Square Footage: Approximately 1,654 plus finished basement

Lot Size: 24.65 feet x 85.45 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.

SULLIVAN

— REAL ESTATE —

SullivanRealEstate.ca



TOP 1% IN CANADA
For Royal LePage
2023



Royal LePage Real Estate Services Ltd., Brokerage



Anita Sullivan

REALTOR® Broker

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



Matt Sullivan

REALTOR® Salesperson

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

