



#2304 - 100 Burloak Drive, Burlington

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Experience the perfect blend of luxury, location, and effortless living!

Welcome to Hearthstone by the Lake, a premier community designed for retirement living at its finest. This beautifully updated 'Inverness' corner suite offers 2 bedrooms, 2 bathrooms and a den, providing approximately 1,485 square feet of exquisite living space.

As you enter, you're greeted by a spacious foyer leading to the heart of the home. The stylish kitchen is a standout, featuring stainless steel appliances, an abundance of cabinetry, ample pantry space, sleek quartz countertops and breakfast area. The expansive dining room seamlessly flows into the large living room, which boasts large windows, California style shutters, and a walk-out to a private balcony offering serene views of lush gardens and trees. The versatile den makes for an ideal home office, tv room, or hobby space.

The primary suite is a true retreat, complete with a generous walk-in closet and a 4-piece ensuite bathroom. The bright second bedroom is equally impressive, with its large window and double closets. A well-appointed 3-piece bathroom and an in-suite laundry room outfitted with a sink and loads of cabinetry for extra storage add to the convenience of this well-appointed home. An exclusive use underground parking space and locker are also included.

The Hearthstone lifestyle is centered around the community's exclusive club. Every homeowner enjoys full membership, granting access to the Hearthstone Club's impressive array of amenities. These include an indoor pool, lounge, exercise room, a library and billiards, social and leisure programs, housekeeping services, a health and wellness center, a licensed dining room, private dining room, outdoor patio, and an inviting courtyard. Enjoy larger functions and get-togethers at the renowned Pig and Whistle. The club membership covers essential services, with the option to personalize your experience by choosing and paying for additional services based on your needs.

Other amenities include a 24-hour concierge service and emergency response, ensuring peace of mind while maintaining the independence you desire. Whether you prefer to live independently or with assistance, Hearthstone offers the flexibility to live your best life.

Steps away from the picturesque Lake Ontario and parks, this is more than just a home—it's a lifestyle. With abundant space, modern elegance, and top-tier amenities, this suite truly has it all!





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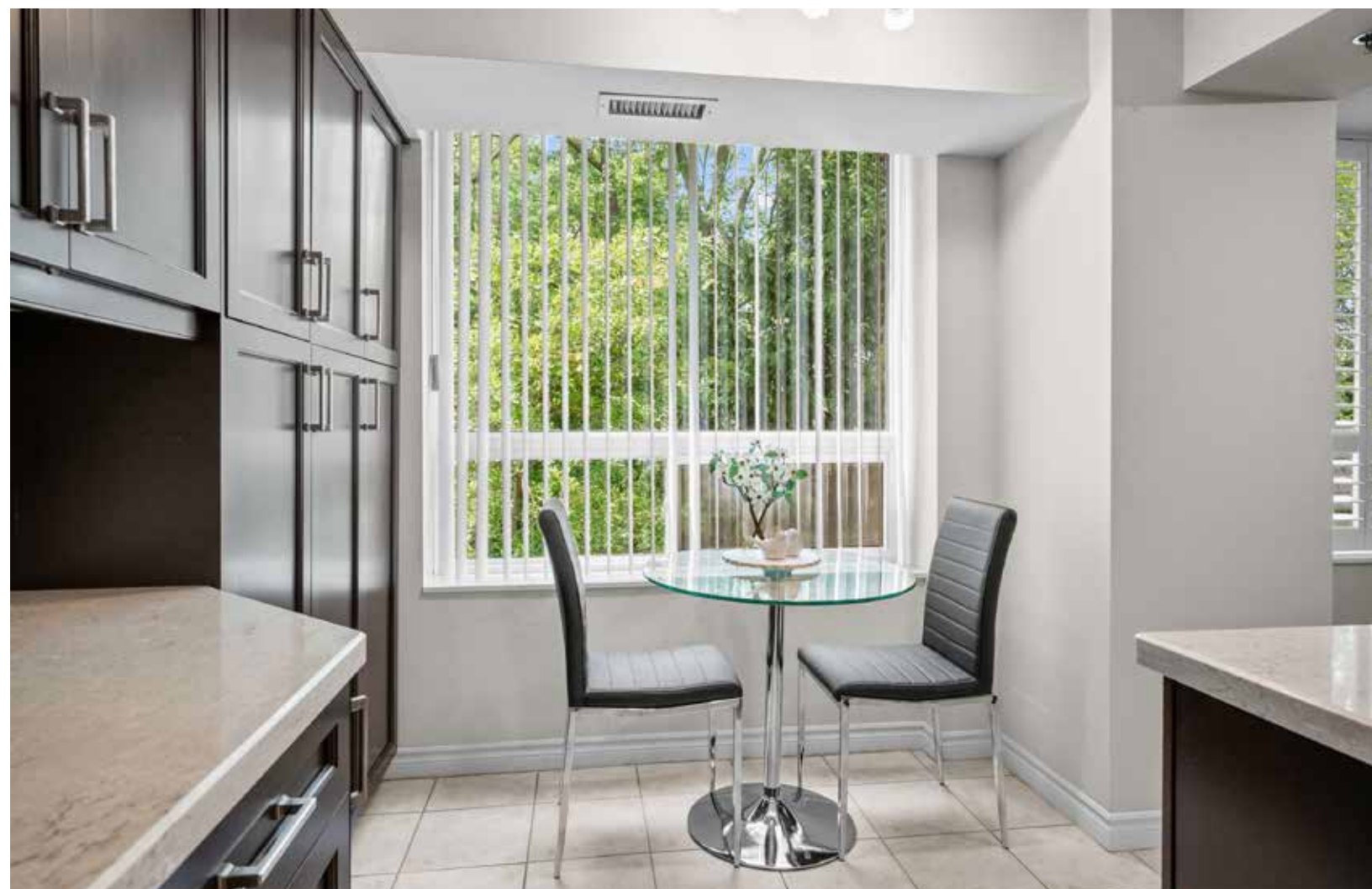












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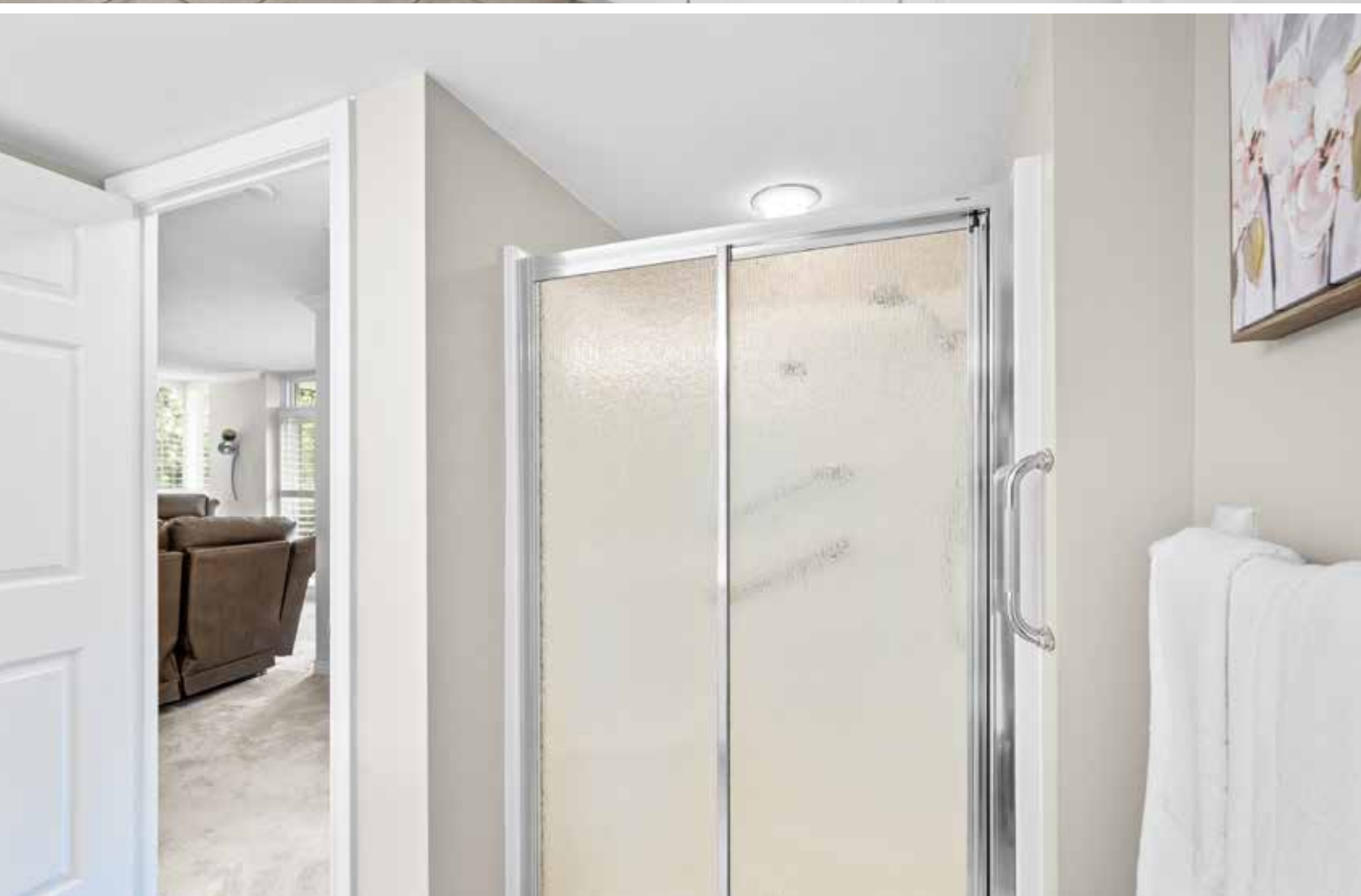






















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# #2304 - 100 Burloak Drive, Burlington

Approx. 1,485 Square Feet Plus Large Balcony



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## Property Details

**Inclusions:** Fridge, stove, built-in dishwasher, built-in microwave, washer & dryer, all electric light fixtures and all window coverings

**Exclusions:** Dyson vacuum

**Legal Description:** UNIT 32, LEVEL 3, HALTON CONDOMINIUM PLAN NO. 377

**Taxes:** \$4,206.97 for 2025

**Possession:** Flexible

**Deposit:** 5%

**Square Footage:** Approximately 1,485 plus large balcony

**Condo Fee:** \$1,452.83 includes building insurance, common elements, exterior maintenance, heat, water, central air conditioning, and visitor parking

**Club Membership Fee:** Mandatory monthly basic service package \$1739.39. Includes a meal credit of \$260.35 for the dining room

**Smoking:** No Smoking Complex

**Pets:** Restricted

**Parking:** Exclusive Use #86

**Locker:** Exclusive Use #103

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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Royal LePage Real Estate Services Ltd., Brokerage



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