



614 - 1276 Maple Crossing Boulevard, Burlington

SULLIVAN

— REAL ESTATE —









Welcome to effortless condo living at the highly sought-after Grande Regency—just minutes from vibrant downtown Burlington, where convenience meets lifestyle.

This beautifully updated two-bedroom suite features a thoughtfully designed layout with neutral décor and serene, unobstructed views of treetops, open skies, Lake Ontario, and the Niagara Escarpment. From the moment you step inside, the spacious design and warm, welcoming ambiance make you feel instantly at home.

The generously sized living room is bathed in natural light through floor-to-ceiling windows, creating a bright and airy ambiance. The open-concept dining area is perfect for entertaining, while the modern kitchen features ample cabinetry, pull-out drawers, generous counter space, and stainless-steel appliances. A sunny solarium adds versatility, perfect as a reading nook, office, or hobby space.

The spacious primary bedroom is a welcome retreat complete with a 4-piece ensuite and multiple closets. A second bedroom, stylish 3-piece bathroom, and in-suite laundry provide added comfort and functionality.

Additional features include one underground parking space and a storage locker.

Superb amenities include 24/7 concierge, party room with kitchen, exercise rooms, infrared saunas, table tennis, squash court, sun bed, hobby room, penthouse TV lounge, roof top lounge/library, roof top patio, guest suites, outdoor swimming pool, outdoor BBQ and lounge areas, bike storage, tennis court and visitor parking.

Enjoy unbeatable access to downtown Burlington's best—Mapleview Mall, boutique shopping, trendy restaurants, Lake Ontario, Spencer Smith Waterfront Park, scenic trails, public transit, and major highways. Nearby amenities also include libraries, places of worship, playgrounds, and the GO station.

This home offers an unrivaled combination of modern luxury and comfort, excellent views and prime location!















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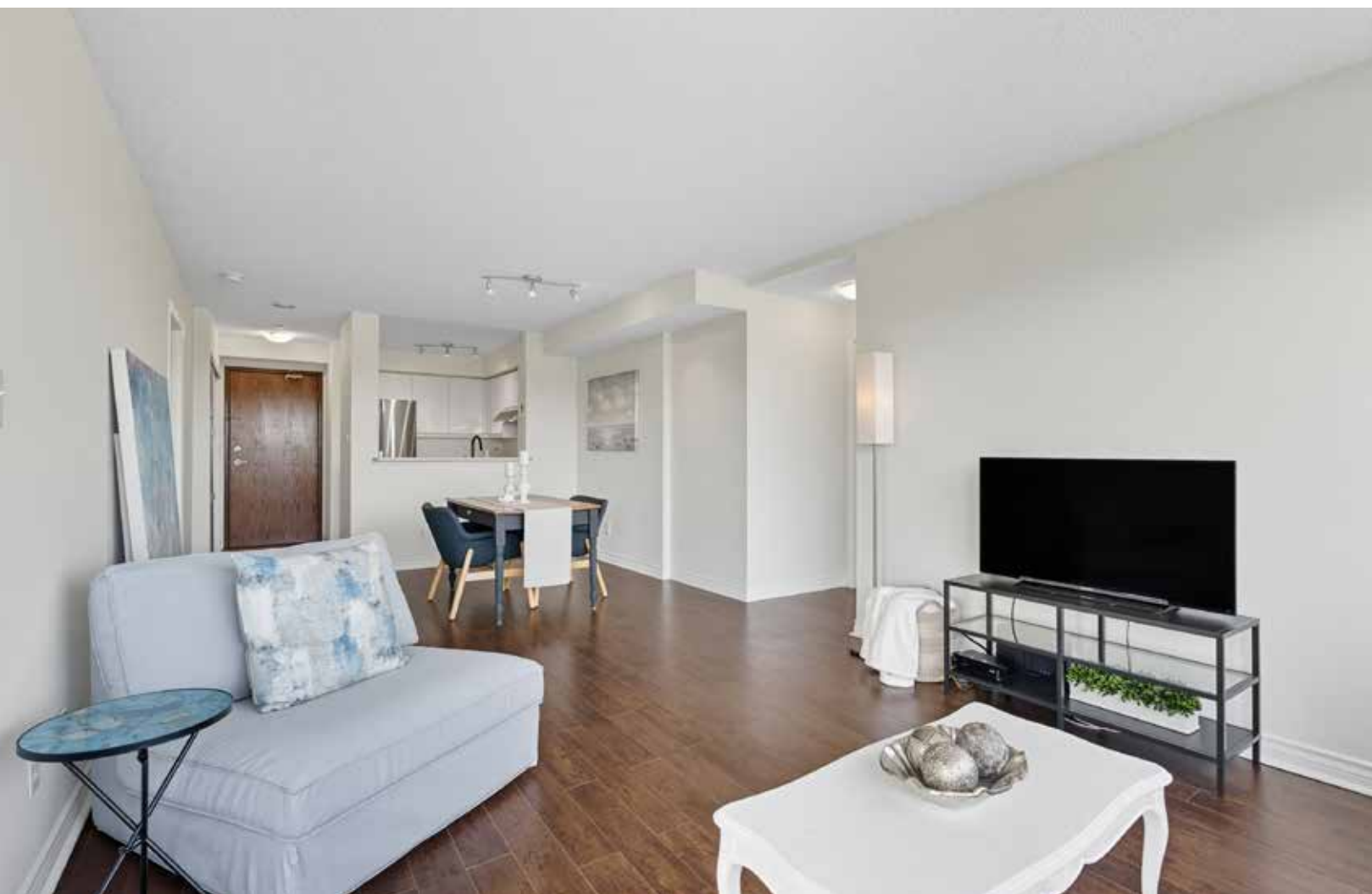




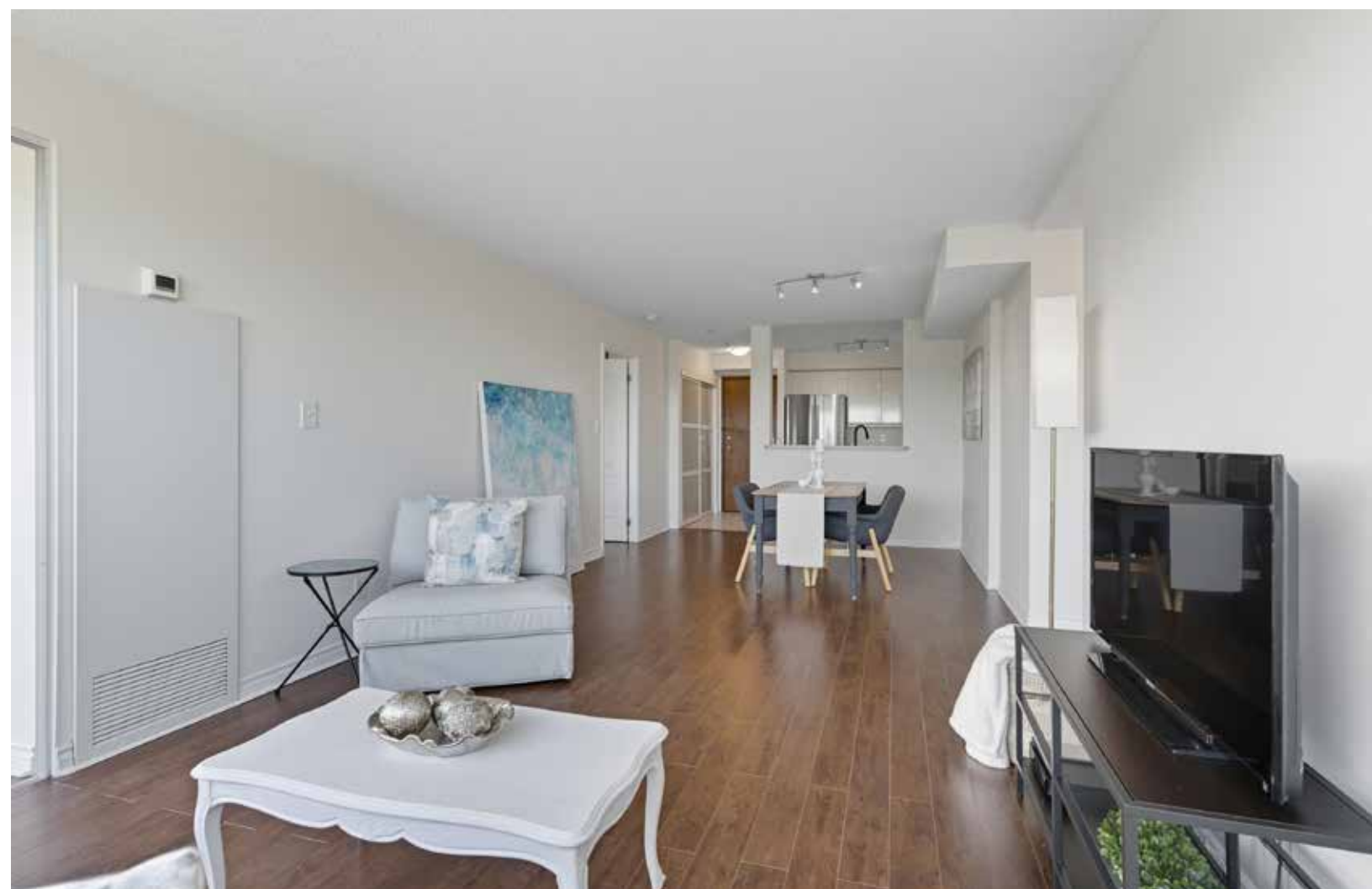












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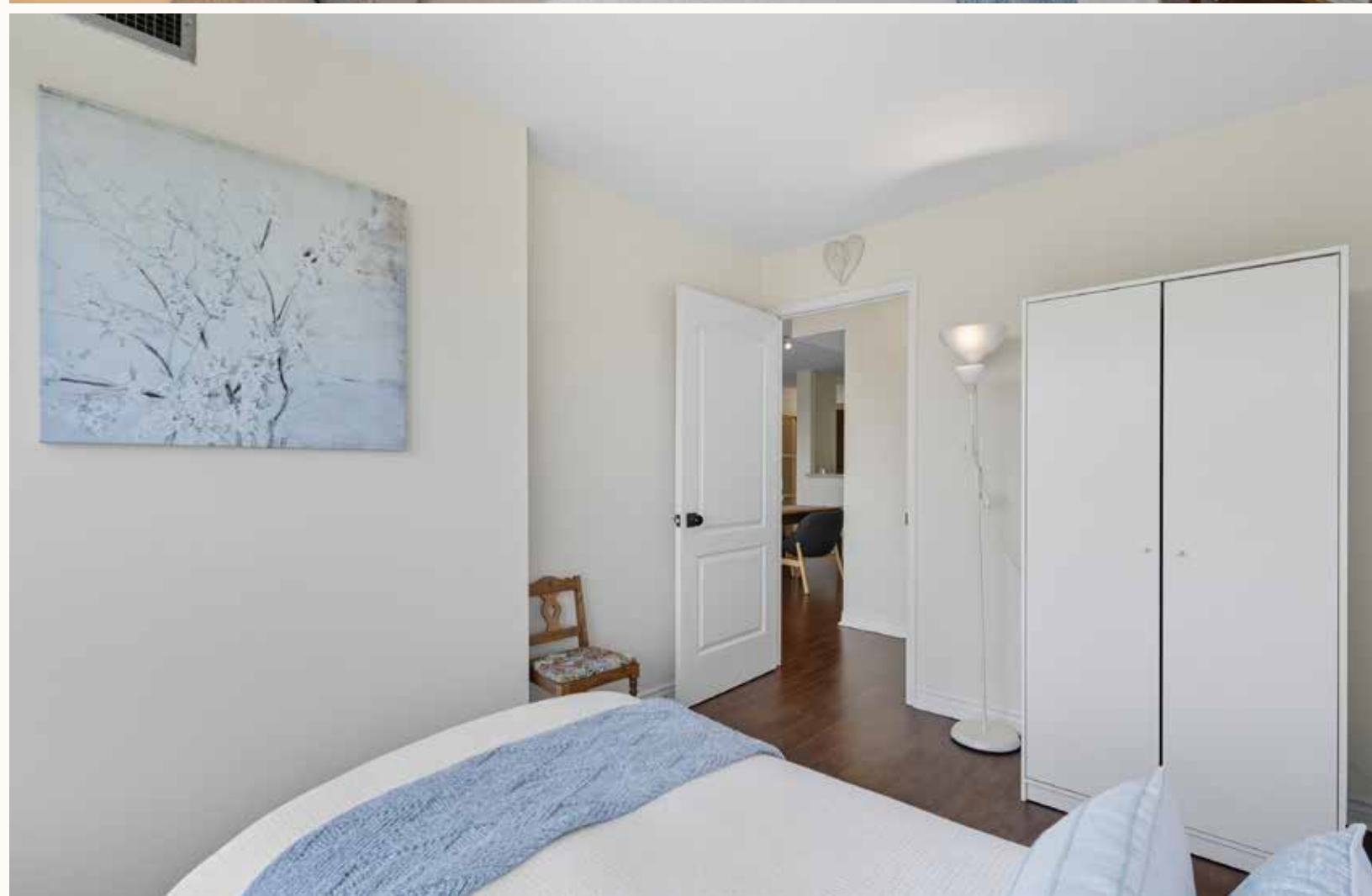
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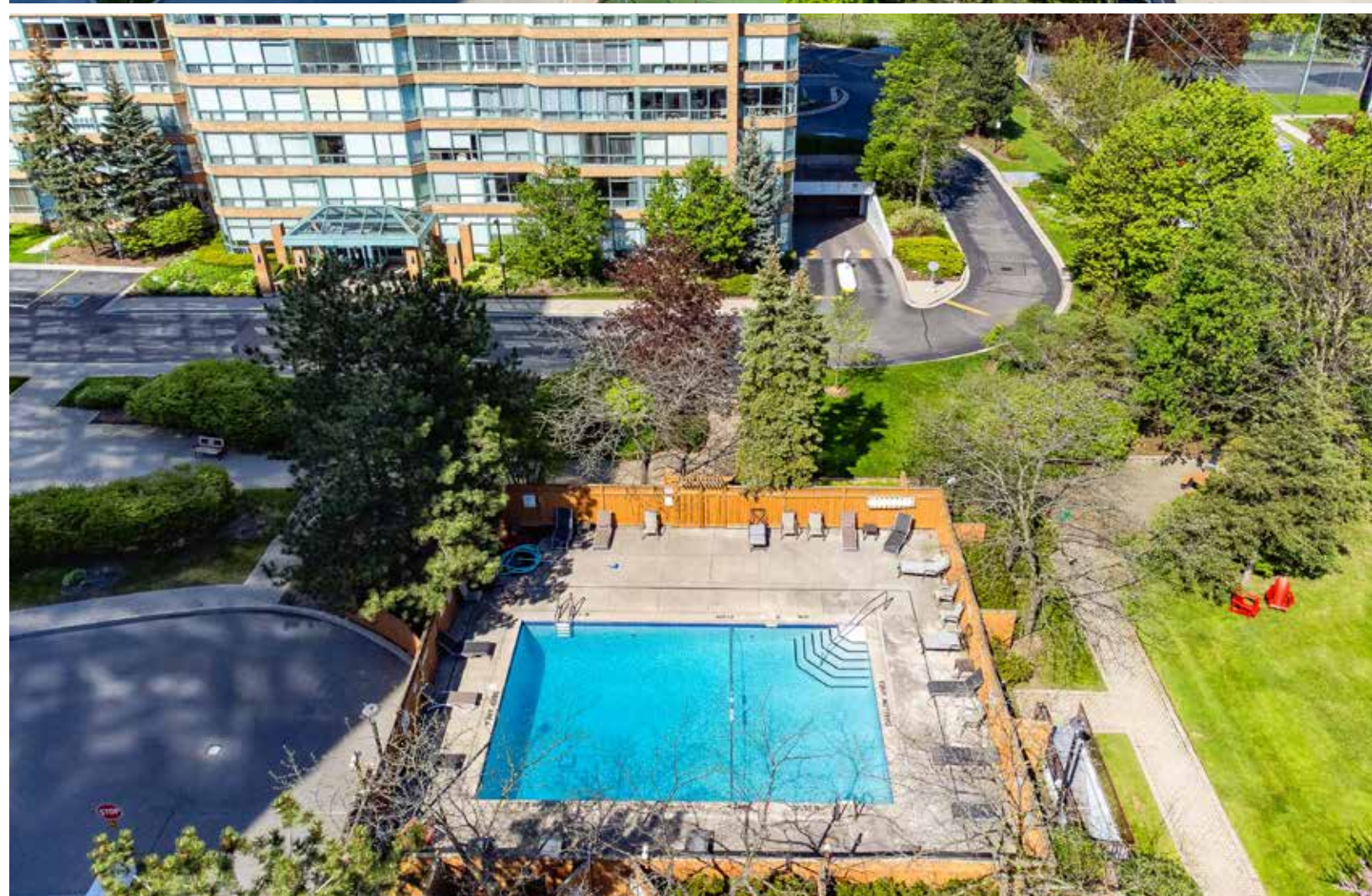
















## 1276 Maple C Amer

- Party Room & Kitchen
- Exercise Rooms
- Table Tennis
- Squash Court
- Tanning bed
- Infrared Saunas
- Penthouse TV lounge
- Rooftop lounge/library
- 24/7 Concierge





## Crossing Blvd Amenities

- Rooftop patio
- Hobby room
- Guest suites
- Bike storage
- Outdoor pool
- Tennis court
- BBQ area
- Outdoor lounge area









# 614 - 1276 Maple Crossing Boulevard, Burlington

Approx. 941 sq. ft.



# Neighbourhood Report



## 1276 Maple Crossing Blvd

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.



#### Nearby Schools

##### É Éléé Renaissance

Designated Catchment School  
Grades PK to 6  
1226 Lockhart Rd

##### Burlington Central HS

Designated Catchment School  
Grades 9 to 12  
1433 Baldwin St

#### LookDeeper

##### Burlington Central ES

Designated Catchment School  
Grades 7 to 8  
1433 Baldwin St

##### Central PS

Designated Catchment School  
Grades PK to 6  
638 Brant St

##### 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 8 recreation facilities within a 20 minute walk from this address.



#### Apeldoorn Park

1385 Elgin Street



6 mins



#### Dofasco Waterjet Plaza

1340 Lakeshore Road



8 mins



#### Rotary Centennial Pond

1340 Lakeshore Road



8 mins

#### FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds  
1 Rink

1 Splash Pad  
2 Trails

### TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away, and the nearest rail transit stop is 2.1 km away.



#### Nearest Rail Transit Stop

Burlington GO



#### Nearest Street Level Transit Stop

Maple At Ontario



3 mins

### SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a police station, and a fire station within 1km.



#### Joseph Brant Memorial Hospital

1245 North Shore Blvd E



#### Fire Station

1255 Fairview Street



#### Police Station

1160 North Shore Blvd E

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## Property Details

**Inclusions:** Fridge, stove, built-in dishwasher, washer and dryer, all electric light fixtures, window coverings, all bathroom mirrors, medicine cabinet and closet in bedroom

**Legal Description:** UNIT 14, LEVEL 6, HALTON CONDOMINIUM PLAN NO. 250 ; PT LT 45 PL 99 (BRANT'S BLK), PT 3 20R9345 AND PTS 1 TO 6 20R9710, AS IN SCHEDULE 'A' OF DECLARATION H527874 ; BURLINGTON

**Taxes:** \$2,778.76 for 2025

**Possession:** 60 – 90 days (seller can be flexible)

**Square Footage:** Approximately 941 square feet

**Deposit:** 5%

**Condo Fee:** \$759.59 includes building insurance, common elements, exterior maintenance, heat, hydro, water, Bell cable and internet, and visitor parking

**Pets:** Not permitted

**Parking:** Exclusive Use - Underground #227 Level P1

**Locker:** Owned - Room D - Locker #179

**Bicycle Storage:** #22

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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**2023**



Royal LePage Real Estate Services Ltd., Brokerage



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