



3277 Steeplechase Drive | Burlington



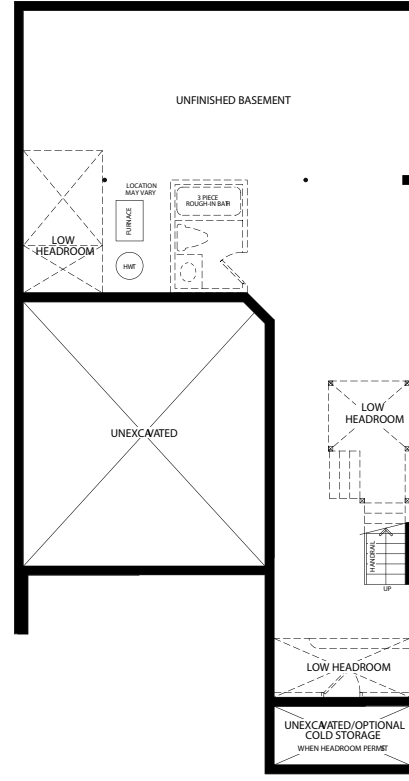
Welcome

Escarpment views, Palladium park across the street, & walking distance to well-rated schools make this 4 bed, 4 bath family home your perfect choice! Lovely cared for & completely upgraded with an impressive stately stone & brick exterior, enjoy the over 3100sqft of finished floor space! Soaring ceiling heights in the grand foyer sets the stage for the open concept m/floor with gorgeous hardwoods, & neutral palette throughout. Cook and entertain simultaneously for family & friends in the upgraded kitchen (2020) with extended height shaker cabinets, Stainless Steel modern fixtures, quartz surfaces (2020), large island with breakfast bar, Stainless Steel appliances, & upgraded lighting! Enjoy family dinners in your breakfast room overlooking the pool-sized garden backyard & cozy evenings together in front of the gas fireplace! Accommodate large family gatherings in the formal dining room with large window, hardwoods, & open to the family room & kitchen. Parents will enjoy the private master suite with walk-in closet & 5pc upgraded (2020) ensuite. 3 other spacious bedrooms, 5pc bath, & over-sized family room to accommodate a teen retreat, movie night, or WORK/LIVE arrangements! Completely finished lower level (2020) with eng. vinyl planks, pot lighting, fresh neutral paint, ample storage, cold room, & loads of room for media/ gym space! White neutral 3pc bath with over-sized shower completes this level. Parking for 4, easy 407 access & convenient local shopping makes this location the perfect family home! Solar panel income to pay for your property taxes!

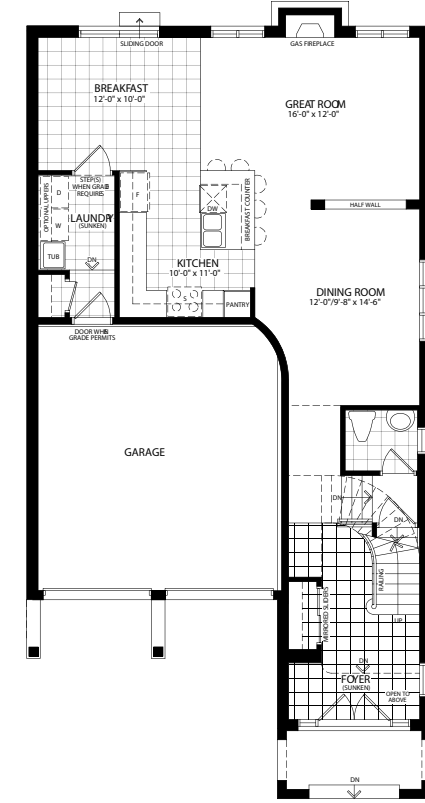


Floor Plans

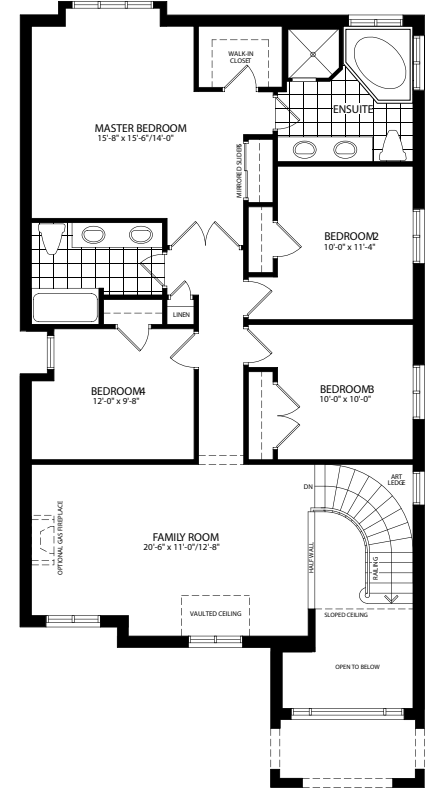
LOWER LEVEL



MAIN LEVEL



UPPER LEVEL



The City of Burlington

Situated on the shores of Lake Ontario and conveniently located within an hour of Toronto & Niagara Falls. **The beautiful city of Burlington has been voted yet again the #1 Best Community In Canada to live in for 2019 & The Best Community for Families to live in for 2019 by Macleans Magazine.**

Lifestyle

Burlington maintains 1,433 acres of parkland and 115 parks! It has a quality of life second to none. It offers 6 outdoor splash pads & wading pools, 7 multi-use arenas, 4 community centres, 8 golf courses and 3 leash free dog parks. Burlington is within 45 minutes of the three major airports Toronto Pearson, Hamilton & Buffalo. Whether you're a hiker, walker, runner, cyclist, boater or cross country skier, there are over 35 kms of recreation trails along the Escarpment and waterfront. Some of the best hiking in the world can be done in the local sections of the Bruce Trail and the Niagara Escarpment, as well as along the beautiful Waterfront Trail that skirts the northern shore of Lake Ontario. Experience the bustling downtown core and enjoy the history in the museums and many galleries close to the waterfront. The Burlington Art Centre (the seventh largest public art gallery in Ontario) and the Burlington Performing Arts Centre, where world class performances, local music and theatre groups, as well as receptions, exhibitions and large events are within walking distance to Lakeside shopping, the Burlington Pier & superb dining!

Enjoy the best ribs, lake breezes and live music at Canada's largest Rib Fest festival at waterfront Spencer Smith Park. More than 180,000 people walk through the gates at Rib Fest. In the past 20 years, the event has raised more than \$3 million for local, national and international charities. Burlington is also home to The Sound of Music Festival, Canada's largest free music festival, voted one of the top 100 festivals in Ontario. This nine-day event received the 2016 Ontario Tourism Award of Excellence for Tourism Event of the Year. The Burlington Sound of Music Festival features a unique blend of past icons, the fan favourites & emerging artists. Enjoy and listen to this fabulous outdoor concert while appreciating tranquil lake views. This popular event attracts well over 200,000 visitors annually, with 75% of those being repeat visitors.

Be awed by the vibrant fall colours in autumn and watch salmon struggle up Bronte Creek to Lowville Park. On a cold winter's day, visit the Royal Botanical Garden's Mediterranean Garden, a tropical oasis or bundle up and take in the winter Festival of Lights at Spencer Smith Park on the waterfront.

Economy

Burlington is located in Canada's largest consumer and industrial market in an area known as the "Golden Horseshoe". Any single employer or sector does not dominate Burlington's economy. Leading industrial sectors in terms of employment are food processing, packaging, electronics, motor vehicle/transportation, business services, chemical/pharmaceutical and environmental.



ADDITIONAL INFORMATION

- Year Built: 2011
- Builder: Sundial
- Property Taxes: \$5,727.00 (2020)
- 2410 square feet above grade
- Approx 700 square feet finished below grade
- Kitchen upgrades 2020 - quartz surfaces, extended height shaker cabinets, hardware, sink and tap replaced, large b/fast bar, white subway tile backsplash
- Lower Level 2020 - vinyl plank flooring, pot lighting, modern square millwork, 3 pc bath with oversized glass-enclosed shower
- Ensuite Bathroom - quartz surfaces (2020)
- Upgraded lighting throughout
- Large fully fenced backyard oasis with flagstone patio

School Information

PUBLIC SCHOOLS

Alton Village

3290 Steeplechase Drive
Burlington
(905) 332-4206
JK- GR8

Dr. Frank J Hayden

3040 Tim Dobbie Drive
Burlington
(905) 332-5235
GR9-GR12

Orchard Park

5151 Dryden Avenue
Burlington
(905) 331-7233
GR2-GR8 / French Immersion

M.M. Robinson

2425 Upper Middle Road
Burlington
(905) 335-5588
GR9-GR12 / French Immersion

CATHOLIC SCHOOLS

St. Anne Elementary School

4675 Doug Wright Drive
Burlington
(905) 315-8384
Grades JK-8

Corpus Christi Secondary School

5150 Upper Middle Road
Burlington
(905) 331-5591
Grades 9-12 / French Immersion
Extended French Immersion programming for secondary students is offered at Notre Dame CSS.

Sacred Heart of Jesus Elementary School

2222 Country Club Drive
Burlington
(905) 331-4656
Grade 1-8 / French Immersion

St Gabriel Elementary School

2227 Parkway Drive
Burlington
(905) 332-3333
Grades 5-8 / Extended French Immersion

DeborahBrown

— T E A M —



Devon MacArthur*

Deborah Brown**

Andrew McLellan*

Jade Brown*

The Deborah Brown Team

Get The Right Price

We are a top producing award-winning team since 2009 reaching the RE/MAX Diamond Club level for 2018 and a Lifetime Achievement Award for 2017. Our philosophy is to put our clients first recognizing their home is often their single largest investment. We offer an advanced technical marketing plan, in-depth market knowledge and unmatched attention to detail. Our team consists of 4 highly motivated sales representatives offering superior negotiating skills and a proven track record. We have a fantastic and dedicated client care manager and marketing manager working behind the scenes to ensure every detail is taken care of to ensure a smooth and memorable real estate experience.

Direct: 905.334.9067 • Office: 866.381.7676

DeborahBrown.ca | Broker

RE/MAX
ESCAPMENT
REALTY INC., BROKERAGE
INDEPENDENTLY OWNED & OPERATED