



1508 - 2025 Maria Street  
BURLINGTON







## downtown living at its finest

Luxurious living at the boutique Berkley Condominium where turnkey elegance meets a vibrant urban lifestyle! This meticulously curated 2-bed, 2-bath "Monterey" model is a prime corner unit, offering breathtaking northwestern views and abundant natural light through stunning floor-to-ceiling glass windows. Enjoy exceptional amenities, including 24-hour concierge service, stylish guest suites, and a fully equipped gym. The party and billiards room provide a perfect backdrop for gatherings, while the rooftop terrace with BBQs is ideal for entertaining.





Step into your inviting foyer, featuring 9-foot ceilings and neutral decor that creates a warm ambiance. The stunning Barzotti kitchen is a chef's dream, offering an 8.5-foot extended island with a bfast/bar, sleek quartz, GE Signature Series SS appliances, and mood-enhancing undermount lighting. The spacious living/dining area showcases engineered wide plank hardwoods and upgraded lighting, with motorized blinds for added privacy and style. The primary bedroom offers tranquil north-west facing views, a generous walk-in closet, and a luxurious ensuite bathroom. The second bedroom accommodates a queen bed and features its own walk-in closet. Every inch has been thoughtfully planned with thousands spent in California closets! Enjoy summer on your expansive terrace, perfect for al fresco dining. This hotel-inspired condo with side-by-side 2-CAR parking on P1, is conveniently located outside the elevators. Embrace the luxury lakeside lifestyle!







# schools

## Halton District School Board

### LAKESHORE

2243 Lakeshore Road, Burlington  
(905) 634-3244  
Grades - JK - 6

### BURLINGTON CENTRAL ELEMENTARY

1433 Baldwin Street, Burlington  
(905) 634-7768  
French Immersion  
Grades - 7 - 8

### BURLINGTON CENTRAL

1433 Baldwin Street, Burlington  
(905) 634-7739  
French Immersion  
Grades 9 - 12

### TOM THOMSON

2171 Prospect Street, Burlington  
(905) 639-2010  
French Immersion  
Grades 2 - 6

## Halton Catholic School Board

### ST. JOHN (B) CES

653 Brant Street, Burlington  
(905) 632-3541  
Grades JK - 8

### ASSUMPTION CSS

3230 Woodward Avenue, Burlington  
(905) 634-1835  
Grades 9 - 12













# locations

## Parks

Spencer Smith Park  
1400 Lakeshore Road  
Burlington, ON

Lasalle Park Marina  
50 North Shore Blvd E  
Burlington, ON

## Art Gallery of Burlington

1333 Lakeshore Road  
Burlington, ON

## Go Station

2101 Fairview Street  
Burlington, ON  
2km / 5 minute drive

## Golf

Burlington Golf & Country Club  
422 North Shore Boulevard E  
Burlington, ON

Tyandaga Golf Course  
1265 Tyandaga Park Drive  
Burlington, ON

## Restaurants

Spencer's Waterfront  
1340 Lakeshore Ro  
Burlington, ON

Radius on Brant  
455 Brant Street  
Burlington, ON









# general

## Extras

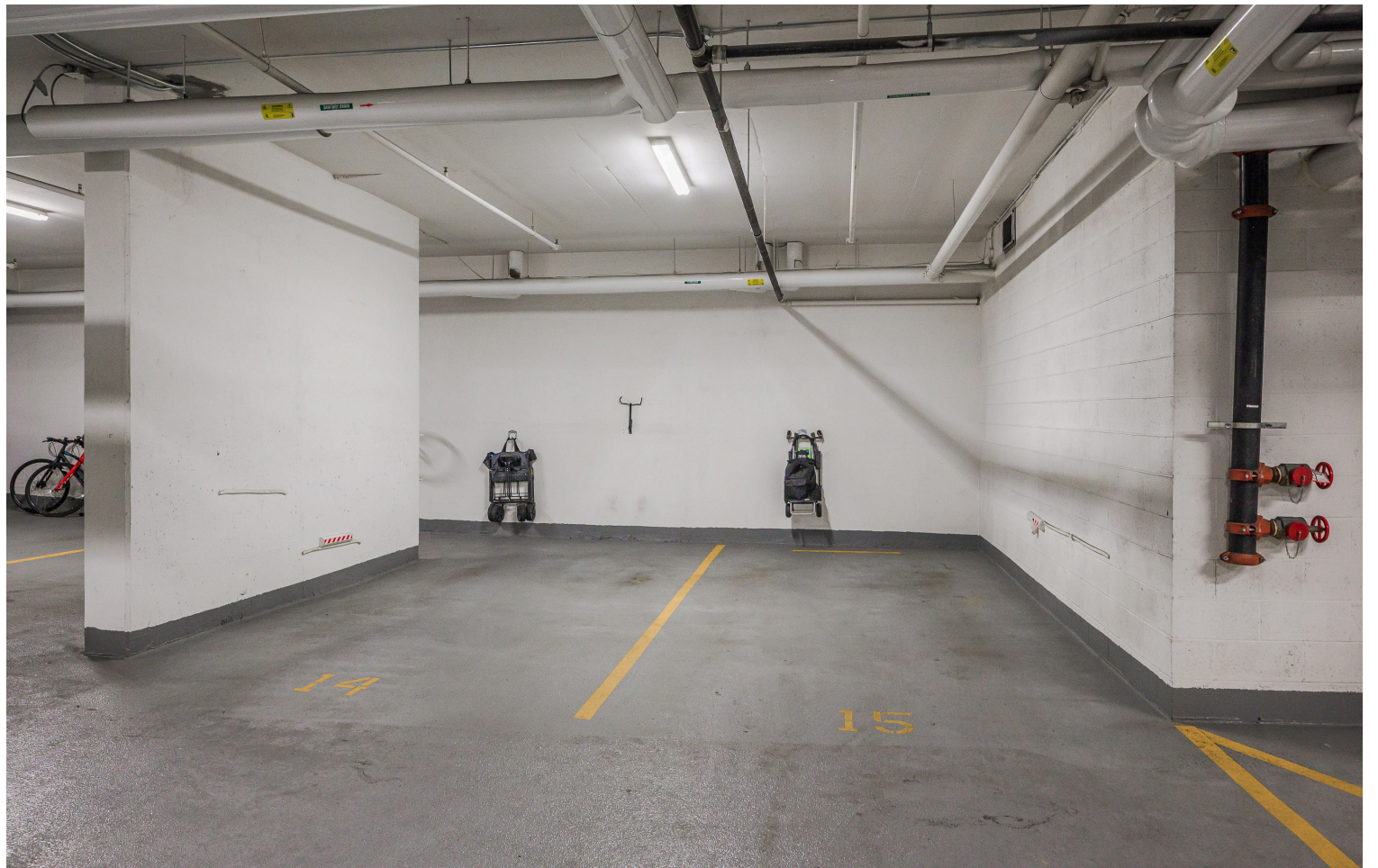
- 3000 Sqft rooftop terrace with fire feature and BBQ's – open until 11pm
- 24-hour concierge
- Condo fees \$940.85 monthly, includes building insurance, exterior maintenance, heat, parking and concierge
- Tri-sorter garbage/recycling system
- Concierge Service – 24-hour service
- Ground floor bike storage with bike share program
- 2 pets per unit (at most one dog under 35lbs)
- 2 adjoining guest suites
- Exercise room
- Party & games room
- Living/Dining room has 2 Hvac controls. One for living area, and one that controls bedrooms. Separate heat/AC controls

## Inclusions

- Stainless steel appliances
- Stackable washer/dryer
- All electrical light fixtures
- Motorized and non motorized blinds











# Let's Maximize Your Investment

We offer expertise in Burlington, Oakville, Milton, Hamilton, Niagara and GTA West. Our priority is you! We want our clients to meet their real estate goals and provide candid advice with complete transparency throughout the process. In this market, you need an expert on your side who is tenacious and willing to go the extra mile to buy and sell. The Deborah Brown Team is an award winning team since 2009, reaching the coveted RE/MAX Diamond award status.

We continue to provide a personal client experience, an advanced strategic marketing plan, in-depth market knowledge, and unmatched attention to detail. Our team consists of energetic professional realtors with superior negotiating skills and a proven track record. For maximum impact upon listing, our experienced interior stylist has been transforming our client's homes since 2019. Our talented admin and marketing team will ensure that every detail is taken care of to ensure a smooth and memorable real estate experience.

We know your home is not only one of your largest financial assets, it's where you live life.

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[Deborahbrown.ca](http://Deborahbrown.ca)

Deborah Brown, Broker

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