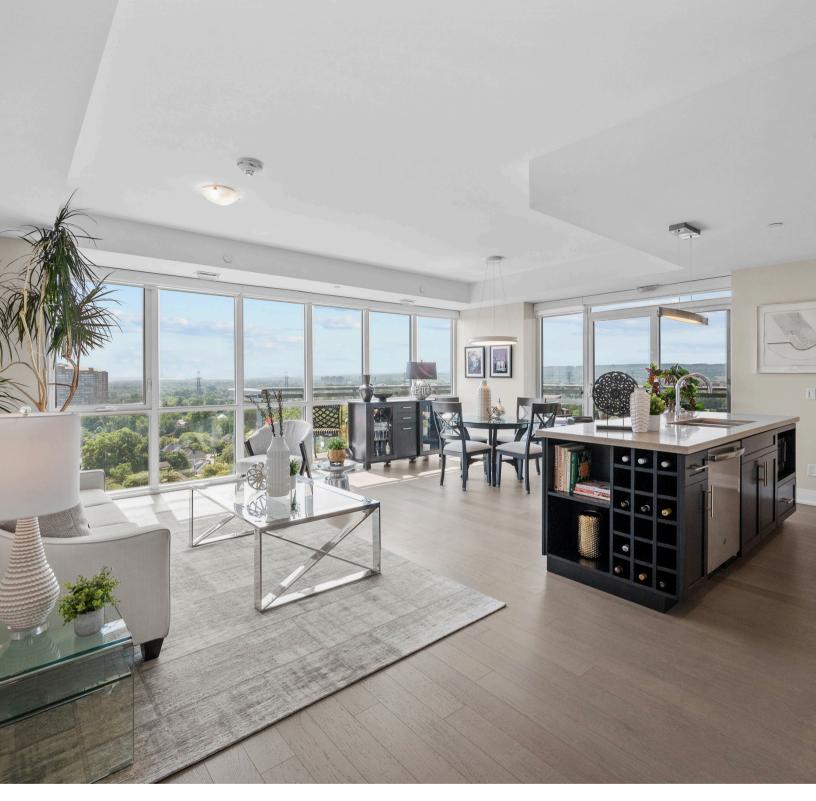


1508 - 2025 Maria Street BURLINGTON





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

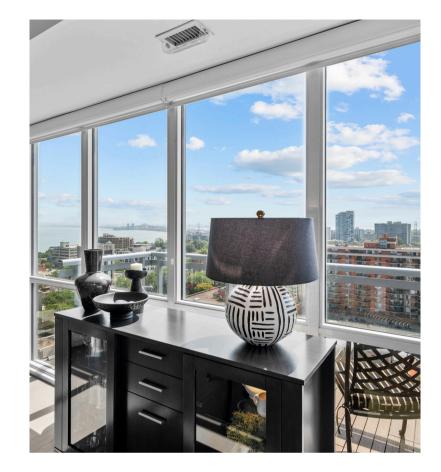
BURLINGTON CENTRAL 1433 Baldwin Street, Burlington (905) 634-7739 French Immersion Grades 9 - 12

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

Halton Catholic School Board

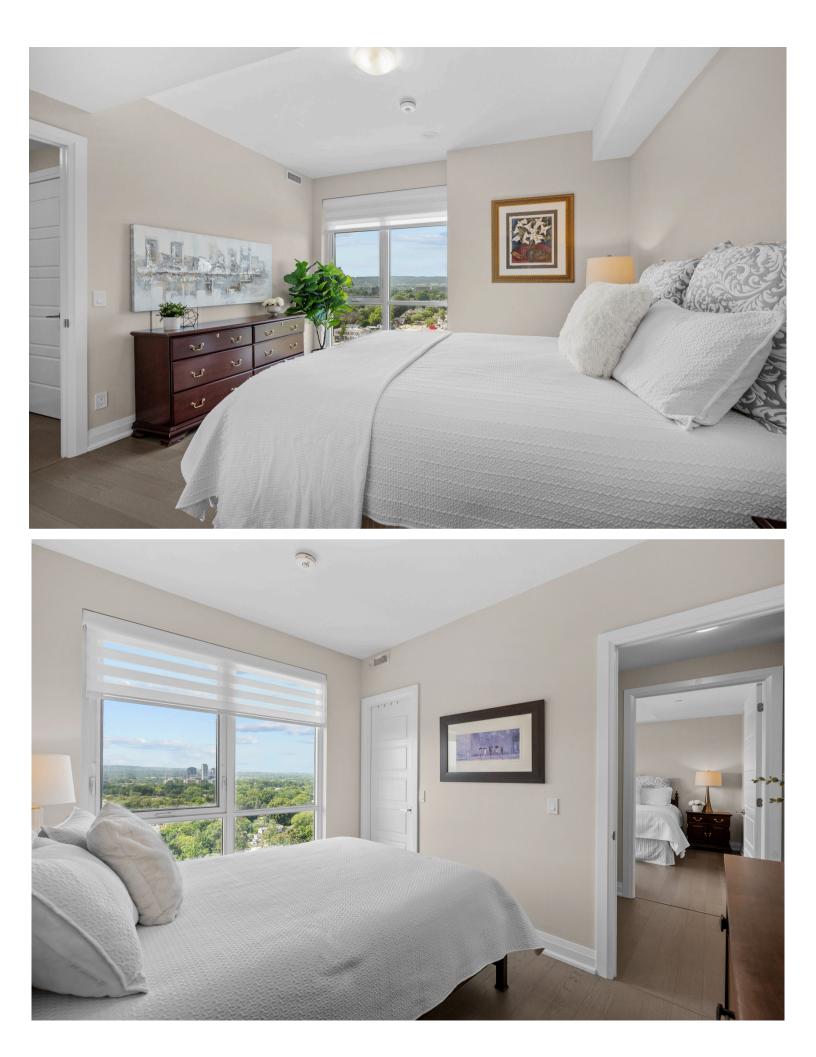
ST. JOHN (B) CES 653 Brant Street, Burlington (905) 632-3541 Grades JK - 8

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 and water
- 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

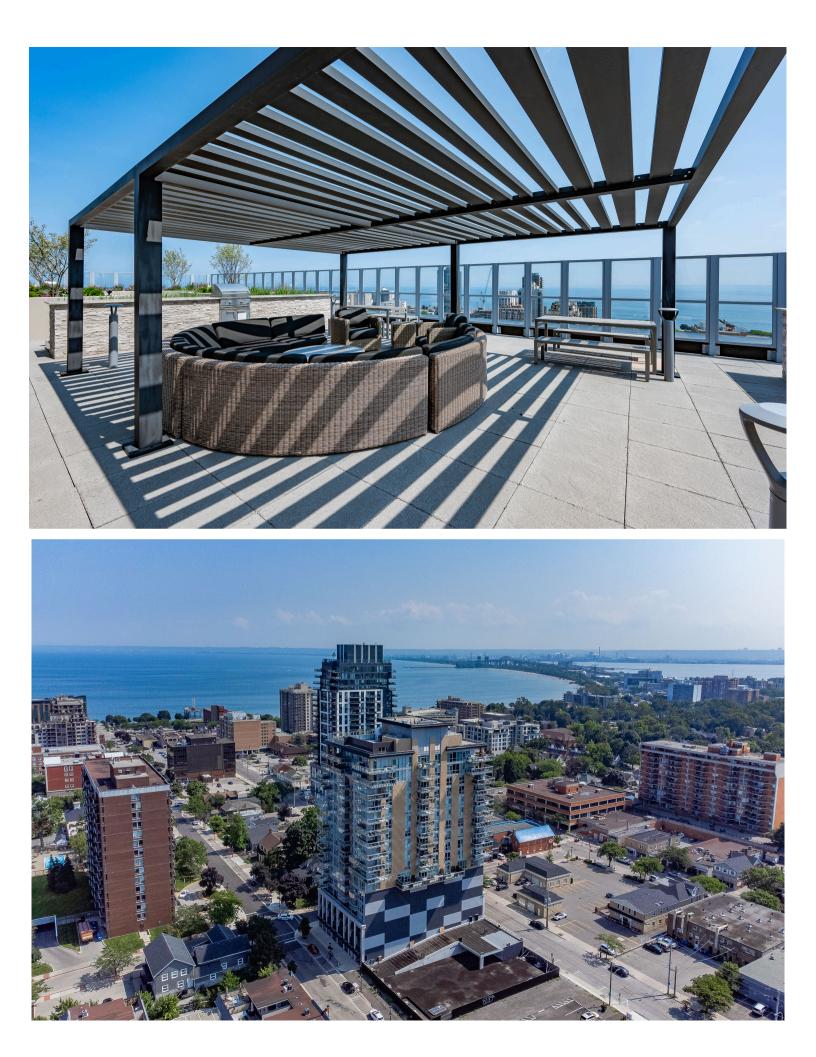
Inclusions

- 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, Hamilton, Milton, 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 willing team since 2009, reaching coveted RE/MAX Diamond award status. We continue to provide a personal customer experience, and 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 proved trach 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.

D 905.334.9067 B 905.631.8118 Deborahbrown.ca Deborah Brown, Broker RE/MAX Escarpment Realty Inc. Brokerage Independently Owned and Operated