



316-5317 Upper Middle Road
BURLINGTON





Welcome Home

Introducing the stunning "Sanctuary" model. This spacious, sunlit 1-bedroom condo boasts an open-concept floor plan and a charming Juliette balcony, located in the highly sought-after Orchard neighborhood. The contemporary lobby welcomes you with elegant furnishings, a striking stone floor with decorative inlays, and a modern fireplace. Recently painted (2025), this unit features upgraded laminate and ceramic flooring, as well as a California knockdown ceiling and expansive windows that allow natural light to flood the space. The upgraded kitchen is a chef's dream, offering stainless steel appliances, a stylish backsplash, modern lighting, and extended-height cabinets. The unit also includes one underground parking space and a private locker. Geothermal energy powers the A/C, eliminating the need for hydro to run the pump. Residents can enjoy exclusive access to the rooftop lounge, complete with a putting green, BBQ area, and ample entertainment seating. There's also a spacious party room available for special events. Conveniently located just minutes from the Go station, highways, shopping, restaurants, and Bronte Provincial Park, this condo offers the perfect blend of comfort and convenience. RSA.

Locations

Restaurants

The Keg

3130 South Service Road

Ph: (905) 681-1810

Beer Town - Burlington

2050 Appleby Line - Unit K

Ph: (905) 332-7722

Cafe

Coffee Culture

1960 Appleby Line

Ph: (905) 335-0050

Grocery

Metro

2010 Appleby Line

Ph: (905) 331-7900

Fortinos

2515 Appleby Line

Ph: (905) 319-1690

GO Station

Appleby GO Station

5111 Fairview Street, Burlington

5.2 km from property

Conservation Areas / Parks

Bronte Creek Provincial Park

1219 Burloak Drive

Ph: (905) 827-6911

2.9 km from the property

Spencer Smith Park

1400 Lakeshore Road

Ph: (905) 335-7738

12.2 km from the property

Recreation

Tansley Woods Community Centre

1996 Itabashi Way

Ph: (905) 335-7738





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 winning 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 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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