



# 1353 Hazelton Boulevard, Burlington

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## General

- Built 1988
- Approx. 5586 sqft of luxuriously finished floor space
- Lot 65.28 x 131.23ft
- 4 Bed, 4 bath (2 + 2)
- Stunning + private ravine lot

## Foyer

- Hardwood flooring
- Bright neutral palette throughout
- Approx 16' ceiling height
- Large double door closet with organizers
- Second single door coat closet

## Main Floor Office

- Built in custom desk with surrounding cabinetry
- Hardwood flooring
- Extra large windows
- Pendant lighting

## Kitchen

- Open concept design
- Porcelain tile flooring
- Pot lighting
- Stainless steel appliances including freezerless fridge, wall oven, dishwasher
- Built in cooktop
- Built in microwave
- Large eat in area with hardwood flooring
- Pendant lighting
- Oversized garden door leading to newer back deck (2025)
- Oversized windows overlooking ravine setting
- Walk in pantry with custom cabinetry renovated (2023)
- Full size stand up freezer in pantry (2023)

## Family Room

- Hardwood flooring
- Pot lighting
- Extra large wood burning fireplace
- Built in custom cabinetry, including dry bar with custom wine storage cabinet
- Built in entertainment area with wall mount tv and custom cabinetry surround
- Over sized windows overlooking private ravine

## Powder Room 2 Pc

- Large tile marble flooring
- Single sink vanity
- Window with California shutters
- Pot lighting

## Laundry Room

- Front loading washer / dryer
- Window with California shutters
- Custom countertop
- Built in cabinetry

## Dining Room

- Plush broadloom
- Crown moulding
- Stylish pendant light
- Extra large window over looking ravine

## Living Room

- Plush broadloom
- Extra large wood burning fireplace
- Large bay window

## Upper Level

### Primary Bedroom

- Hardwood flooring
- Large window overlooking ravine setting
- Ceiling fan
- Crown moulding
- Wall mounted TV
- Spacious his + her walk in closets

### Primary Ensuite (5 Pc)

- Custom renovation (2020)
- Small hexagon tile flooring
- Custom wood double sink vanity with loads of storage
- Skylight
- Large window overlooking private ravine
- Pot lighting
- Wall mounted lighting
- Contemporary free standing tub
- Separate make up table with seating
- Crown moulding
- Glass shower enclosure



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## Bedroom No. 2

- Hardwood flooring
- Large window with California shutters
- Pendant lighting
- Crown moulding
- Large closet

## Bedroom No. 3

- Hardwood flooring
- Large window with California shutters
- Custom built in bench seating
- Pendant lighting
- Large double door closet
- Crown moulding

## Bathroom (4Pc)

- Renovated 2019
- Stylish double sink vanity
- Pot lighting
- Separate make up table with seating
- Large tile flooring with decorative penny tile inlay
- Tiled shower with glass door

## Bedroom No. 4

- Hardwood flooring
- Large window with California shutters
- Pendant lighting
- Large closet
- Crown moulding

## Recreation Room (Approx 2015)

- Walk out to back yard
- Extra large windows
- Extra large entertainment area
- Combination laminate + broadloom flooring
- Built in cabinetry surrounding wall mount tv
- Gas fireplace
- Game room area
- Gym area
- Pot lighting
- In law / nanny suite potential

## Powder Room 2 Pc

- Laminate flooring
- Neutral paint

## Private Backyard Oasis

- Forested ravine setting
- Rear composite deck with cable railing (2025)

## Exterior

- Professionally landscaped with front and rear yard irrigation system. Includes planter lines to deck, front porch and all gardens
- Side facing garage
- Cedar shake roof (2008)
- Cleaning & treatment of cedar roof (2022)
- Chimneys redone (2023)
- Eaves soffits fascia (2019/2020)
- Parking for 7 cars
- Garage renovated (2023)
- Full exterior clad in premium stone, brick & Hardie Board siding (2019/2020)
- Rear composite deck with modern cable railing (2025)

## Extras

- All windows and doors replaced (2015)
- Custom millwork throughout house
- Built-ins plus fireplace mouldings (2019)
- Interior doors replaced

## Mechanical

- Furnace & AC (2024)
- Hot water heater (owned)
- Central vacuum with attachments

## Neighbourhood Characteristics + Features

- Bruce Trail at your back door
- Kerncliff Park with an abundance of trails
- Cityview Park with lighted sports fields
- Tyandaga Golf Club
- Hidden Lake Golf Club
- Library
- Treelined streets
- City and lake views
- Peaceful, quiet neighbourhood
- Abundant privacy
- Easy access to shopping & dining
- Easy highway access
- Close to major highways + 407
- Quality builders in Tyandaga area: Reimer, Dettori, Trigiani