



1353 Hazelton Boulevard
BURLINGTON





Welcome Home

Muskoka in the City. You found your home meant for active outdoor living! Discover your dream home in Burlington's elite Tyandaga Highlands, known for nature, hiking trails, and golf. Set on a premium street and backing onto a PRIVATE forested ravine, this home offers over 5,500 sq ft of finished living space, timeless elegance, architectural interest, and an ideal floor plan designed for modern living. The main floor welcomes you with a grand foyer, soaring 16-plus-foot ceilings, and sleek hardwoods. Generous principal rooms offer both comfort and functionality, including a main floor office, 4 spacious bedrooms, and 4 baths. The heart of the home is the open concept gourmet kitchen complete with upgraded lit cabinetry, high-end appliances, custom walk-in pantry with standup freezer, upgraded millwork, and stunning Muskoka-like views of the forested ravine. The open-concept layout seamlessly connects the kitchen to the dining and living areas, creating the perfect space to entertain family and friends.



Tyandaga Neighbourhood

Upstairs, the luxurious primary suite features a spa-like ensuite and his and her walk-in closets, while the additional bedrooms offer plenty of space for family or guests. The finished lower level with walkout adds incredible versatility, offering a gym, media room, games area, and future in-law/hanny setup. Enjoy sun and forest-drenched privacy from your maintenance-free deck (2025) overlooking a tranquil, tree-lined ravine, perfect for morning coffee, hosting a barbeque, or simply unwinding after a long day. Professionally landscaped with outstanding curb appeal, this home offers peace and privacy while being minutes from top schools, golf, the Bruce Trail, shops, and highways. The best of both worlds, this home offers serene natural surroundings with urban convenience. A rare opportunity to enjoy beautiful city and lake views, the Bruce Trail, rich green space, and a selection of top-tier golf courses!





Locations

Schools

Paul A Fisher PS

2175 Cavendish Drive

Ph: (905) 335-2542

Grades: JK - 6

Brant Hills

2330 Duncaster Drive

Ph: (905) 336-2330

Grades: 7 - 8

MM Robinson HS

French Immersion

2425 Upper Middle Road

Ph: (905) 335-5588

Grades: 9 - 12

French Immersion

Clarksdale

2399 Mountainside Drive

Ph: (905) 335-5605

Grades: 2 - 6

Rolling Meadows

1522 Mountain Grove Avenue

Ph: (905) 332-6000

Private Schools

Fairview Glen Montessori School

3508 Commerce Court

Ph: (905) 634-0781

Grades: PreSchool - Gr 6

Laureate College

1921 Snake Rd., Waterdown

Ph: (416) 800-8434

Grades: K - 12

Golf

Tyandaga Golf Course

1265 Tyandaga Park Drive

Ph: (905) 336-0005

Hidden Lake Golf & Country Club

1137 #1 Sideroad

Ph: (905) 336-3660

Go Station

Burlington Go Station

2101 Fairview Street

(4.9 km to Go Station)











General

- Built 1988
- Over 5000 sqft of luxuriously finished floor space
- Lot 65.28 x 131.23ft
- 4 Bed, 4 Bath (2+2)
- Stunning + private ravine lot

Extras

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

Mechanical

- Furnace P19 (2024)
- Hot water heater (owned)
- Central vacuum with attachments

Neighbourhood Features

- Bruce Trail at your back door
- Kerncliff Park with an abundance of trails
- Cityview Park with illuminated 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





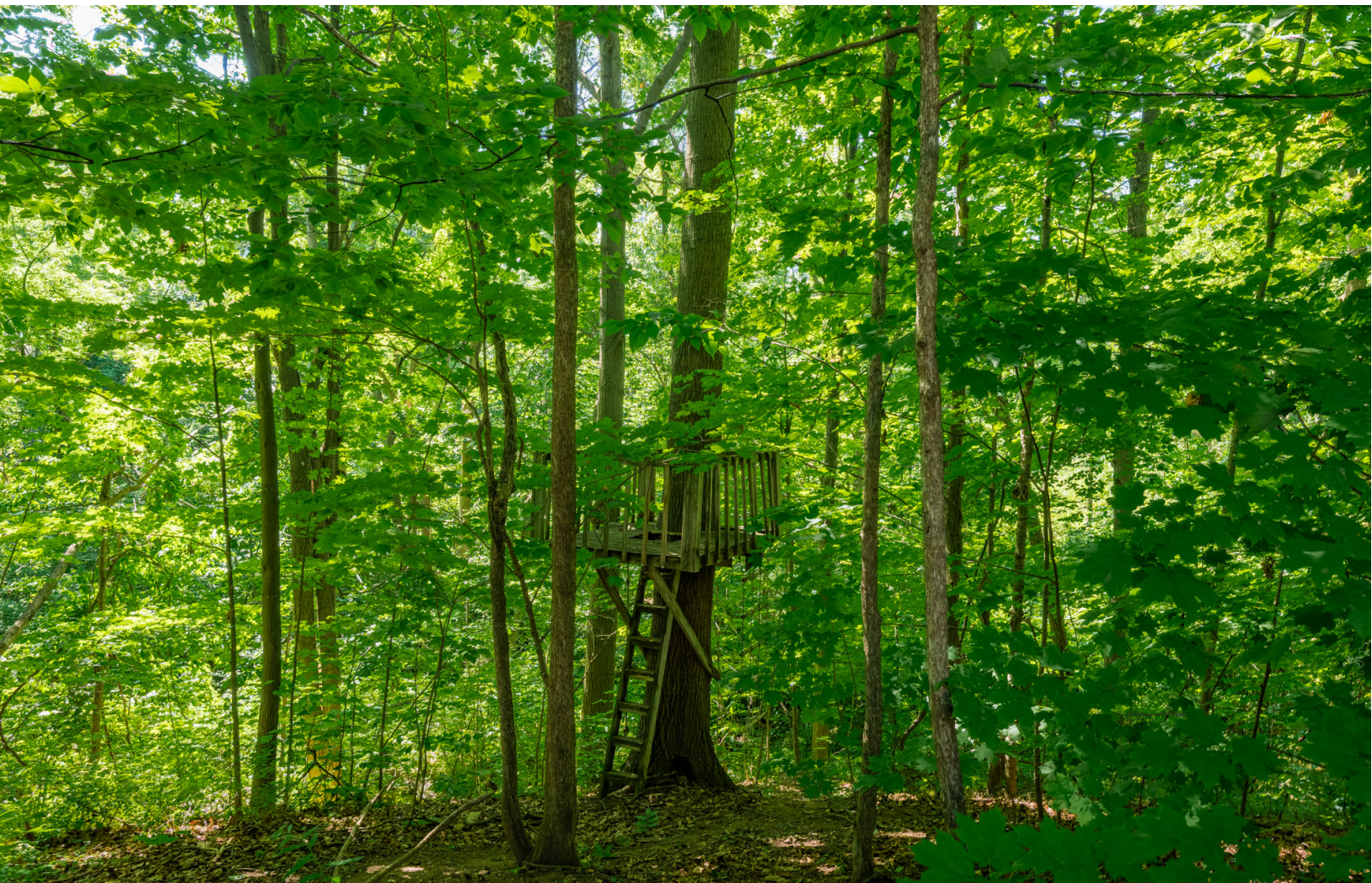
















Let's Maximize Your Investment

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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Deborah Brown, Broker

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