



2130 Winding Way, Burlington

General

- Main floor renovation 2019 (permits + engineering completed)
- Approx. 3706 sqft of luxuriously finished floor space
- 4 Bed, 4 bath
- Luxurious finishes throughout

Foyer

- Elegant, fibre glass double front doors
- Large tile entranceway
- Soaring ceilings open to second level
- Designer light fixture

Office

- Wide plank oak hardwood flooring
- Large bay window
- Pot lighting

Powder Room 2 Pc

- Wide plank oak hardwood flooring
- Stylish single-sink vanity with modern finishes

Laundry Room

- Stylish and functional laundry room featuring tailored white cabinetry with black hardware and integrated sink
- Elegant quartz surfaces
- Pot lighting
- Newer Samsung front-load washer and dryer in sleek black finish
- Custom built in mud room storage
- Entrance to garage + side yard

Kitchen

- Elegant quartz surfaces
- Statement island with seating for four, in a designer contrast finish
- Classic shaker-style cabinetry with black hardware and elegant accent lighting
- Custom designed range hood
- Premium KitchenAid stainless steel gas cooktop
- Dual built-in, premium, stainless steel convection oven and microwave for ultimate convenience - Bosch

Kitchen Con't

- Premium stainless steel Bosch ultra quiet dishwasher
- Premium KitchenAid French double door stainless refrigerator
- Convenient built-in floor vacuum in the island
- Charming breakfast and beverage area with stainless steel beverage fridge
- Spacious undermount farmhouse sink
- 3 Stylish pendant lights above kitchen island
- Pot lighting
- Designer marble tile backsplash in classic herringbone layout
- Elegant exposed ceiling beams
- Modern large-format tile flooring

Dining Room

- Wide plank oak hardwood flooring
- Large rear facing windows with custom blinds - Hunter Douglas
- Pot lighting
- Designer pendant light above dining table

Family Room

- Wide plank oak hardwood flooring
- Cozy wood-burning fireplace with classic brick surround and wood mantel
- Custom built-in bench seating with storage flanks the fireplace
- Pot lighting
- Large rear facing window
- Wall mount for tv
- Loads of natural light

Upper Level

Primary Bedroom

- Luxury laminate flooring
- Custom walk-in closet with tailored storage solutions, pot lighting, and built in dresser (2018)
- Designer light fixture
- Large window with custom blinds - Hunter Douglas
- Custom His & Her closets leading to ensuite - Grand Construction



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Ensuite Bathroom 4 Pc

- Fully renovated 2018
- Custom dual vanity with quartz surfaces, matching mirror and modern lighting
- Modern glass-enclosed shower with elegant large tile walls
- Luxury laminate flooring
- Large window with custom blinds - Hunter Douglas
- Designer ceiling light fixture

Upper Hallway

- Luxury laminate flooring
- Linen closet with built in organizers
- Pot lighting
- Open railing overlooking foyer

Bedroom No. 2

- Luxury laminate flooring
- Large window with custom blinds - Hunter Douglas
- Double sliding closet doors

Bedroom No. 3

- Luxury laminate flooring
- Large window with custom blinds - Hunter Douglas
- Double sliding closet doors
- Ceiling fan light fixture

Bedroom No. 4

- Fully renovated 2025 - Fittlers Custom Interiors
- Luxury laminate flooring
- Large window with custom blinds- Hunter Douglas
- Custom built in desk, cabinetry and seating area - Interior Works
- Double door closet with organizers
- Large window with custom blinds
- Tv wall mount

Bathroom 4 Pc

- Fully renovated 2018
- Large tile flooring
- Combination shower / tub with decorative tile walls
- Single sink vanity with modern lighting
- Large window with custom blinds - Hunter Douglas

Lower Level

- Complete renovation - Interior Works + Fittlers Custom Interiors 2025
- Mould remediation 2024
- Luxury wide plank vinyl flooring
- Large fitness studio space ideal for yoga/pilates or home gym
- Extra large windows throughout
- Modern home theatre feature wall with built in cabinetry
- Designer wall sconces throughout
- Separate eat in dining area

Bathroom 3 Pc

- Fully renovated 2025
- Sunlight Inared Sauna (2 person_ 2024
- Luxury large plank vinyl flooring
- Single sink vanity with matching mirror
- Designer light fixture
- Glass door shower with pre-fabricated shower stall

Mechanical

- Water filtration system throughout entire house (including re-mineralization) 2018
- Air purification system 2018
- Water softener 2020
- On demand water heater - owned
- Furnace - inspected and serviced annually
- Central vac with newer attachments and hose



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Extras

- Upgraded front entrance wood double doors (2017)
- Upgraded garage door (2017)
- Replaced all windows throughout, including basement - Bosch Services Ltd (2017)
- Engineering for wall removal with city permit approval - Bosch Services Ltd.
- Custom cabinetry throughout - Touchwood Cabinets Inc
- Entrance staircase recapped and rebuilt - Door Dudes (2019)
- Chimney in family room cleaned and inspected annually

House Exterior

- Newer house roof - 40 year asphalt shingle roof with 20 year warranty (2017)
- Replaced driveway (2018)
- Replaced eaves fascia and soffits (2018)

Front / Rear Yard

- Heated salt water pool - Tito Artistic Pools
- Stone coping with stone paver decking surrounding the pool
- New pool heater (2023)
- Trex decking with glass railings - Hickory Dickory Decks (2018)
- Retractable screened in gazebo, fully covered with asphalt roofing
- Gas line for BBQ
- Fully fenced rear yard with gate
- Irrigation - Front and backyard - Nutri Lawn Irrigation (2023)
- New sod front and back yard (2025)
- Stone walkway + stone side walkway (2021)