



31 Bayside Court, Burlington

General

- Built 2025
- Approx. 5100 sqft of luxuriously finished floor space
- 4 Bed, 6 bath (4 + 2)
- Luxurious finishes throughout

Foyer

- Elegant double front doors with decorative full glass inserts, Pollard
- White oak flooring with custom polished porcelain inlay
- Walk in coat closet with built in organization and lighting -10'
- Luxurious chandelier with intricate detailing
- White oak staircase with wrought iron pickets leading to upper level

Powder Room 2 Pc

- Polished porcelain flooring (18" x 35")
- Custom 48" Barzotti vanity with premium quartz countertops
- Custom-crafted plaster ceiling detail
- Extra large, upgraded mirror above vanity
- Designer lighting
- Extra large window
- Loads of storage
- Upgraded lighting

Main Floor Office

- Custom white oak hardwoods with mosaic inlay design
- Stylish glass entrance door
- Custom designed, decorative plaster ceiling
- Pot lighting LED
- Large window overlooking front yard
- Sleek, modern overhead lighting

Dining Room

- Custom white oak hardwoods with mosaic inlay design
- Timeless custom plaster tray ceiling
- Extra large windows
- Exquisite crystal chandelier

Kitchen

- Luxurious, heated polished porcelain flooring 18" x 35"
- Barzotti designed extended height shaker style cabinetry with built in lighting and soft close drawers
- Custom, walnut stained Barzotti range hood
- Premium JennAir, Monogram Series SS dishwasher
- Premium SS JennAir, gas oven and 6 burner range
- Silhouette Professional Series lockable wine fridge
- JennAir premium SS double wall oven with integrated microwave-convection
- Premium JennAir, Monogram Series, SS french door refrigerator
- Premium quartz surfaces and backsplash throughout
- Extra large, walnut stained island 52" x 82"
- Upgraded pendant lights above island
- Oversized pantry
- Pot lighting LED
- Under cabinet task lighting
- Crown moulding
- Large eat in area
- Extra large 8' double opening garden doors leading to rear yard

Family Room

- White oak hardwood flooring
- Custom designed, decorative plaster ceiling
- Pot lighting LED
- Striking floor to ceiling porcelain feature wall with modern gas fireplace
- Custom Barzotti built-ins with quartz surfaces flank fireplace
- Custom modern light fixture
- Extra large windows overlooking the rear yard



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Laundry Room

- Polished porcelain flooring
- Custom Barzotti extended height cabinetry with quartz surfaces and stainless steel sink
- Electrolux front load washer + dryer
- Custom-crafted plaster ceiling detail
- Large window
- Custom mud room organizer
- Decorative marble backsplash with crystal decor

Upper Level

Upper Hallway

- White oak hardwoods
- Double door linen closet with built in organizers
- Brilliant sparkling crystal chandelier

Bedroom No. 1

- White oak hardwoods
- Large window with oval transom
- Custom designed, decorative plaster ceiling
- Double door closet with built in organizer

Ensuite - to Bedroom No. 1 - 4 Pc

- Polished porcelain matte finish flooring
- Custom Barzotti floating vanity with premium quartz surfaces
- Glass enclosed shower/tub combination with polished porcelain surround
- Custom designed, decorative plaster ceiling

Bedroom No. 2

- White oak hardwoods
- Walk in closet with organizers
- Large windows
- Crown moulding

Ensuite - to Bedroom No. 2 - 3 Pc

- Polished porcelain flooring
- Custom Barzotti vanity with premium quartz surfaces
- Custom designed, decorative plaster ceiling

Bedroom No. 3

- White oak hardwoods
- His + Her closets with built in organizers
- Large rear facing window

Ensuite - to Bedroom No. 3 - 2 Pc

- Polished porcelain flooring
- Custom Barzotti vanity with quartz surfaces
- Large window
- Stylish black hardware
- Custom designed, decorative plaster ceiling
- Large mirror

Primary Bedroom

- White oak hardwoods
- Large windows - loads of natural light
- Custom ceiling with decorative plaster design and integrated lighting on remote
- Pot lighting LED
- Luxury Barzotti walk-in closet with tailored storage solutions, and built in dresser, oversized mirror and bench seating
- Designer light fixture
- Rough in for fireplace with dedicated electrical
- Double door entry to primary bedroom

Primary Ensuite 5 Pc

- Pocket door to ensuite
- Imported from Italy Calcutta polished porcelain flooring
- Modern freestanding tub
- Custom Barzotti double sink vanity with quartz surfaces
- Heated flooring
- Spacious glass shower featuring double rain heads and polished porcelain surround

Lower Level

- Extra wide white oak staircase to lower level
- Premium floating vinyl plank flooring
- Glass enclosed designated gym area with custom ventilation and rough in for tv wall mount
- Sauna with integrated lighting and built-in sound system



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Lower Level Con't

- Large linen closet for the sauna
- Crown moulding throughout
- Pot lighting LED
- Full sized cold room
- Second storage closet with built in organization
- Electric fireplace with custom cultured stone and marble mantelpiece
- Rough in for tv wall mount
- Extra large coat closet with built in organization

Bathroom 3 Pc

- Heated polished porcelain flooring
- Custom Barzotti vanity with premium quartz surfaces
- Glass enclosed shower area with porcelain surround

Lower Level Kitchen

- Premium floating vinyl plank flooring
- SS full sized refrigerator - LG
- SS dishwasher - LG
- Barzotti designed cabinetry with built in wine storage
- Quartz surfaces
- Modern black fixtures
- Pot lighting LED
- Dedicated line for microwave built in to cabinetry

Home Theatre

- Berber carpeting
- Rough in tv mount with internet
- Pocket door closet with storage and lighting

Exterior

- Fencing to be complete with side gate on each side prior to sale closing
- Gas line for BBQ
- Rough in camera wired at every soffit for alarm system
- Rough in electrical for exterior pool or hot tub
- Floating rear deck
- All brick and stone exterior
- Exterior soffit pot lighting

General

- 10ft ceilings on main level
- 9ft ceilings on lower and upper level
- Neutral fresh paint throughout
- Alarm system with glass break sensors
- Multi zone control panel for alarm system throughout
- Rough in for central vac
- Nest thermostat
- Premium solid core doors throughout - shaker style with black hardware
- Every bedroom has it's own ensuite and walk in closet
- Upper level is roughed in for internet booster
- Polished porcelain throughout is 18" x 35"
- Drywalled garage is 21' x 20'
- Liftmaster garage door - includes remotes, wifi enabled
- Roof shingles 2020, 30 year warranty
- EV charger rough in
- Keyless entry pinpad on each door
- Baseboards throughout - 7" Poplar
- LED pot lighting on entire lower level
- All brick house
- All bedrooms have tv and internet rough in on wall
- Designer finishes throughout

Mechanical

- Multi zone control panel for alarm system
- Carrier multi stage furnace 2020
- Honeywell humidifier
- Life Breath Fresh Air inlet HRV
- Sump Pump
- Plumbing & electrical throughout 2022
- Water heater not included (owners choice)
- Air conditioner 2020
- Oversized gas line to support a 300,000 BTU tankless water heater