



473 Nelson Avenue, Burlington

Property Overview

- Built 1900
- Lot Size: 56.19 x 135.52ft
- 1472 sqft above grade floor space
- 865 sqft below grade floor space - partially finished

Kitchen

- Large eat in kitchen
- Exterior entrance directly into the kitchen
- 2 Large windows - loads of natural light
- Natural wood cabinetry
- White Kenmore refrigerator
- White GE gas stove
- Linoleum flooring
- Neutral backsplash
- Over sink task lighting

Laundry Room / Mud Room

- White Kenmore refrigerator
- Linoleum flooring
- Direct access to the backyard
- 3 Large windows - loads of natural light
- Built in cabinetry
- White Maytag washing machine
- White Maytag dryer
- Access to lower level

Dining Room

- Carpeted throughout
- Large window
- Double door coat closet
- Crown moulding
- Ceiling fan light fixture
- Stairs leading to upper level

Living Room

- Carpeted throughout
- Large windows - loads of natural light
- Access to Sunroom
- Ceiling fan light fixture

Sunroom

- Carpeted throughout
- Extra large windows overlooking front yard
- Exterior entrance directly into sunroom

Upper Level

Hallway

- Extra large walk in storage closet
- Carpeted throughout

Bedroom No. 1

- Carpeted throughout
- 2 Double door closets
- 2 Large windows
- Ceiling fan light fixture

Bedroom No. 2

- Carpeted throughout
- Large closet
- 2 Large windows
- Ceiling fan light fixture

Bathroom - 4 Pc

- Linoleum flooring
- Combination tub/shower with tile surround
- Single sink vanity with overhead lighting + mirror
- Extra large walk in linen closet
- Large window

Lower Level

Recreation Room (partially finished)

- Lower level added - approx 2003 - concrete block foundation and concrete flooring
- Above grade windows

Bathroom - 3 Pc

- Glass enclosed shower
- Single sink vanity with overhead lighting + mirror
- Large above grade window
- Laminate flooring



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Office

- Carpeted throughout
- Pot lighting
- Wood panelling

Utility Room

- Reliance water heater - 2025 - rented
\$36.65/month
- Carrier furnace - 2018
- Central air conditioner
- Sump pump

Exterior

- Retractable window awning over front of house
- Double wide driveway - parking for 5 cars
- Two backyard sheds
- Rear deck accessed from laundry/mud room