

3212 PINEMEADOW Drive, Burlington, Ontario, L7M 2N7

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Active / Residential

Listing ID: 40861188

Price: \$1,299,900.00



Halton/35 - Burlington/350 - Headon Forest

Traditional/House

	Beds	Baths	Kitch
Main		1	1
Second	4	2	

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **3 (2 + 1)**
 Dens: **1**
 SF Fin Total: **2,063**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,063/Plans**
 DOM: **1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,294.65/2026**

Remarks/Directions

Public Remarks: **RARE OPPORTUNITY: METICULOUSLY MAINTAINED ORIGINAL-OWNER HOME** featuring 4-beds, 3-baths in the highly desirable, family-friendly Headon Forest community. Thoughtfully designed for both everyday living and entertaining, this inviting home offers generous space, updates, and a warm, welcoming atmosphere throughout. The main floor features a bright and spacious family room with a cozy wood-burning fireplace, seamlessly connected to the bright, updated eat-in kitchen—perfect for family meals and effortless entertaining. The generous dining room flows beautifully into the bright and welcoming living room, creating an ideal space for hosting family and friends. A convenient 2-pc powder room and practical mudroom complete the main level, offering the perfect drop zone for kids, boots, and rainy-day gear. Head upstairs to the four, large, well-appointed bedrooms, including a beautifully updated and stylish 3-piece ensuite. An additional 4-pc bath provides plenty of convenience for families and busy mornings. The finished lower level adds valuable living space with endless possibilities for a rec room, home gym, office, playroom, or teen retreat. Step outside to a beautifully landscaped, fully fenced backyard offering exceptional privacy and a spacious wood deck—perfect for summer barbecues, entertaining, or relaxing outdoors. Ideally located close to schools, parks, shopping, dining, golf courses, and everyday amenities, this wonderful Headon Forest home offers the perfect blend of space, comfort, style, and convenience. Don't miss your opportunity to make it yours!

Directions: **Headon Forest Dr & Pinemeadow Dr**

Exterior

Exterior Feat: Deck(s)	Foundation: Poured Concrete	Roof: Asphalt Shingle
Construct. Material: Solid Brick, Vinyl Siding		Prop Attached: Detached
Shingles Replaced: 1986//Other		Apx Age: 31-50 Years
Property Access: Municipal Road		Rd Acc Fee:
Other Structures: Fence - Full		Winterized:
Garage & Parking: Attached Garage//Private Drive Double Wide/Built-In Garage		
Parking Spaces: 4	Driveway Spaces: 2.0	Garage Spaces: 2.0
Water Source: Municipal	Water Tmnt:	Sewer: Sewer (Municipal)
Lot Size Area/Units: /	Acres Range: < 0.5	Acres Rent:
Lot Front (Ft): 50.99	Lot Depth (Ft): 113.25	Lot Shape:
Location: Urban	Lot Irregularities:	Land Lse Fee:
Area Influences: Golf, Library, Major Highway, Public Transit, Schools, Shopping Nearby, Trails		Fronting On: East
Topography:		

Interior

Interior Feat: None	Basement Fin: Fully Finished
Basement: Full Basement	
Laundry Feat: Main Level	
Cooling: Central Air	
Heating: Forced Air	
Fireplace: 1/Family Room, Wood	FP Stove Op:
Under Contract: Furnace, Hot Water Heater	
Current Rental Costs: Furnace: \$92.00 / per month. Water Heater: \$25.00 / per month.	
Inclusions: Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings	
Add Inclusions: all electrical light fixtures	
Exclusions: powder room mirror	

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PCL 132-1 , SEC 20M366 ; LT 132 , PL 20M366 ; S/T H265515 BURLINGTON/NELSON TWP	
Zoning: R3.2	Survey: Unknown/
Assess Val/Year: \$620,000/2016	Hold Over Days: 90
PIN: 071760013	PIN 2:
ROLL: 240204040251804	Occupant Type: Owner
Possession/Date: Other/	Deposit: 65000
Possession Rmks: TBD	

Brokerage Information

List Date: **09/10/2026**
List Brokerage: **[RE/MAX Escarpment Realty Inc.](#)**

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Source Board: Cornerstone Association of REALTORS®
Prepared By: Deborah Ann Brown, Broker
Date Prepared: 09/11/2026

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