



20 - 1276 Silvan Forest Drive, Burlington

Property Overview

- Built 2001
- Beautiful 3 + 1 bedroom, 4 bath set on a gorgeous ravine
- 1470 Sqft finished living space above grade
- 630 Sqft finished lower level
- Single car garage

Front Entrance

- Bright entrance with loads of natural light
- Oak hardwood flooring
- Spacious double door coat closet
- Modern farmhouse light fixture
- Crown moulding
- Extra wide staircase leading to upper level with newer broadloom
- Convenient interior access to the garage

Powder Room - 2 Pc

- Oak hardwood flooring
- Pedestal sink
- Vanity mirror
- Stylish overhead lighting above pedestal sink
- Floating wall shelf

Living Room

- Oak hardwood flooring
- Open concept to dining area
- Crown moulding
- Ceiling fan light fixture
- Convenient access to lower level
- Decorative electric fireplace (movable)

Dining Room

- Oak hardwood flooring
- Decorative pendant lighting
- Crown moulding
- Large window with custom California shutters

Kitchen

- Oak hardwood flooring
- White shaker style cabinets
- Mirrored backsplash
- Easy care laminate counter tops
- Convenient C-shaped kitchen
- Breakfast bar with seating for 3
- Black microwave - GE
- Stainless steel ceramic top stove - Maytag
- Black dishwasher - Maytag
- Stainless steel two door refrigerator with lower freezer - Kitchen Aid

Kitchen Con't

- Garden doors with custom California shutters open to a beautiful, private ravine backyard eat-in kitchen with brand new pendant lighting - 2026
- Suspended halogen light fixture
- Crown moulding

Upper Level

Upper Hallway

- Extra large linen closet

Primary Bedroom

- Newer laminate flooring
- Large window with custom California shutters
- Ceiling fan light fixture
- Crown moulding
- Large walk in closet

Primary Ensuite - 3 Pc

- Recently renovated
- Modern vanity with quartz surfaces
- Glass enclosed shower with classic subway tile surround and handheld shower head
- Upgraded lighting
- Large window with custom blinds

Bathroom - 4 Pc

- Spacious double door vanity with neutral countertop
- Decorative mirror
- Classic light fixture
- Large format tile flooring
- Tub/shower combination with decorative tile surround

Bedroom 2

- Newer laminate flooring
- Ceiling fan light fixture
- Large window
- Large double door closet
- Wall mount for TV

Bedroom 3

- Newer laminate flooring
- Large window
- Large double door closet



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Lower Level

Lower Hallway

- Hallway serving area with bar sink and decorative glass shelving
- Newer berber carpeting throughout lower level
- 2 Double door storage closets
- Pot lighting

Bedroom 4 / Den

- Pot lighting
- Newer berber carpeting
- Large double door closet with built in organization

Recreation Room

- Newer berber carpeting
- Built in storage unit
- Window with custom blinds

Laundry Room

- Stacked washer dryer

Bathroom 3 Pc

- Extra wide vanity with granite surfaces
- Large mirror
- Decorative light fixtures
- Glass enclosed stand up shower
- Large format tile flooring

General

- Lennox furnace (2023)
- Lennox air conditioner (2023)
- Rheem water heater rental
- Monthly condo fee - \$383.58

Exterior

- Gorgeous, private ravine backyard oasis
- Fully landscaped
- New fencing (2025)
- Tumbled stone patio