



# 506 Regina Drive, Burlington

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## Property Overview

- Custom built, all brick bungalow - Dalzotto homes
- Meticulous 2-bedroom, 2-bathroom home in the heart of Downtown Burlington
- 1840 Sqft finished living space above grade
- 1840 Sqft unfinished lower level - ready to make your own
- Double-car garage with driveway parking for up to 4 additional vehicles
- Mature 63' x 115' lot located on a quiet street, just a short walk to Lake Ontario
- Built 2004

## Front Entrance

- Impressive stone and brick cover front entrance door with elegant glass inset
- Classic tiled flooring
- Double door hall closet
- Impressive 11'3" ceiling height
- Upgraded light fixture
- Crown moulding
- Pot lighting in hallway leading to family room
- Maple staircase leading to unspoiled lower level

## Great Room

- Maple hardwood flooring
- Soaring cathedral ceiling - 10'6"
- Open concept to dining room + beautiful kitchen
- Crown moulding
- Pot lighting
- Large window with custom privacy blinds
- Corner gas fireplace featuring a classic white mantel and elegant black marble surround
- Convenient TV rough-in above the fireplace with a dedicated wall switch
- Garden doors leading to professional landscaped rear yard
- Built in interior sound system

## Dining Room

- Maple hardwood flooring
- Soaring cathedral ceiling - 10'6"
- 3 Large windows with custom privacy blinds
- Upgraded chandelier light fixture

## Kitchen

- Maple hardwood flooring
- Quality-crafted maple cabinetry by Barzotti Woodworking, featuring custom glass-door inserts and built in task lighting
- Large window with custom privacy blind
- Granite counter surfaces
- Pot lighting
- Natural stone backsplash

## Kitchen Con't

- Stylish pendant lighting above the breakfast bar
- Custom built-in desk area
- Amana stainless steel side-by-side refrigerator with convenient built-in water dispenser - 2020
- GE stainless steel ceramic cooktop and oven - 2020
- Panasonic stainless steel over-the-range microwave
- KitchenAid stainless steel dishwasher
- Stainless steel sink

## Laundry Room

- Classic tiled flooring
- Additional Shaker-style cabinetry offering maximum storage
- Laminate countertop
- Built-in white sink complemented by an updated, faucet
- White front loading high efficiency washer + dryer - make
- Inside access to double car garage

## Primary Bedroom

- Maple hardwood flooring
- Extra large window with custom privacy blind
- Soaring cathedral ceiling - 10'6"
- Pot lighting
- Extra large walk in closet

## Ensuite Bathroom - 3Pc

- Classic tiled flooring
- Quality-crafted maple vanity by Barzotti Woodworking features granite countertops, extra-wide built-ins with surround shelving, and integrated lighting
- Large window with custom blinds
- Glass-enclosed walk-in shower featuring dual shower heads and recessed lighting

## Bedroom 2

- Berber carpeting
- 3 Large windows with custom privacy blinds
- Pot lighting
- Built in interior sound system
- Hanging bracket for TV wall mount
- Cathedral ceiling 9'11"
- Double door closet

## Bathroom - 3Pc

- Extra-wide custom vanity by Barzotti Woodworking, featuring generous storage, and elegant granite countertops
- Decorative mirror
- Elegant wall sconce lighting
- Glass-enclosed walk-in shower
- Large window with custom privacy blind



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## Lower Level

- Expansive, unspoiled lower level with 3pc bathroom rough in offering endless possibilities to customize and create a space uniquely your own

## General

- Refrigerator (2020) in garage included in sale

## Mechanical

- Central air conditioner - 2023
- Rheem Power Vent 2 water heater - rental \$115.90 quarterly
- Central vacuum with attachments
- Home security system - not currently monitored

## Exterior

- Irrigation front and rear yards - Bennys Irrigation
- Professionally landscaped front and rear yards
- Roof 2016 (approx) - D'Angelo Roofing - inspected 2025
- Exposed aggregate driveway borders, walkway, and backyard patio - Approx 2019
- Motorized retractable backyard awning with rain sensors and convenient remote control
- Fully fenced, private backyard with mature perennial gardens
- Newer garage door