

3223 Lakeshore Road

Burlington, Ontario



SCHIAVONE
DIAMOND

ROYAL LEPAGE
Royal LePage Real Estate Services Ltd., Brokerage





Welcome
Home



Gourmet Kitchen



Luxurious Living



Master Suite





Features

3223 Lakeshore Road

MAIN LEVEL

Entry
Single door entry with sidelights and transom windows, tile floor, decorative columns, pot lights, crown moulding, hardwood stairs & handrail with wrought iron pickets

Living Room **12'2 x 10'6**
Hardwood floor, gas fireplace with white mantle, crown moulding, pot lights, sconce lights

Dining Room **12'3 x 10'6**
Hardwood floor, wrought iron chandelier, crown moulding

Kitchen **13'3 x 12'10**
Tile floor, antiqued cabinets with some glass front cabinets, centre island, granite countertops, tumbled marble backsplash, under cabinet lighting, stainless steel fridge, built-in wall oven, built-in microwave and built-in dishwasher, gas cooktop, custom range hood

Breakfast **12'6 x 9'6**
Tile floor, pantry cabinets, wrought iron chandelier, pot lights

Great Room **21'8 x 11'8**
2 storey great room with hardwood floor, wood-burning fireplace with tile surround, sconce lights, pot lights, garden doors to rear deck, large palladian window, crown moulding, decorative columns, wrought iron chandelier

2pc Bath
Antiqued casement style vanity with granite

countertop, antiqued brass faucet, framed mirror

Laundry Room
Tile floor, antiqued cabinetry, laundry sink with faucet and pull-out spray, inside entry from garage

BEDROOM LEVEL

Master Bedroom **16'5 x 16'3**
Hardwood floor, walk-in closet, garden door with sidelight windows to balcony overlooking front yard, 2 wrought iron chandeliers

5pc Ensuite Bath
Tile floor, antiqued casement-style double vanity with granite countertop, double undermounted sinks, brushed stainless steel faucets, framed mirrors, corner soaker tub with tile skirting, separate shower with tile surround, pot lights

Bedroom **20'6 x 9'4**
Hardwood floor, crown moulding, closet

4pc Bath
Tile floor, antiqued casement style vanity with marble countertop, undermounted sink, antique brass faucet, tub/shower combination with tile surround

Bedroom **12'10 x 10'**
Hardwood floor, crown moulding, closet

4pc Bath
Tile floor, dark wood casement style van it, granite countertop, antique bronze faucet, tub/shower combination with tile surround

THIRD LEVEL

Bedroom **13'11 x 10'10**
Broadloom, sconce lights, palladian window, closet

Bedroom **12'3 x 10'10**
Broadloom, palladian window, closet

Loft Area **29'6 x 14'7**
Broadloom, 2 palladian windows

4pc Bath
Tile floor, pedestal sink, jacuzzi tub/shower combination with tile surround

BASEMENT LEVEL

Recreation Room
Berber broadloom

3pc Bath
Tile floor, white vanity with laminate countertop, chrome faucet and fixtures, separate shower with tile surround

EXTERIOR FEATURES

Stucco and stone exterior, stone edged driveway, stone front steps and porch, decorative colums, upper balcony with wrought iron railing, professionally landscaped with armour stone and perennials, single car garage with second garage door to rear flagstone patio, built-in fire pit

SCHOOL INFORMATION

PUBLIC
John T. Tuck Elementary (JK - Gr 8)
3365 Spruce Avenue
905-637-3881

Pineland Elementary (French Imm. Gr 1 - 8)
5121 Meadowhill Road
905-634-2311

Nelson Secondary (Gr 9 - 12) (Fr. Imm. & Gifted)
4181 New Street
905-637-3825

CATHOLIC
St Paul Elementary (JK - Gr 8)
530 Cumberland Avenue
905-63201424

St Gabriel Elementary (Fr. Imm. Gr 5 - 8)
2227 Parkway Drive
905-332-3333

Assumption Secondary (Gr 9 - 12)
3230 Woodward Avenue
905-634-1835

Lot Size: 50' x 125'
2015 Taxes: \$6,899

Backyard Oasis





For more information & pictures visit:
SchiavoneDiamond.com



Bill Schiavone

Broker

Tel 905.338.3737

Cell 416.999.6084

Fax 905.338.7452

Bill@SchiavoneDiamond.com



Fabe Fedrigo

Sales Representative

Tel 905.338.3737

Cell 905.302.5718

Fax. 905.338.7452

ffedrigo@globalserve.net