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## MLS Listing - 269 Kenwood Ave., Burlington



**269 Kenwood Ave** **List: \$1,279,900 For: Sale**

**Burlington Ontario L7L 4L9**

Burlington Appleby Halton

**SPIS:** N

**Taxes:** \$4,700.94/2024

Detached

**Front On:** E

**Rms:** 7 + 1

**Link:** N

**Acre:**

**Bedrooms:** 3

Sidesplit 3

**Washrooms:** 2

1x4xUpper, 1x3xLower

**Lot:** 60 x 120 Feet Irreg:

**Dir/Cross St:** Lakeshore Rd./Kenwood Ave.

**MLS#:** W11908096

**PIN#:** 070010008

**Possession Remarks:** TBD

**Public Open House:**

Sunday, February 2 2025

2:00 PM - 4:00 PM

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b> Private	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Gar/Gar Spcs:</b> None / 0	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive Park Spcs:</b> 3	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 3	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Water Supply:</b>
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b>	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b>	<b>Waterfront:</b>
<b>POTL Mo Fee:</b>		<b>Retirement:</b> N
<b>Elevator/Lift:</b>		<b>Oth Struct:</b>
<b>Laundry Lev:</b> Lower		
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	10.07	x 9.84	Laminate	Quartz Counter	Stainless Steel Appl
2	Dining	Main	11.84	x 8.92	Laminate	W/O To Sunroom	Pantry
3	Living	Main	21.92	x 11.91	Laminate	Open Concept	Picture Window
4	Sunroom	Main	15.16	x 9.51	Porcelain Floor	Pot Lights	W/O To Yard
5	Prim Bdrm	Upper	14.67	x 10.07	Laminate	Large Window	
6	2nd Br	Upper	11.32	x 9.15	Laminate	Large Window	
7	3rd Br	Upper	9.51	x 7.68	Laminate	Large Window	
8	Rec	Lower	18.67	x 11.25	Vinyl Floor	Above Grade Window	Pot Lights

**Client Remks:** 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Delightful 3 Bedroom & 2 Bath Detached Home with Lovely Open Concept Living Room with Large Picture Windows. 2. Family-Sized Kitchen Boasting Quartz Countertops, Modern Cabinetry with Convenient Drawer Storage, Oversized Sink, Stainless Steel Appliances, Open to Dining Room with Additional Pantry Space & W/O to Stunning Finished Sunroom (Updated '24) with A/C, Pot Lights & Porcelain Tile Flooring. 3. Upper Level Features 3 Bedrooms with Large Windows & 4pc Main Bath. 4. Finished Lower Level Featuring Spacious Rec Room with Oversized Windows, Plus 3pc Bath, Large Laundry/Utility Room & Huge Crawl Space for Storage. 5. Beautiful Fenced Yard with 9'3 x 8'9 Cabana/Office Space ( Updated '24), Patio Area, Storage Shed & Ample Space for Play, Gardening and/or Entertaining!

**Extras:** Fabulous Location Across from Schools & Mohawk Park and within Walking Distance to the Lake & Burloak Waterfront Park, Shopping & Amenities!

**Listing Contracted With:** REAL ONE REALTY INC. **Ph:** 905-281-2888

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