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一份信任，三份回报！



MLS Listing - 5452 Croydon Rd., Burlington



5452 Croydon Rd **List: \$1,099,000 For: Sale**

Burlington Ontario L7L 3J4

Burlington Appleby Halton

SPIS: N

Taxes: \$5,444.65/2024

Detached

Front On: S

Rms: 6 + 3

Link: N

Acre:

Bedrooms: 3 + 1

Bungalow

Washrooms: 2

1x4xMain, 1x3xBsmt

Lot: 62 x 105 Feet **Irreg:**

Dir/Cross St: Burloak Dr. & Spruce Ave.

Directions: Burloak Dr. & Spruce Ave. to Hampton Heath Rd. to Croydon Rd.

MLS#: W12258522

PIN#: 070010476

Possession Remarks: TBD

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Detached / 2	Hydro:	
Fireplace/Stv:	N	Drive Park Spcs:	6	Gas:	
Heat:	Forced Air / Gas	Tot Prk Spcs:	8	Phone:	
A/C:	Central Air	UFFI:		Water:	Municipal
Central Vac:	Y	Pool:	None	Water Supply:	
Apx Age:		Energy Cert:		Sewer:	Sewers
Apx Sqft:	700-1100	Cert Level:		Spec Desig:	Unknown
Assessment:		GreenPIS:		Farm/Agr:	
POTL:		Prop Feat:	Central Vacuum	Waterfront:	
POTL Mo Fee:				Retirement:	
Elevator/Lift:				Oth Struct:	
Laundry Lev:	Lower			Survey Type:	None
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	11.09	x 10.99	Hardwood Floor	Skylight	Granite Counter
2	Dining	Main	10.99	x 8.33	Hardwood Floor	Open Concept	Vaulted Ceiling
3	Living	Main	14.76	x 12.34	Hardwood Floor	Open Concept	Vaulted Ceiling
4	Prim Bdrm	Main	11.42	x 10.93	Hardwood Floor	Large Window	
5	2nd Br	Main	12.01	x 7.91	Hardwood Floor	Closet	
6	3rd Br	Main	9.91	x 8.5	Hardwood Floor	Closet	
7	Rec	Bsmt	24.18	x 10.83	Laminate	Pot Lights	
8	Office	Bsmt	10.83	x 9.68	Laminate		
9	4th Br	Bsmt	12.5	x 10.5	Laminate	3 Pc Ensuite	Closet

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Delightful 3+1 Bedroom & 2 Bath Bungalow with Entertainer's Delight Open Concept Kitchen & Living/Dining Area with Vaulted Ceiling & Gleaming Acacia Hardwood Flooring. 2. Spacious Kitchen Boasting Skylight, Updated Cabinet Doors & Hardware ('25), Updated Centre Island/Breakfast Bar ('25), Granite Countertops & Stainless Steel Appliances. 3. 3 Main Level Bedrooms with Gleaming Acacia Hardwood Flooring & Classy Updated 4pc Main Bath with Skylight Completes the Main Level. 4. Separate Entrance to Finished Lower Level with New Laminate Flooring ('25) Boasting Bright & Spacious Rec Room & Office Area, Large Laundry Room & Good-Sized 4th Bedroom with Full 3pc Bath. 5. Private Fenced Yard (New Fence '24) with Mature Trees, Patio Area, Natural Gas BBQ Hook-up & Ample Space for Play, Gardening and/or Entertaining! All This & More! New Heat Pump '24, Updated Shingles on Detached Garage '24, New Kitchen Faucet '23, New Dishwasher & Dryer '22, New Stove '21. Detached 2 Car Garage Plus Large Driveway. Freshly Painted ('25) & Move in Ready! Fabulous Location within Walking Distance to Schools, Parks & Trails, Shopping & Amenities AND to the Lake & Burloak Waterfront Park!

Extras:

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

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