



MLS Listing - 4265 Ryan Lane, Burlington



4265 Ryan Lane **List: \$1,375,000 For: Sale**

Burlington Ontario L7M 0M3

Burlington Alton Halton

SPIS: N **Taxes: \$6,898.30/2025**

Detached

Link: N

2-Storey

Front On: E

Acre:

Rms: 8 + 3

Bedrooms: 4 + 1

Washrooms: 4

1x2xMain, 1x4x2nd, 1x4x2nd,
1x3xBsmt

Lot: 36.09 x 85.3 Feet Irreg:

Dir/Cross St: Walkers Line & Dundas St.

Directions: Walkers Line & Dundas St. to Tim Dobbie Dr. to Ryan Lane

MLS#: W12842876

PIN#: 072023768

Possession Remarks: TBD

Legal: Lot 72, Plan 20M1110; Subject to an Easement for Entry as in HR1039297; Subject to an Easement for Entry as in HR1108172; City of Burlington

Kitchens: 1 + 1

Fam Rm: Y

Basement: Finished

Fireplace/Stv: Y

Heat: Forced Air / Gas

A/C: Central Air

Central Vac: N

Apx Age:

Apx Sqft: 2000-2500

Roof: Shingles

Foundation: Unknown

Assessment:

POTL:

POTL Mo Fee:

Elevator/Lift:

Laundry Lev: Main

Phys Hdcap-Eqp:

Waterfront: None

Exterior: Brick / Stone

Gar/Gar Spcs: Attached / 2

Park/Drive: Private

Drive: Private

Drive Park Spcs: 2

Tot Prk Spcs: 4

UFFI:

Pool: None

Energy Cert:

Cert Level:

GreenPIS:

Prop Feat: Family Room, Fireplace/Stove

Interior Feat: Carpet Free, Auto Garage

Door Remote, In-Law Capability

Zoning:

Cable TV:

Hydro:

Gas:

Phone:

Water: Municipal

Water Supply Type:

Sewer: Sewers

Spec Desig: Unknown

Farm/Agr:

Waterfront: None

Retirement:

HST Applicable to Included In

Sale Price:

Oth Struct:

Survey Type: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	15.26	x 14.34	Ceramic Floor Centre Island Quartz Counter
2	Living	Main	18.57	x 12.5	Hardwood Floor Combined W/Dining Pot Lights
3	Dining	Main	18.57	x 12.5	Hardwood Floor Combined W/Living
4	Family	2nd	17.65	x 11.58	Hardwood Floor Vaulted Ceiling Gas Fireplace
5	Prim Bdrm	2nd	14.01	x 13.42	Hardwood Floor 4 Pc Ensuite W/I Closet
6	2nd Br	2nd	11.52	x 9.58	Hardwood Floor Closet
7	3rd Br	2nd	10.07	x 9.91	Hardwood Floor Closet
8	4th Br	2nd	10.17	x 10.07	Hardwood Floor Closet
9	Rec	Bsmt	14.5	x 12.5	Laminate Pot Lights
10	Kitchen	Bsmt	9.09	x 6.33	Laminate Irregular Rm
11	5th Br	Bsmt	11.91	x 10.07	Laminate Closet

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning, Well-Designed Kitchen Boasting Modern Cabinetry, Centre Island/Breakfast Bar, Quartz Countertops & Backsplash, Stainless Steel Appliances (*21) & Bright Breakfast Area with Bay Window & W/O to BBQ Deck Leading to Fully-Fenced Backyard with Lovely Perennial Gardens! 2. Beautiful Combined Dining & Living Room Area with Brand New Hardwood Flooring PLUS Gorgeous 2nd Level Family Room Featuring Vaulted Ceiling, Large Window & Gas Fireplace. 3. 4 Good-Sized Bedrooms (with Updated Hardwood Flooring *21) on 2nd Level, with Double Door Entry to Primary Bedroom Suite Boasting W/I Closet & 4pc Ensuite with Soaker Tub & Glass-Enclosed Shower. 4. Great In-Law Suite Potential with Secondary Entry from Garage Leading to Finished Basement Featuring Large Rec Room Area, Kitchenette, Generous 5th Bedroom, Full 3pc Bath & Large Cold Storage with B/I Shelving! 5. Fabulous Location on Quiet Street in Burlington's Thriving Alton Village Community Just Steps from Haber Rec Centre, Burlington Public Library & Norton Community Park (with Playground, Skatepark, Sports Fields, Dog Park & More!), Plus Just Minutes from Bronte Creek Provincial Park, Schools, Restaurants, Shopping & Many More Amenities... Plus Easy Hwy Access! All This & More!! Beautiful Patterned Concrete Walkway Leads to Covered Porch with Gracious Double Door Entry. 2pc Powder Room & Convenient Main Level Laundry Room (with Access to Garage) Complete the Main Level. This Fernbrook Home Boasts 2,061 Sq.Ft. A/G Plus Finished Basement. Convenient California Shutters Through Main & 2nd Levels (*21)!

Inclusions: All Light Fixtures, All Window Coverings/California Shutters, Refrigerator & Gas Stove, Built-in Dishwasher, Washer & Dryer, 2 Garage Door Openers & Remotes

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