



Features & Updates - 4265 Ryan Lane, Burlington

Highlights:

- Spectacular 4+1 Bedroom & 4 Bath Family Home with Great in-Law Potential in Burlington's Thriving Alton Village Community!
- Beautiful Patterned Concrete Walkway Leads to Large Covered Porch with Gracious Double Door Entry.
- Stunning, Well-Designed Kitchen Boasts Modern Cabinetry, Centre Island/ Breakfast Bar, Quartz Countertops & Backsplash, Stainless Steel Appliances & Bright Breakfast Area with Bay Window & Walk-Out to BBQ Deck Leading to Backyard!
- Beautiful Combined Dining & Living Room Area with Brand New Hardwood Flooring.
- 2pc Powder Room & Convenient Main Level Laundry Room (with Access to Garage) Complete the Main Level.
- Gorgeous 2nd Level Family Room Features Vaulted Ceiling, Large Window & Gas Fireplace.
- 4 Good-Sized Bedrooms with Hardwood Flooring Complete the 2nd Level.
- Double Door Entry to Primary Bedroom Suite Boasting Walk-in Closet & 4pc Ensuite with Soaker Tub & Glass-Enclosed Shower.
- 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 Built-in Shelving!
- Fernbrook-Built Home with 2,061 Sq.Ft. Above-Ground Plus Finished Basement.
- Fully-Fenced Backyard with Lovely Perennial Gardens.
- 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 Highway Access!

Inclusions:

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

Rental:

Hot Water Tank/Heater (Reliance Home Comfort)

Updates:

2026: New Hardwood Flooring on Main Level

2025: New Dryer

2021: New Hardwood Flooring on 2nd Level

2021: Installed California Shutters Through Main & 2nd Levels

2021: New Kitchen Appliances (per Previous Owner)