ELITE3 &TEAM 地产三友

Together, For Better !

一份信任，三份回报！



Features & Updates ~ 1701 Lampman Ave., Unit 707, Burlington

Highlights:

- Bright & Beautiful 3 Bedroom & 2 Bath Condo Suite in the Heart of Burlington Boasting 1,036 Sq.Ft. of Living Space with Upgraded Vinyl Flooring Throughout!
- Spacious Updated Kitchen with Extended Upper Cabinets, Quartz Countertops & Glass Tile Backsplash, Open to Breakfast/Dining Area.
- Bright & Airy Great Room Features Vaulted Ceiling & Patio Door Walk-Out to Oversized Balcony with New Flooring & Railings, Plus Access to Convenient Storage Area!
- Fabulous Primary Bedroom Boasts Beautiful Barn Door Access to 4pc Ensuite.
- 2 Additional Bedrooms (Built-in Closet Added to Original Den), 3pc Main Bath & Ensuite Laundry Complete the Suite.
- Conveniently Located in Uptown Burlington Community within Walking Distance to Shopping & Restaurants, Parks & Trails and Many More Amenities... Plus Quick Access to Appleby GO & QEW/403!

Inclusions:

All Light Fixtures, All California Shutters, Refrigerator & Stove, Built-in Dishwasher, Built-in Microwave/Hood Fan, Washer & Dryer

Exclusions:

TV & Hardware

Rental:

Hot Water Tank/Heater

Property Management:

Property Management Guild
801 Mohawk Rd. W., Suite 101, Hamilton, ON L9C 6C2
905-575-3636 | kellyd@pmguild.ca

Condo/Maintenance Fee:

$481.25/Month - Includes All Exterior Maintenance (Roof, Windows, Doors, Balcony, Parking). Lawn Maintenance, Snow Removal, Garbage Removal

Updates:

Sept. 2026: New Carpet Treads on Stairs
Aug. 2026: Renovated Balcony (by Condo Corp.) with New Flooring & Railings
Dec. 2019:

- Full Kitchen Renovation Including Extended Upper Cabinetry, Quartz Countertops & Glass Tile Backsplash
- Upgraded Vinyl Flooring Throughout
- Custom Ikea PAX Closets
- New Toilets & New Ensuite Vanity
- Painted Stair Railings
- Updated Light Switches & Outlet Covers
- Updated Door Hardware
- New Barn Door Entry to Ensuite
- New Light Fixtures Throughout
- Smoothed Ceilings in Primary Bedroom & Hallway
- New Ecobee Thermostat + Google Nest Smoke Detector & Doorbell
- Wood Shelving Added to Storage Area