

# *Home Features & Upgrades*

1491 Plains Road West. TH#4, Burlington, ON

## *Home Features*

- Turn-Key 1,630 SF townhome featuring 3 generously sized bedrooms, plus one 2<sup>nd</sup> floor den or office with 2 full sized updated bathrooms and 1 main floor powder room
- Private, low maintenance backyard oasis that backs onto greenspace. Plenty of backyard space for a large seating area. Includes a Jacuzzi hot tub and Garden Shed, with hose bib & Electrical
- 9 Ft California Ceilings on the Main Floor, Upgraded California Ceilings on the 2<sup>nd</sup> Floor
- Parking for 2 cars. Single driveway + Garage parking with house access
- Over \$70K spent on tasteful, modern updates
- 7.5" Engineered Hardwood Floors throughout the Main & Upper Floors with customized matching vent covers (2025)
- New Baseboard Trim throughout the Main & Upper Floors (2025)
- Upgraded staircase with low maintenance Berber carpet and re-finished Railings & Pickets 2025
- 220 Volt EV Charger Rough-in in Garage
- Central Vacuum Rough-in
- Bathroom Rough-in in Basement
- Nest thermostat

## *Kitchen Features*

- Modern White Kitchen with an abundance of counter space, natural light and plenty of storage.
- New White Gloss Cupboard doors with stylish, new black handles and under mount lighting (2025)
- 10Ft long Quartz Countertop that can accommodate plenty of bar stools for entertaining
- New 36" Stainless Steel French Door Frigidaire (2024), GE Profile Gas Stove and Built-In Stainless steel Dishwasher.
- New Black Matte Faucet and double sinks (2025)
- Optimal Open Concept Layout Overlooks dining area and backyard

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### Great Room Features

- Open concept living room with plenty of space for large gatherings and lots of natural light.
- 7.5" Engineered Hardwood Floors
- Pot Lights throughout
- Open to the Kitchen, Dining area and direct access to the backyard patio

### Second Level Features

- 3 well-sized Bedrooms and 2 updated bathrooms
- 7.5" Engineered Hardwood Floors throughout
- Open Concept Den, Library or Office Nook with plenty of working space

### Main Bedroom Features

- King-Sized Primary Bedroom retreat with 2 large closets (1 walk-in)
- Double windows with new Horizontal Blinds, Overlooking Green Space
- Ensuite Bathroom with Updated step in Glass Shower and Vanity with Stone top

### Backyard Features

- Jacuzzi Hot Tub (2022) and Garden Shed included.
- New Wood Deck (2023)
- Complete Privacy! Backs onto Private Greenspace with Sunset Views

### Location

- Highly desirable, Family Friendly Neighbourhood with Excellent Schools
- Extensive Ravine Trails with Paths, Creeks and Bridges just steps away
- Close To Nature Sanctuary, Royal Botanical Gardens, Lasalle Park and many Hiking and Nature Trails
- Short Drive to Aldershot GO Station & Marina, with easy Access to QEW, 403 & 407
- Convenient Access to Downtown Burlington, Dundas, Waterdown & Hamilton

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