



203  
PENN DRIVE  
ROSELAND



MACKEY &  
McCORMICK  
BLAIRANDPETER.CA



















## ROOM DETAILS

### MAIN LEVEL

#### FOYER

- Ceramic Tile Flooring
- Ceiling Pendant & Pot Lighting
- Coat Closet

#### LIVING ROOM

- Hardwood Flooring
- Large Bow Window
- Wood Burning Fireplace
- Crown Molding
- Draperies

#### DINING ROOM

- Hardwood Flooring
- Updated Light Pendant
- French Door Walkout to Oversized Deck & Garden
- Open to Kitchen Area

#### KITCHEN

- Hardwood Flooring
- Shaker-Style Off White Wood Cabinets
- Granite Countertops
- GE Stainless Steel Fridge (2019)
- KitchenAid Stainless Steel Dishwasher (2021)
- GE Profile Smoothtop Stainless Steel Stove
- Sunbeam Stainless Steel Microwave
- Custom Stainless Steel Hood Vent
- Double Sink
- Oversized Window Overlooking Rear Garden with Lake View
- Breakfast Bar
- Pot Lighting
- Pendant Lighting
- Eat-In Area

### MAIN LOWER

#### LAUNDRY

- Ceramic Tile Flooring
- GE Washer & LG Dryer
- Laundry Tub
- Folding Table
- Additional Cabinetry with Plenty of Storage
- Entry to Garage
- Oversized Window

#### BEDROOM

- Hardwood Flooring
- Pendant Lighting
- Draperies
- Double Clothes Closet
- Walkout French Doors to Garden
- Ensuite Bath

### BATHROOM

- 3 Piece
- Ceramic Tile Flooring

### UPPER LEVEL

#### UPPER FOYER

- Hardwood Flooring
- Linen Closet

#### MASTER BEDROOM

- Hardwood Flooring
- Updated Light Fixture
- Ensuite
- Walk-In Closet with Custom Built-Ins
- Crown Molding
- Draperies

#### ENSUITE

- 4 Piece
- Ceramic Tile Flooring
- Pendant Lighting
- Dark Wood Cabinetry
- Double Sinks
- Oversized Shower with Glass Door & Seat
- Separate Handheld Shower Wand

#### BEDROOM

- Hardwood Flooring
- Walk-In Closet with Built-Ins
- Crown Molding
- Ceiling Fan
- Draperies

### BATHROOM

- 4 Piece
- Ceramic Tile Flooring
- Quartz Countertop
- Oversized Single Sink

### BASEMENT

#### RECREATION ROOM

- Broadloom
- Pot Lighting

#### BATHROOM (2108)

- 2 Piece
- Ceramic Tile Flooring

#### BEDROOM

- Broadloom
- Double Closet
- Oversized Window
- Pendant Lighting



# WELCOME HOME

**TAXES:** \$6,634 / 2021  
**LOT SIZE:** 89.90' x 150'  
**POSSESSION:** 60-90 Days

Beautiful family home on a magnificent lot (90x150) in prestigious Roseland in South Burlington on a private cul-de-sac. This tastefully renovated sidesplit features 3 bedrooms all with their own baths and a newly added 2nd car garage addition (2018). Upper level features the primary bedroom with walk-in closet and 4 piece ensuite with walk-in shower with bench seat, a second bedroom with walk-in closet and main bath. Open concept main level with formal living room with bright bow window and renovated kitchen with shaker style cabinets, granite countertops, Stainless Steel appliances, oversized island with breakfast bar and dining room with french door walk out to spacious deck with lake views. Third bedroom/den with 3 piece ensuite located on first level with double french door walk-out to yard along with laundry/mud room with inside entry to garage. Basement features a 2 piece bath (2018), recreation room and 4th bedroom. Private fenced yard with majestic trees and lake views, sprinkler system (2018) New stone pathway and decorative railing (2018), furnace/AC (2018), Hardwood flooring throughout main and upper levels. Architectural drawings available for portico and family room addition. Located in Tuck Public School and Nelson High School district. Fantastic home on a great street with highly ranked schools, do not miss!

## ADDITIONAL FEATURES

### EXTERIOR FEATURES

#### FRONT GARDEN

- Double Car Driveway
- Double Car Garage
- Stone Walkway & Steps with Custom Decorative Railing (2018)

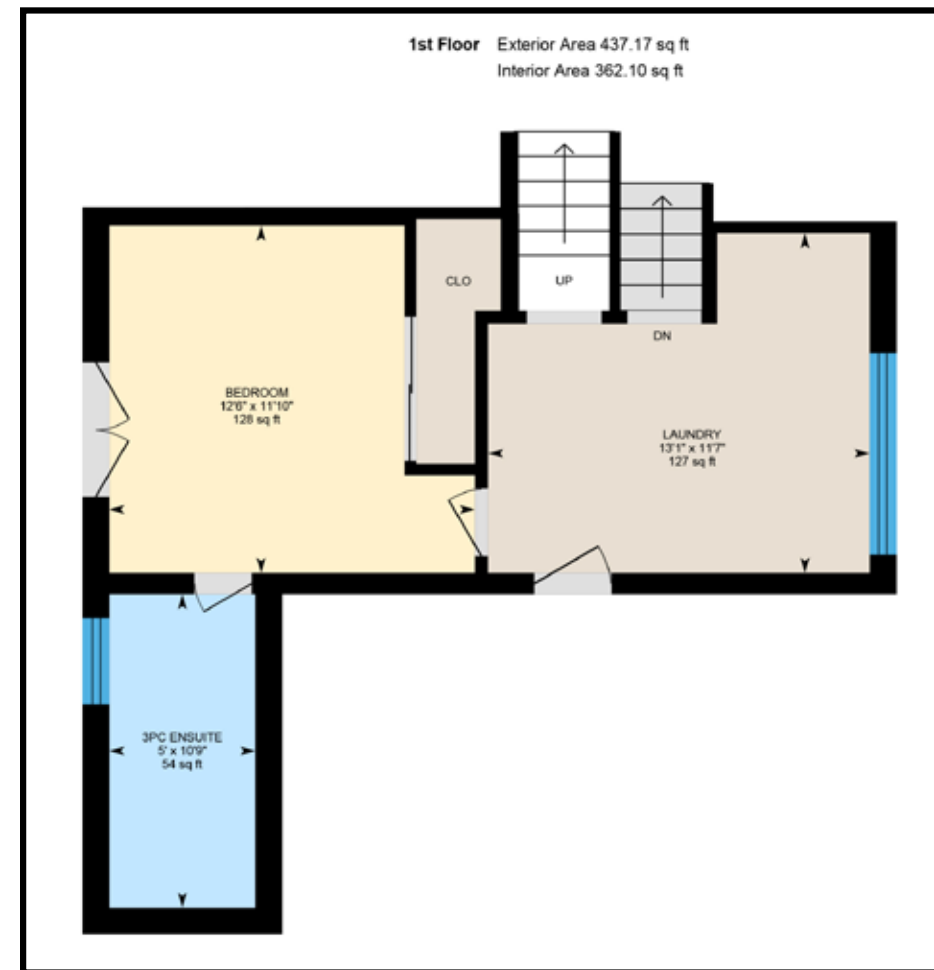
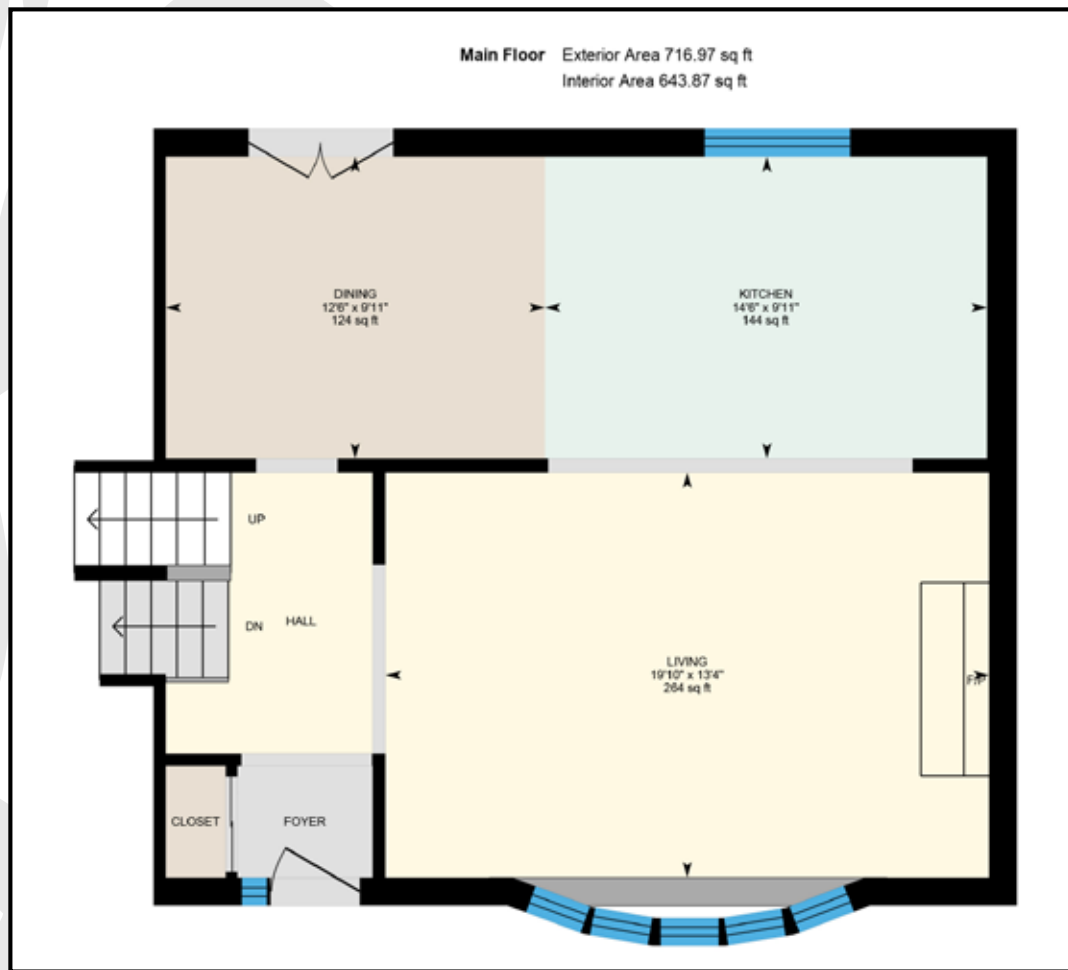
#### BACK GARDEN

- Wooden Deck with Lake Views
- Fully Fenced
- Garden Shed
- Pool Sized Lot (Pool Filled In)

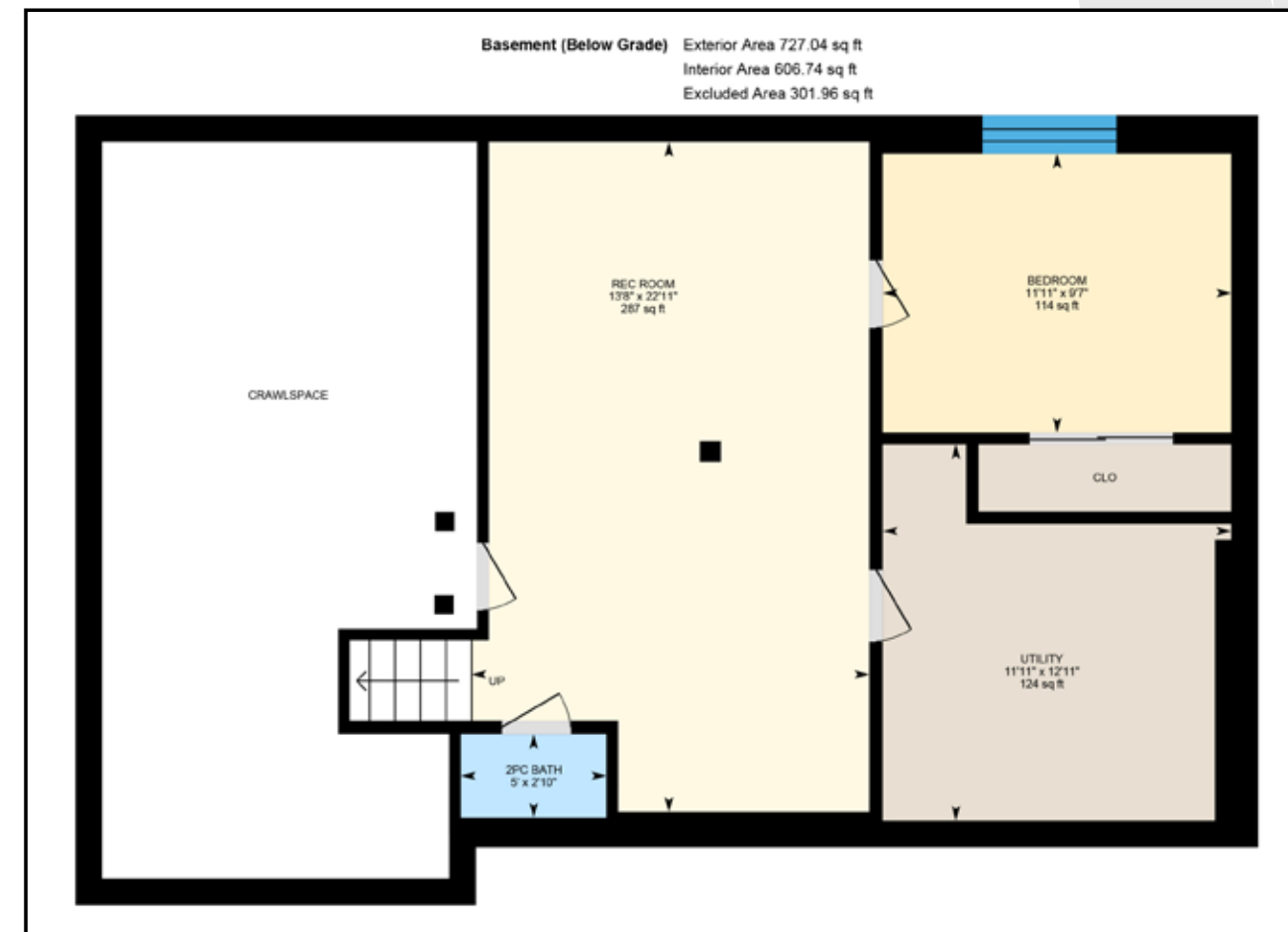
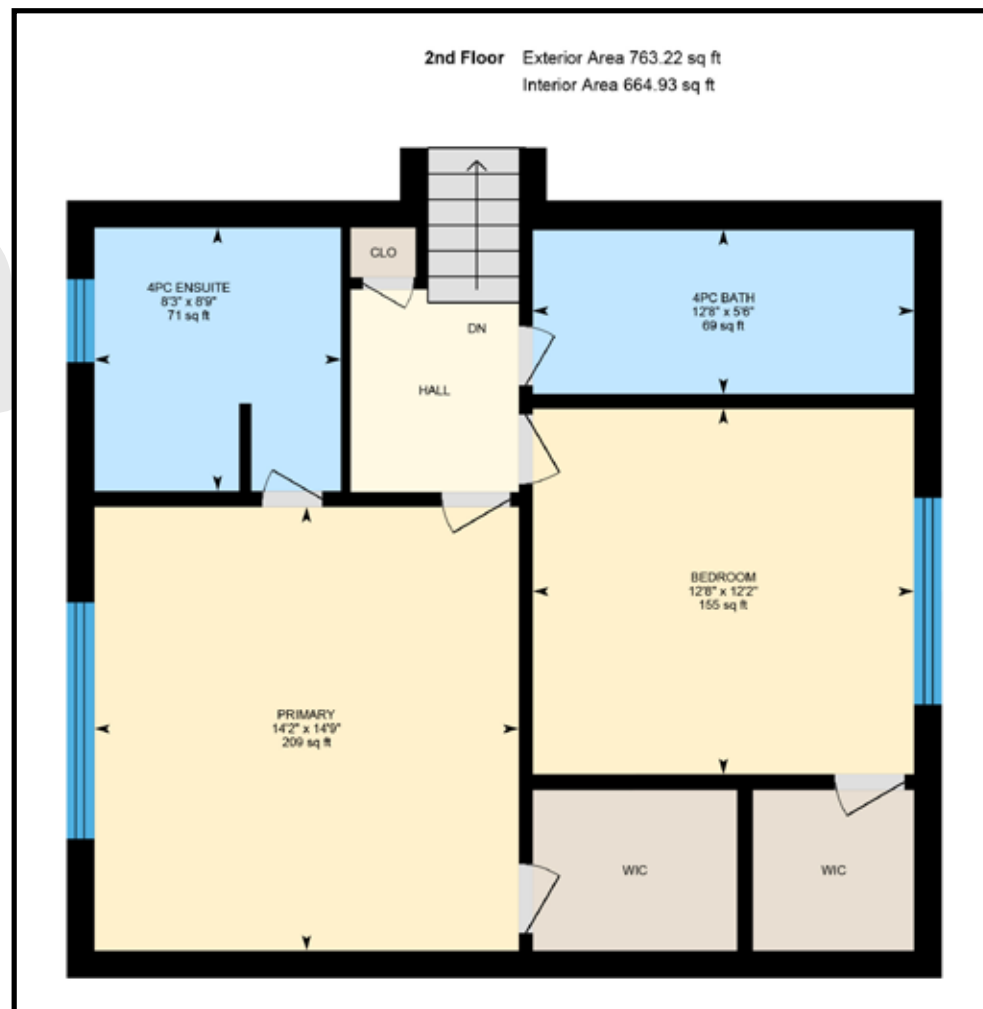
#### OTHER FEATURES

- Security System
- Garage Door Opener
- Sprinkler System
- Furnace & Air Conditioner (2018)
- Second Garage Addition (2018)

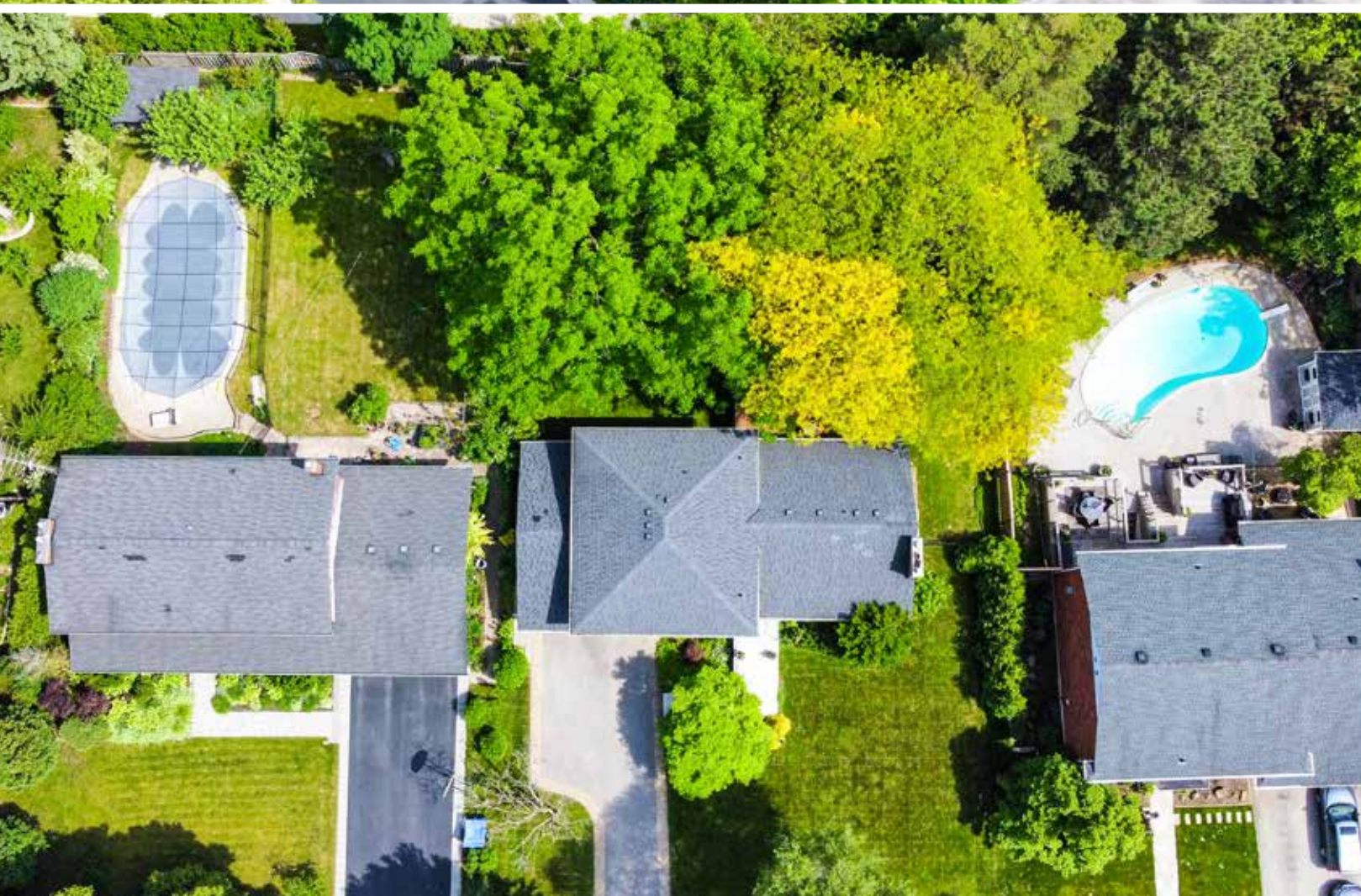
# FLOOR PLANS



\* Floor plans may not be exactly as shown







# THE CITY OF BURLINGTON

The City of Burlington is located in southern Ontario on the north shore of Lake Ontario between Hamilton and Toronto.

Take a stroll on 20 km waterfront trail, explore Royal Botanical Gardens, one of North America's largest botanical gardens.

Enjoy one of the many parks including Bronte Creek Provincial Park, nature trails, and enjoy some of the most scenic landscapes found along the Niagara Escarpment.

Some of the best hiking in the world can be done in the local sections of the Bruce Trail and the Niagara Escarpment, which is a UNESCO-designated World Biosphere Reserve, as well as along the Waterfront Trail that skirts the northern shore of Lake Ontario.

You can relax and take in the Sound of Music Festival in June that features the world famous Burlington Teen Tour Band who have performed in Europe, Japan, and throughout Canada and the United States. Some other special events include Art in the Park, Lakeside Festival of Lights and Ribfest.

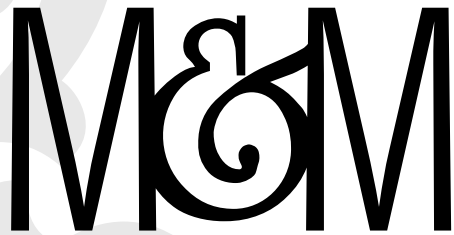
The Burlington Performing Arts Centre has become the focal point for performing arts activity in Burlington. The Centre entertains, engages, and inspires all of Burlington, maintains active engagement with the whole community, and takes a leadership role in community cultural development.

Take a tour of the Art Gallery of Burlington (AGB), it is an award winning gallery located in the heart of Burlington. They stage as many as 20 exhibitions a year and are home to an acclaimed collection of Canadian contemporary ceramics and seven arts and craft guilds.

The Joseph Brant Museum (named after the Mohawk Chief) and Ireland House at Oakridge Farm, a history museum depicting family life from the 1850s to the 1920s are also popular attractions.

Burlington has the distinction of having one of the only two naturally occurring magnetic hills in Canada. The magnetic hill is located on King Road, north of Bayview Park.

Burlington's Downtown Waterfront is evolving – it is a destination offering Burlington residents and visitors a place to discover, celebrate, play, and relax.



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