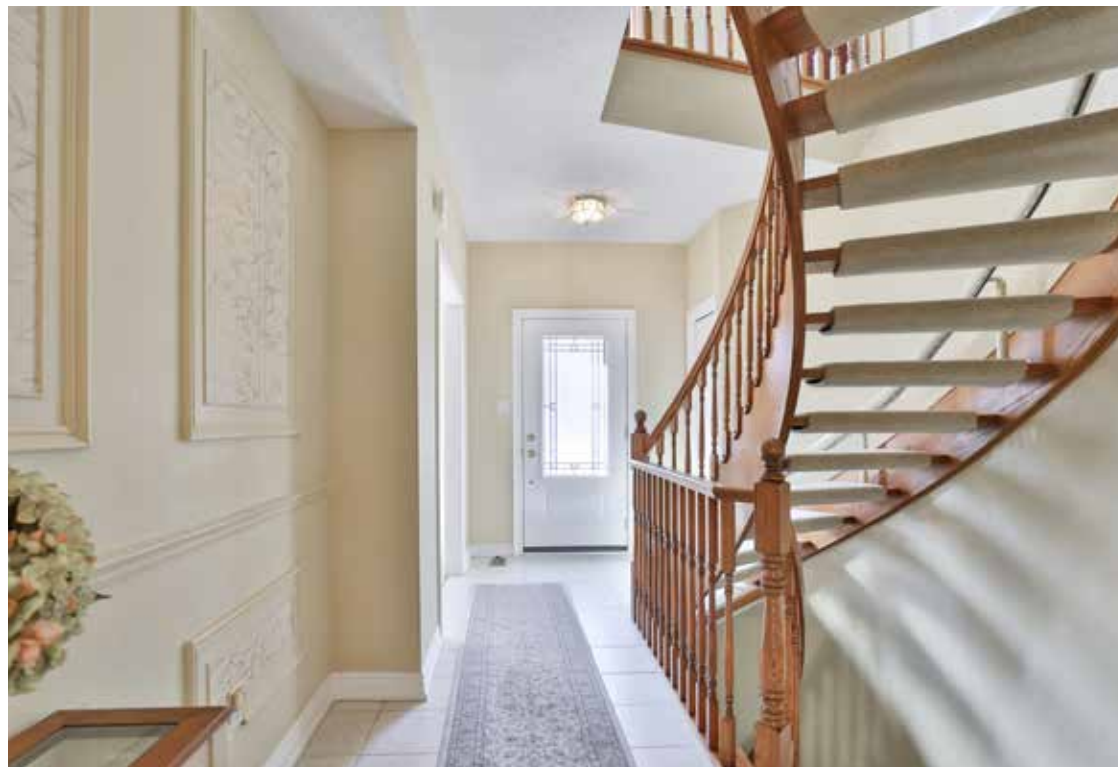


4-2407 WOODWARD AVENUE
BURLINGTON



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WELCOME HOME

TAXES: \$5,266 / 2025
POSSESSION: Flexible

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Interlock Front Walkway
- Landscaped

BACK GARDEN

- Fully Fenced
- Wooden Deck

OTHER FEATURES

- Underground Parking with Inside Entry
- Central Vacuum
- Garage Door Opener

Discover the balance of city accessibility and peaceful living in this well-maintained executive townhouse, part of a private complex with only 24 units. Located just moments from the downtown core, this home is ideal for professionals or downsizers looking for comfort, space and convenience. The main level is thoughtfully designed with a functional layout, featuring a formal living and dining room filled with natural light, along with a convenient main floor guest bathroom. The open-concept kitchen and family room offer a comfortable everyday living space with a seamless walkout to the private yard-perfect for relaxing or outdoor dining. The home offers two spacious bedrooms, each with its own private ensuite, providing comfort and privacy for residents and guests. The lower level includes direct access to the double car garage, along with a versatile office or den area and plenty of storage space throughout the home. Two secure underground parking spaces with direct interior entry add convenience. Just outside the downtown core, you are steps from cafés, boutique shops, and transit, while still enjoying the quiet of a small, private community.

ROOM DETAILS

MAIN LEVEL

FOYER

- Ceramic Tile Flooring
- Coat Closet

POWDER ROOM

- 2 Piece
- Ceramic Tile Flooring
- Floating Cabinetry

LIVING ROOM

- Broadloom
- Bay Window
- Window Blinds
- Crown Molding

DINING ROOM

- Broadloom
- Pendant Lighting
- Built-In Storage Unit
- Crown Molding

KITCHEN

- Ceramic Tile Flooring
- Refrigerator
- Built-In Stove Top
- Wall Mount Oven
- Built-In Dishwasher
- Microwave
- Centre Island with Breakfast Bar
- Pantry
- Pendant Lighting
- Walkout to Deck

FAMILY ROOM

- Ceramic Tile Flooring
- Gas Burning Fireplace with White Brick Surround
- Built-In Storage Unit
- Bay Window Overlooking Yard
- Window Blinds
- Pot Lighting
- Walkout to Garden

UPPER LEVEL

UPPER FOYER

- Reading/Office Nook
- Broadloom
- Skylight
- Window Blinds

PRIMARY BEDROOM

- Broadloom
- Gas Burning Fireplace
- Bay Window with Built-In Desk
- Walk-In Closet
- Ceiling Fan
- Ensuite
- Window Blinds

ENSUITE

- 5 Piece
- Ceramic Tile Flooring
- White Cabinetry with Double Sinks
- Soaker Tub
- Stand Up Shower with Glass Door
- Ample Storage
- Window Blinds

BEDROOM

- Broadloom
- Walk-In Closet
- Window Blinds

BATHROOM

- 3 Piece
- Ceramic Tile Flooring
- Stand Up Shower with Glass Door
- Storage Unit

LAUNDRY

- Stacked Washer/Dryer

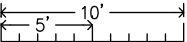
LOWER LEVEL

RECREATION ROOM

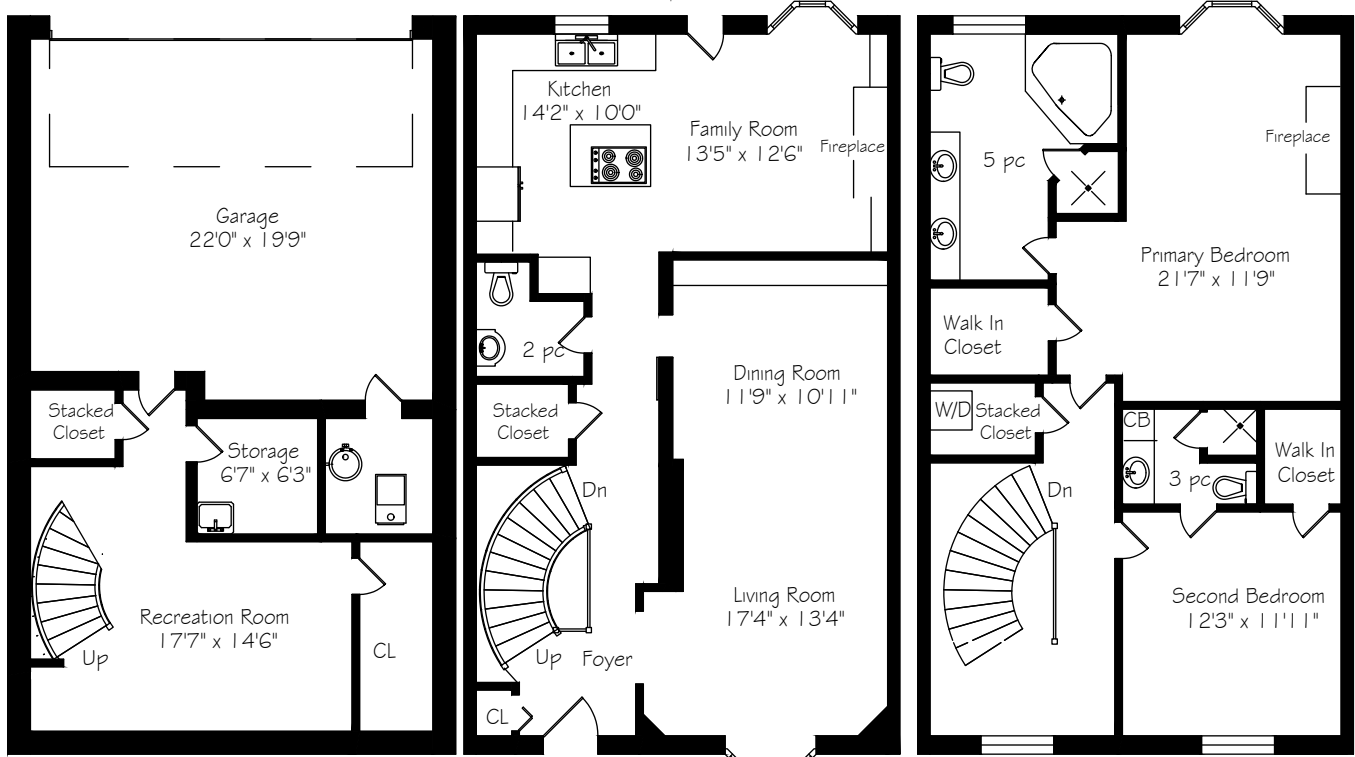
- Broadloom
- Ample Storage

FLOOR PLAN

4-2407 Woodward Avenue



Measurements and Calculations are approximate
To be used as guidelines only
www.measuredup.ca



Lower Level
465 Square Feet
+ 473 Garage

Main Floor
944 Square Feet

Second Floor
940 Square Feet

* 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.

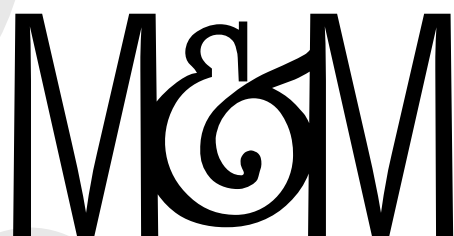
Take a tour of the Art Gallery of Burlington (AGB), it is an award winning gallery located in the heart of Burlington. They stage as many as 20 exhibitions a year and are home to an acclaimed collection of Canadian contemporary ceramics and seven arts and craft guilds.

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.

Information captured from: www.burlington.ca



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