

# 2214 COURTLAND DRIVE

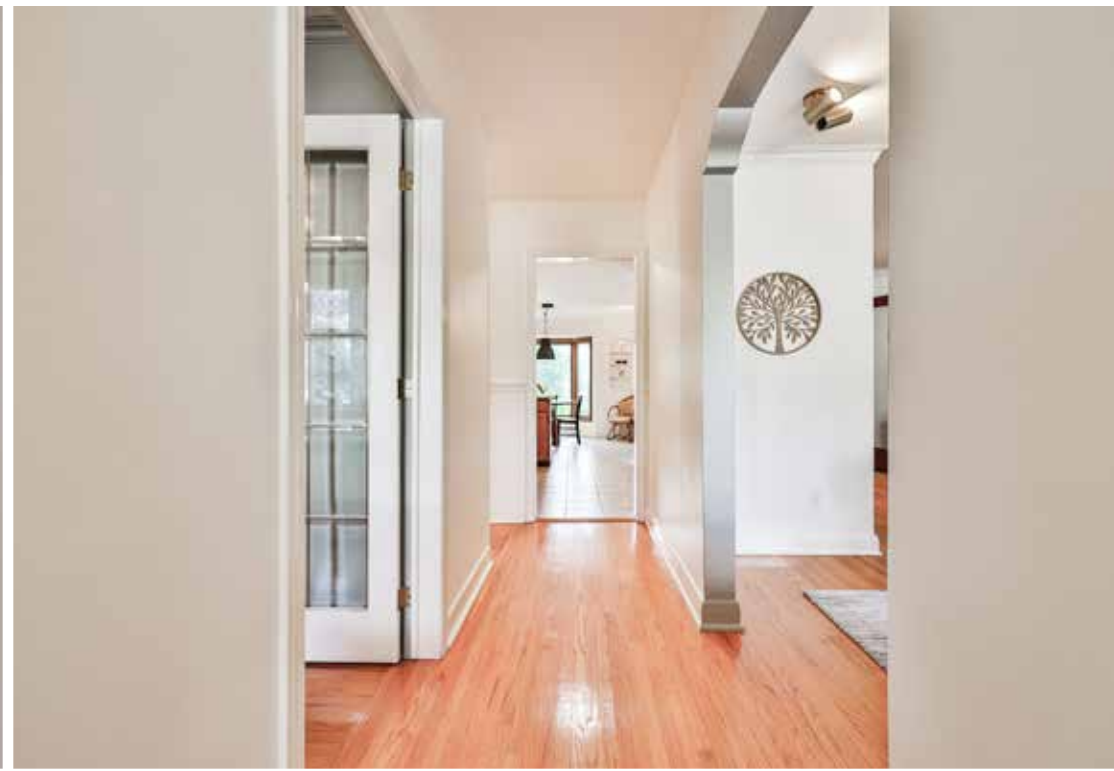
BURLINGTON



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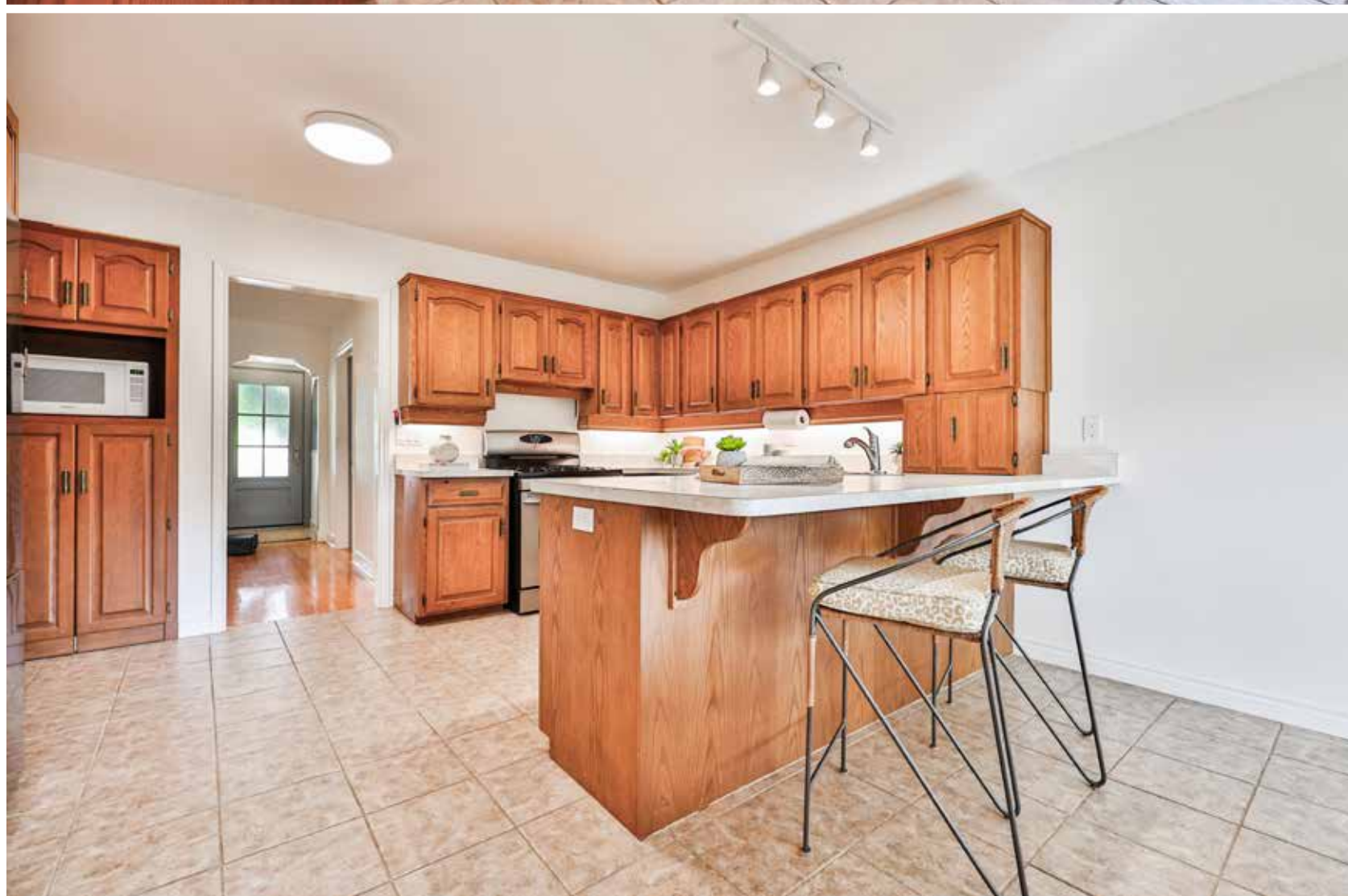




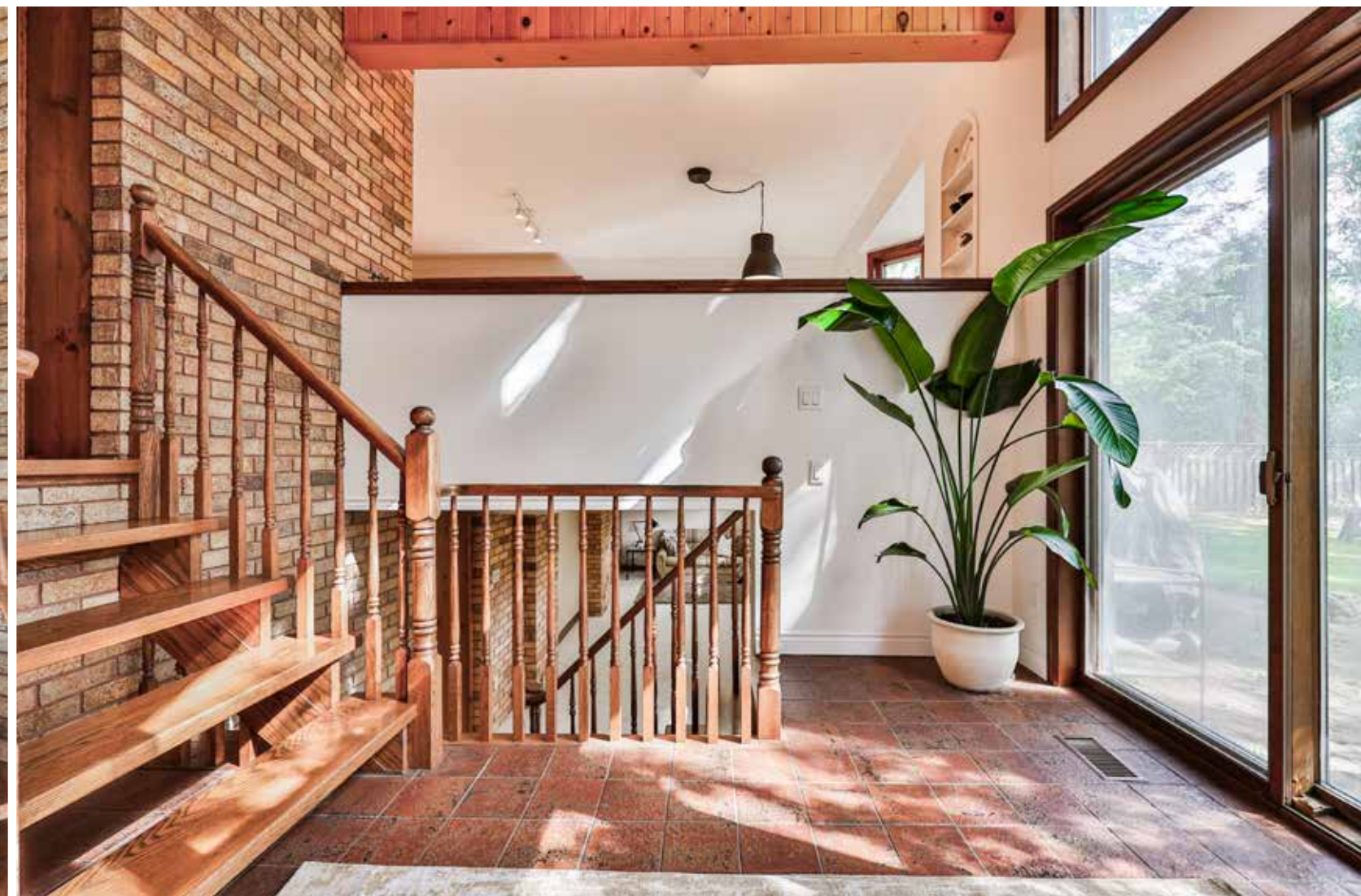




















# WELCOME HOME

**TAXES:** \$5,418 / 2023  
**LOT SIZE:** 74' x 130'  
**POSSESSION:** Flexible

Spacious, well maintained ranch bungalow on a gorgeous mature lot just a short walk to downtown Burlington and the lake. This home offers close to 1,800 sq ft of above grade living space and the potential for another 1,400 sq ft in the lower level. It includes a large open kitchen with stainless steel appliances, generous dining area and overlooks the family room with floor-to-ceiling windows and vaulted ceiling. The primary bedroom features a renovated 3-piece ensuite, his & hers double closets and a relaxing sitting area. The basement is partially finished with large above grade windows for added light and potential for 4th bedroom/office/gym, etc. Other features include new roof and eavestrough (2021), ensuite bath (2021), mud room (2022), front sitting porch, tumbled stone patio, perennial gardens, landscaping and much more! Located in one of Burlington's most south after neighbourhoods, this home is a great opportunity!

## ADDITIONAL FEATURES

### FRONT GARDEN

- Double Car Driveway
- Single Car Garage
- Perennial Gardens
- Poured Concrete Front Walkway
- Front Sitting Porch

### BACK GARDEN

- Tumbled Stone Patio/Terrace
- Gorgeous Treed, Private South Facing Rear Yard

### OTHER FEATURES

- Custom Front Door (2023)
- Renovated Mud Room (2022)
- Renovated Ensuite Bath (2021)
- Roof & Eavestrough (2021)
- Furnace (2016)
- Air Conditioner (2016)

## ROOM DETAILS

### MAIN LEVEL

#### DINING ROOM

- Hardwood Flooring
- Crown Molding

#### KITCHEN

- Ceramic Tile Flooring
- Oak Cabinetry
- Laminate Countertop
- Fisher Paykel Stainless Steel Fridge
- GE Stainless Steel Built-In Dishwasher
- Maytag Stainless Steel Stove
- Panasonic Microwave
- Under Cabinet Lighting
- Stainless Steel Double Sink
- 4 Person Breakfast Bar
- Walk-In Bay Window Overlooking Rear Garden
- Spacious Dining Area Overlooking Family Room with Vaulted Ceiling with Pine V-Groove Finish & Roofline Windows

#### FAMILY ROOM

- Ceramic Tile Flooring
- Full Wall of Floor-to-Ceiling Windows with Walkout to Rear Garden
- Vaulted Ceiling with Pine V-Groove Finish

#### BATHROOM

- 4 Piece
- 24" x 12" Ceramic Tile Flooring
- New Vanity
- Soaker Tub with Subway Tile Backsplash
- Shower

### PRIMARY BEDROOM

- Broadloom
- Spacious Primary Bedroom with Sitting Area
- Ensuite
- His & Hers Double Closet
- Large Casement Picture Window Overlooking Rear Garden

### ENSUITE

- 3 Piece
- Ceramic Tile Flooring
- New Vanity
- Shower

### BEDROOM

- Hardwood Flooring
- Clothes Closet
- Box Casement Windows

### BEDROOM

- Hardwood Flooring
- Clothes Closet
- Crown Molding
- Box Basement Windows

### FIRST FLOOR

#### FOYER/MUDROOM

- 24" x 24" Ceramic Tile
- Access Door to Side Yard
- Direct Access from Mudroom to Garage
- Vaulted Ceiling
- Coat Closet
- New Custom Front Door

### LIVING ROOM

- Hardwood Flooring
- Crown Molding
- Built-In Cabinetry & Shelving with Cozy Box Window Seat with Cushions





# ROOM DETAILS

## LOWER LEVEL

### RECREATION ROOM

- Broadloom
- Large Above Grade Windows for Ample Natural Light

### BATHROOM

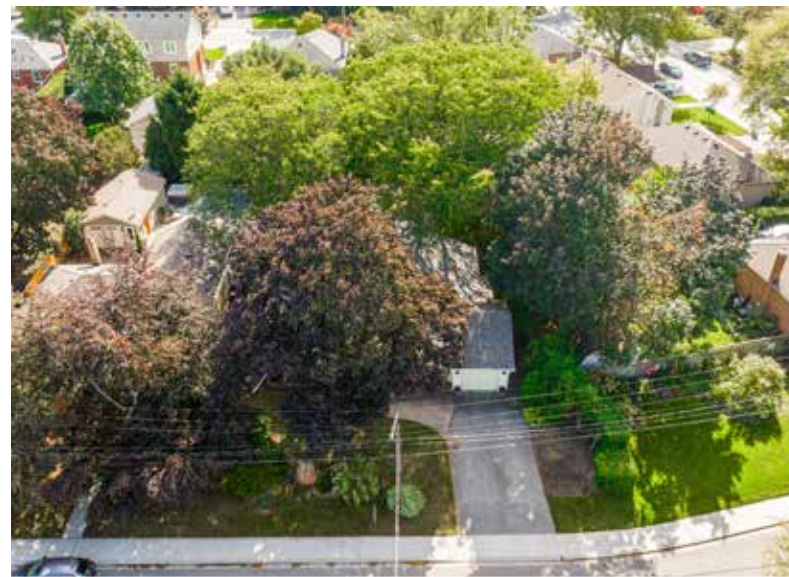
- 2 Piece

### LAUNDRY

- Vinyl Flooring
- Kenmore Dryer
- Whirlpool Washer
- Laundry Tub
- Additional Cabinetry

### STORAGE AREAS

- Potential 4 th Bedroom/Office/ Gym



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE







# 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.

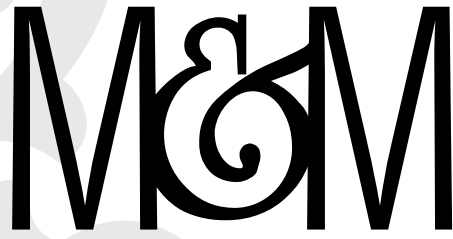
Take a tour of the Art Gallery of Burlington (AGB), it is an award winning gallery located in the heart of Burlington. They stage as many as 20 exhibitions a year and are home to an acclaimed collection of Canadian contemporary ceramics and seven arts and craft guilds.

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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