

#807
2025 MARIA STREET
BURLINGTON

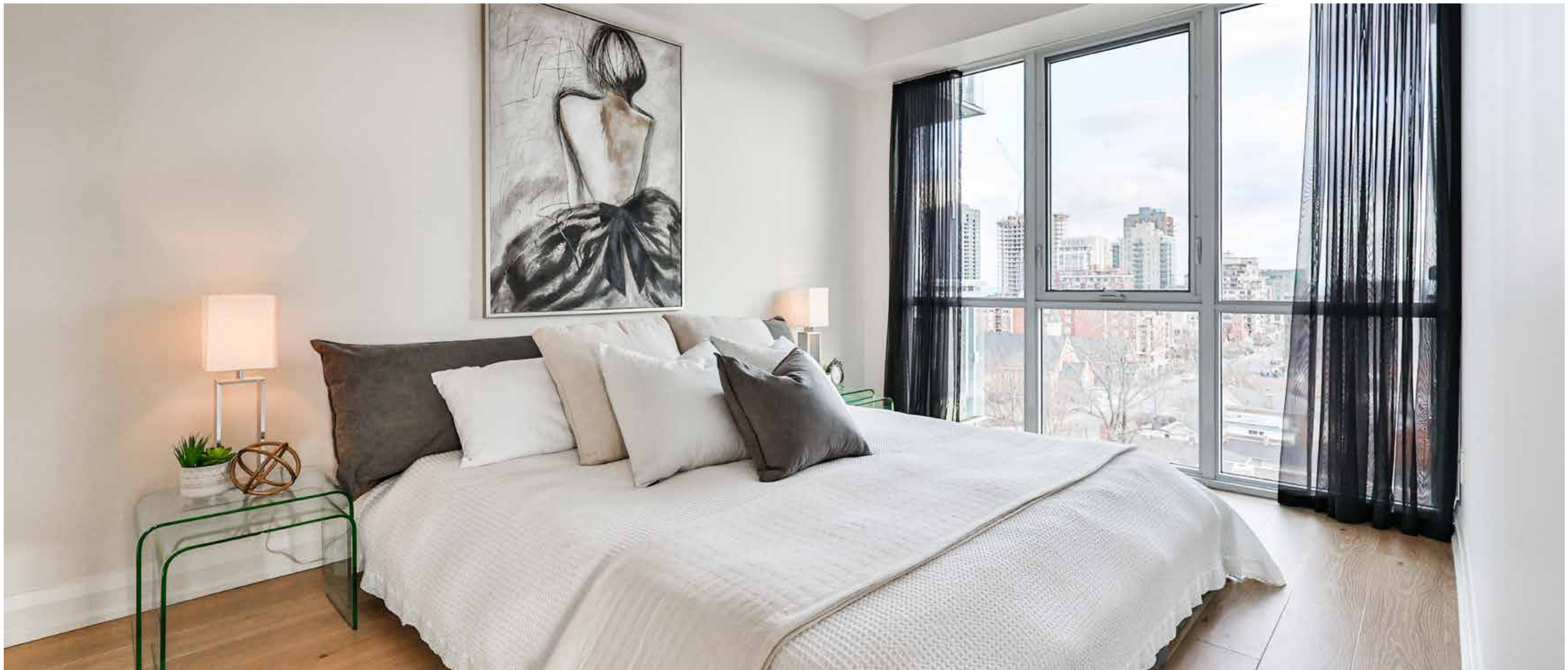


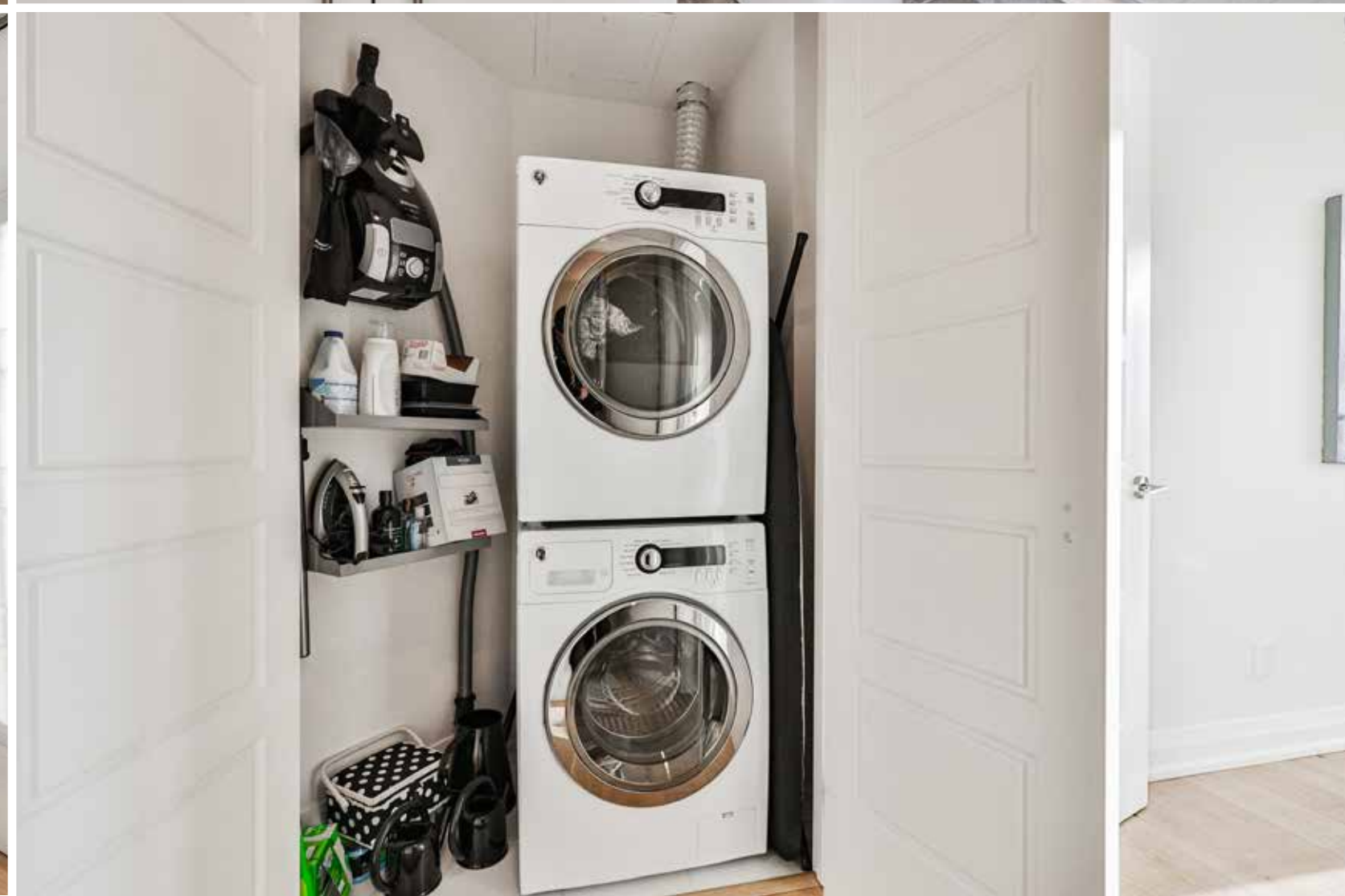
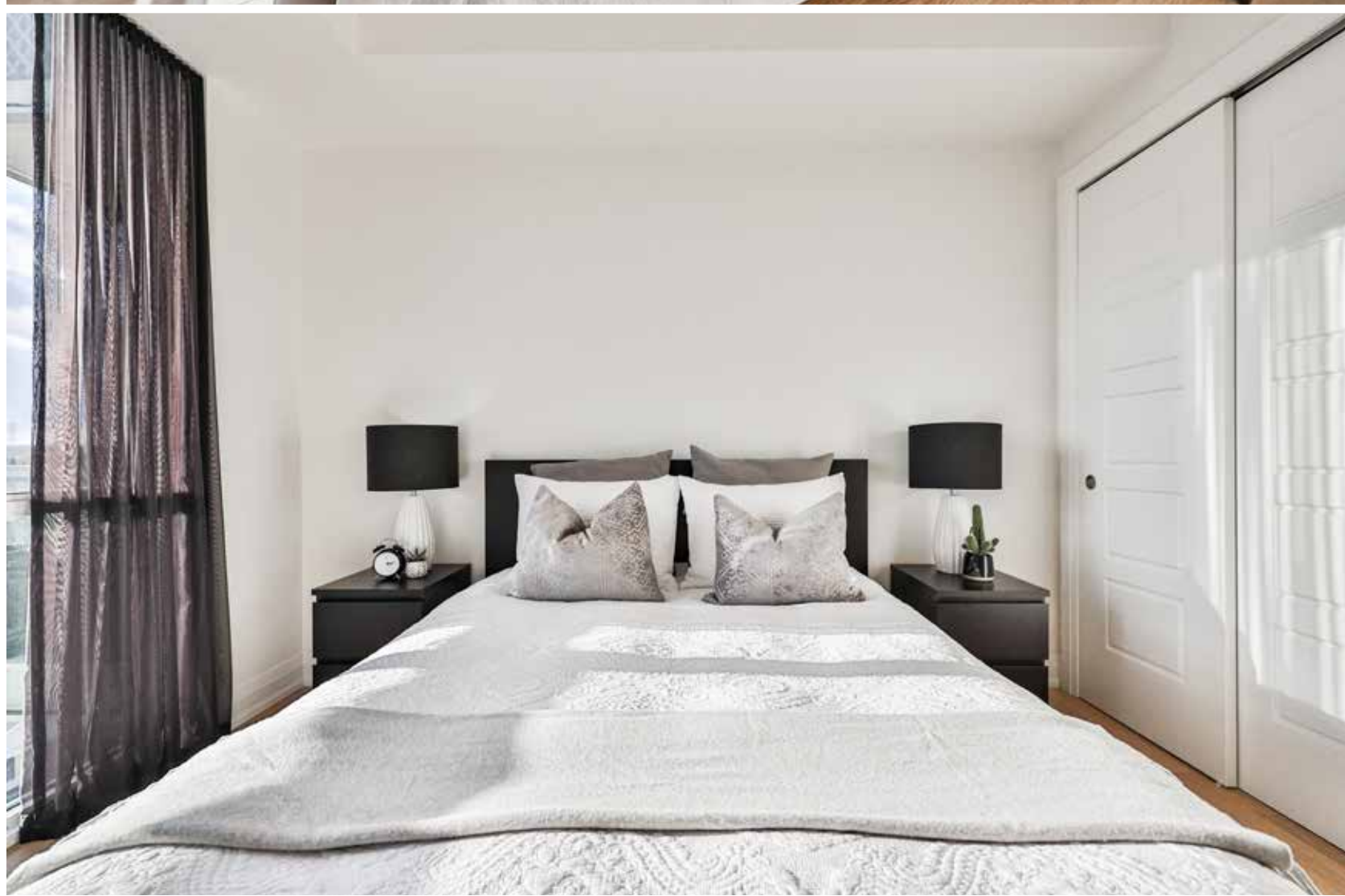
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WELCOME HOME

Discover The Berkeley – a sophisticated, hotel-inspired residence with 24 hour concierge in the heart of Downtown Burlington. This elegant 1,200 sq ft corner unit boasts 2 bedrooms, 2 bathrooms and stunning southwest views, including a breathtaking view of the lake. Designed with modern luxury in mind, the unit features 9' ceilings, a kitchen with contemporary high-gloss cabinets by Barzotti. A custom oversized island with breakfast area built by Aroma Kitchens and Baths Inc., a quartz backsplash and premium appliances, including a smooth cooktop and built-in oven, complete the space. The sun-filled living and dining area is enhanced by floor-to-ceiling windows, offering natural light and picturesque views, as well as a stunning feature wall. Beautiful European-engineered hardwood flooring, valued at \$30K flows throughout, adding warmth and sophistication. The primary suite includes a walk-in closet and a spa-like ensuite with double sinks, a soaker tub and a separate shower. The second bedroom, conveniently located near the main bathroom, ensures privacy with a split layout. Over \$75K in upgrades elevate this residence, combining premium finishes with thoughtful design details. Step outside to the private wraparound balcony with southwest exposure, perfect for relaxing or entertaining. Conveniently located within walking distance of the lake, shops, restaurants and cafés, this home is also close to the GO Station and major highways, offering seamless connectivity. Experience a perfect blend of luxury, convenience and urban sophistication.

TAXES: \$5,794 / 2024
POSSESSION: Flexible

ADDITIONAL FEATURES

OTHER FEATURES

- Corner Unit
- South West Exposure
- 255 sq ft Terrace
- 1 Underground Parking Space
- 1 Locker
- Over \$75K Spent in Upgrades

BUILDING FEATURES

- 24 Hour Concierge
- 2 Guests Suites
- Party/Billiards Room
- Exercise Room
- Rooftop Terrace
- Additional Parking Available for \$160.00/Month

ROOM DETAILS

MAIN LEVEL

FOYER

- Hardwood Flooring
- Coat Closet
- Pot Lighting
- 9' Ceilings

LIVING ROOM

- Hardwood Flooring
- Expansive Windows with Walkout to Balcony
- Pot Lighting
- Custom Draperies
- Feature Wall with Built-In Fireplace
- 9' Ceilings

DINING ROOM

- Hardwood Flooring
- Contemporary Light Fixture
- Draperies
- Floor-to-Ceiling Windows
- 9' Ceilings

KITCHEN

- Hardwood Flooring
- Breakfast Bar
- Custom Oversized Quartz Waterfall Island with Stainless Steel Sink by Aroma Kitchens

& Baths Inc.

- Contemporary High Gloss Kitchen Cabinets by Barzotti
- GE Refrigerator with Freezer Drawer
- GE Built-In Cooktop
- Stainless Steel GE Built-In Oven
- Stainless Steel GE Hood Vent
- Stainless Steel Microwave
- Stainless Steel Dishwasher
- Quartz Backsplash
- Pantry
- Pot Lighting
- Floor-to-Ceiling Windows
- Custom Lighting
- 9' Ceilings

PRIMARY BEDROOM

- Hardwood Flooring
- Wall-to-Wall Window
- Ensuite
- Walk-In Closets with Drawers
- 9' Ceilings

ENSUITE

- 5 Piece
- Ceramic Tile Flooring
- Quartz Countertop & Double Sinks

- Walk-In Shower with Glass Surround & Separate Tub
- Pot Lighting
- Pendant Lights
- 9' Ceilings

BEDROOM

- Hardwood Flooring
- Double Clothes Closet
- Expansive Windows
- Custom Draperies
- 9' Ceilings

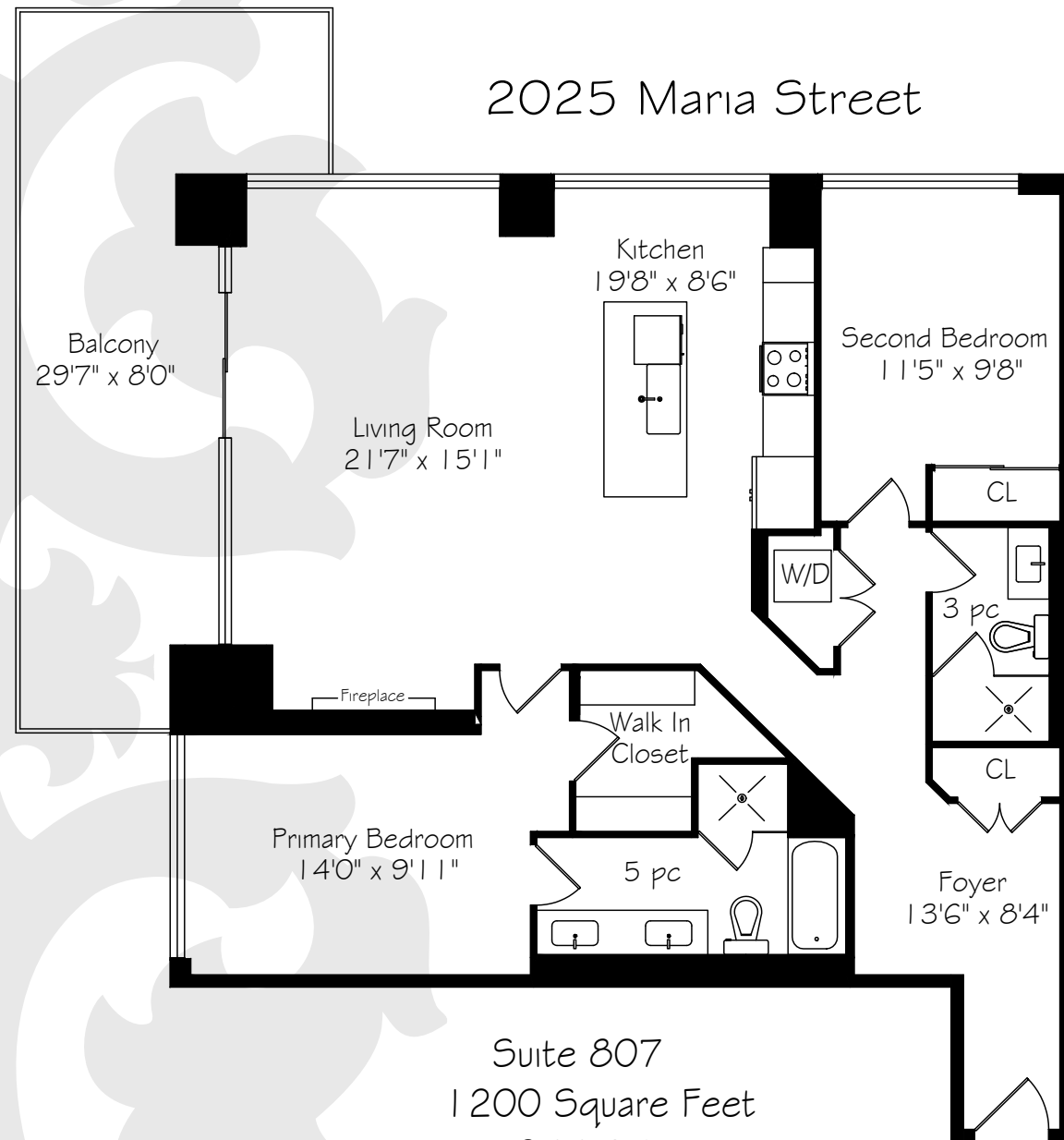
BATHROOM

- 3 Piece
- Ceramic Tile Flooring
- Custom White Shaker-Style Cabinetry
- Oversized Walk-In Shower with Glass Door
- White Quartz Countertop
- 9' Ceilings

LAUNDRY/STORAGE CLOSET

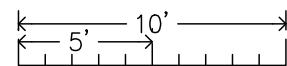
- GE Stacked Front Load Washer & Dryer
- 9' Ceilings

FLOOR PLANS



2025 Maria Street

Suite 807
1200 Square Feet
+ 255 Balcony



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

* 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.

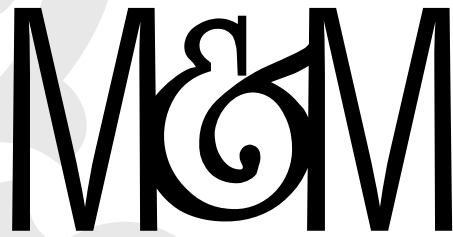
Take a tour of the Art Gallery of Burlington (AGB), it is an award winning gallery located in the heart of Burlington. They stage as many as 20 exhibitions a year and are home to an acclaimed collection of Canadian contemporary ceramics and seven arts and craft guilds.

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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