



479 Pinedale Ave

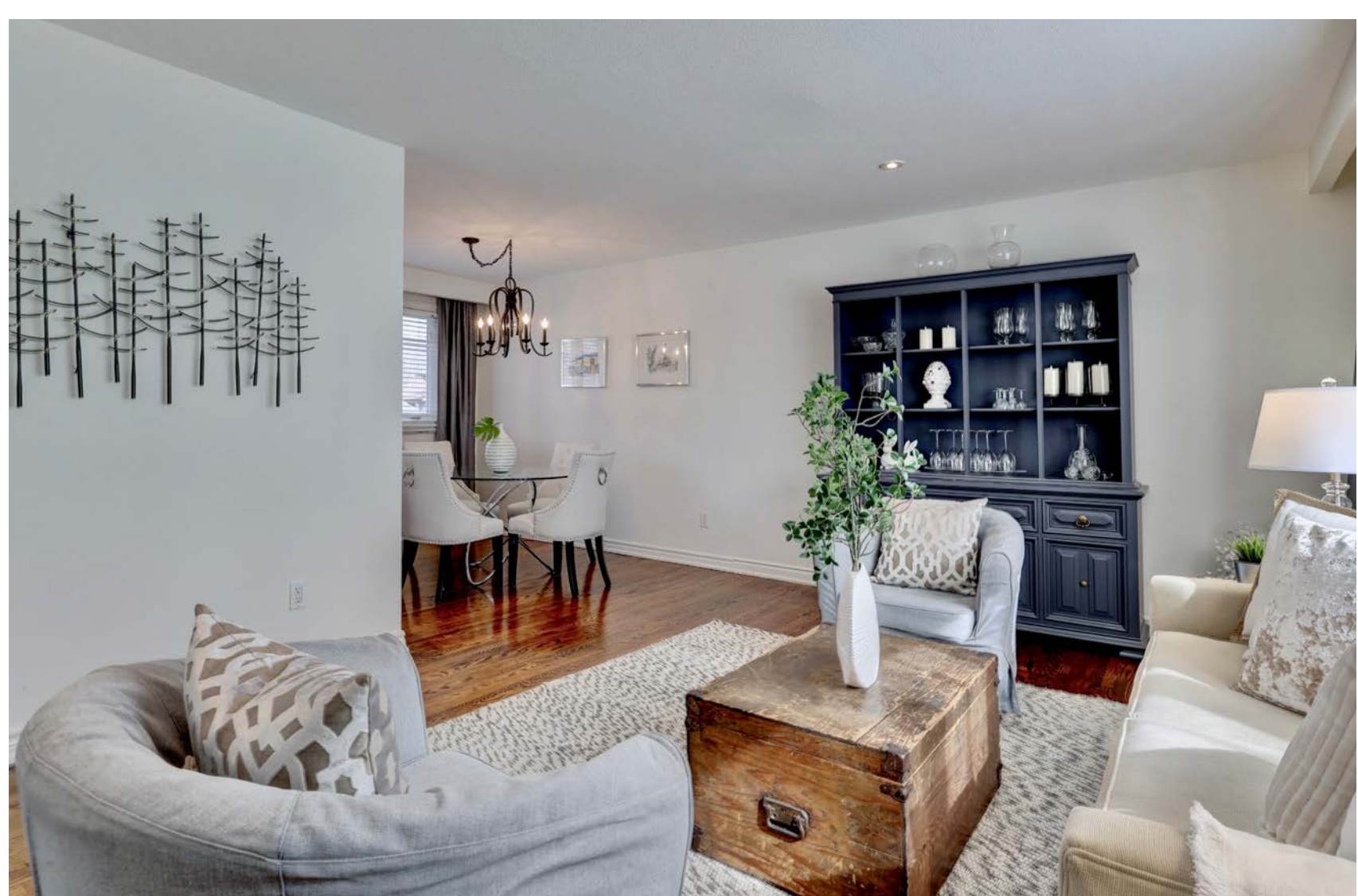
BURLINGTON, ONTARIO

# Write your own story under the canopy of trees

Welcome to this 4 level Side Split on a 60 x 108-foot lot! The commute to the cottage doesn't take long; step outside into this private backyard with neighbouring trees, lush private gardens, lots of green grass, and a beautiful kidney-shaped pool.











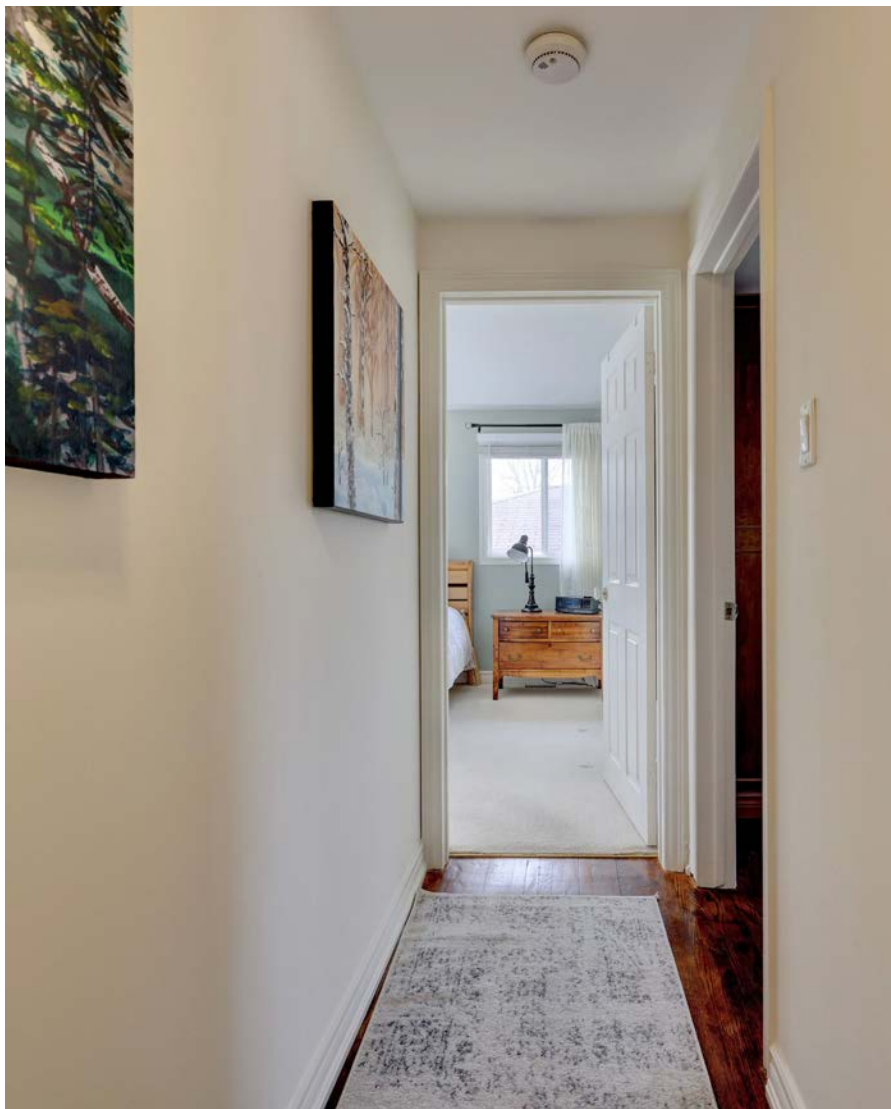


## Easy Summer Living

Three plus one-bedroom home (Primary Bedroom currently uses two bedrooms & easily converted back.) The main floor offers a bright living room that opens to the dining room just off the eat-in kitchen with a walkout to the pool; on the next level, you'll find a family room with a gas fireplace and another walkout. The finished lower level has a recreation room, 4th Bedroom, laundry room, and an additional bathroom. Walk to the beautifully landscaped exterior boasts a double-wide driveway and single car garage! The private, fully fenced yard features a pool, an aggregate patio, and a large covered pool shed! This home sits in a quiet, family-friendly neighbourhood. Updates: Landscaping front and backyard, Newer shingles, new pool equipment / updated windows, front door, garage door, and sliding glass door in the family room.





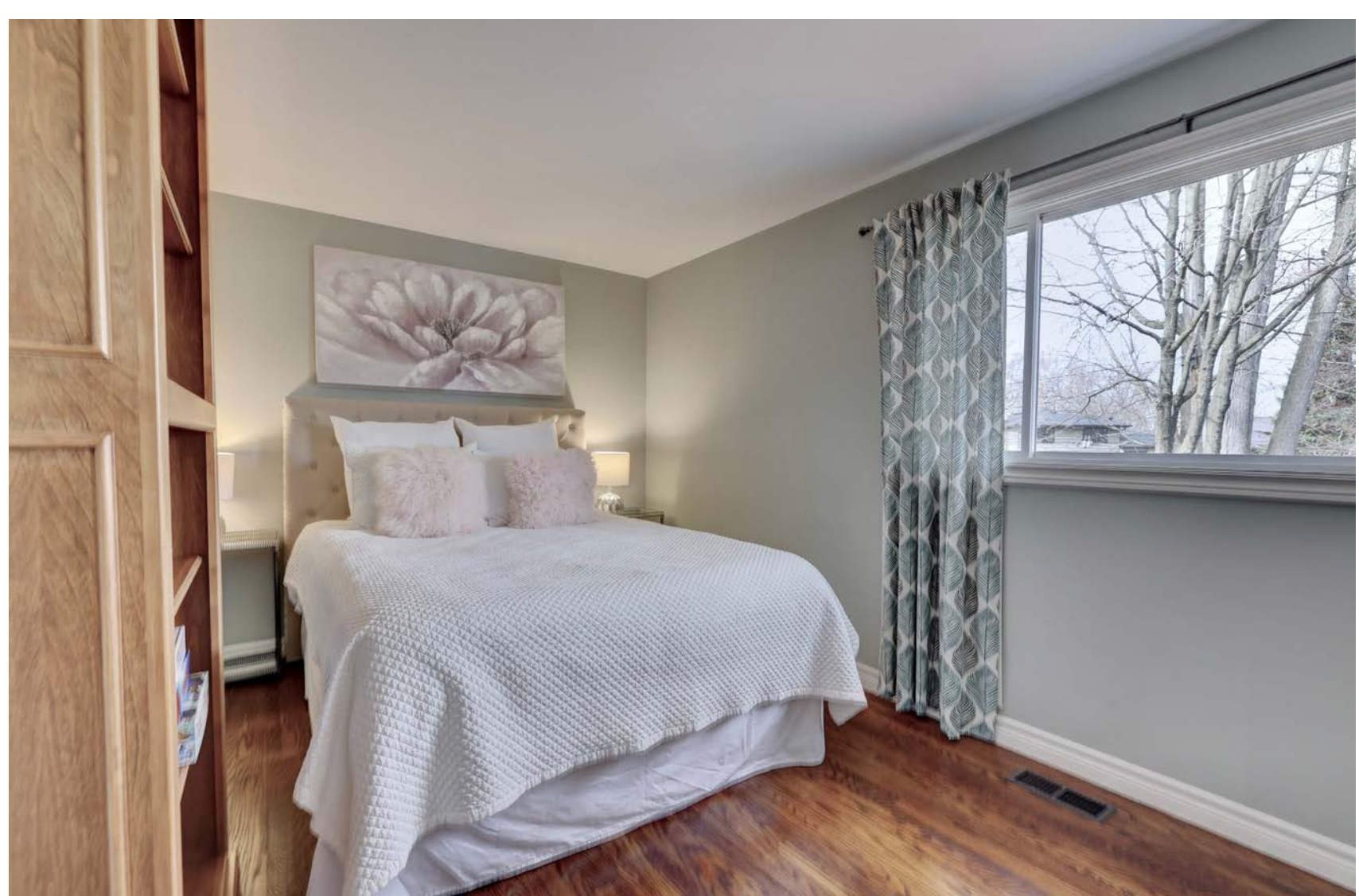


Charming primary bedroom with generous sized sitting that can be converted back into a third bedroom.

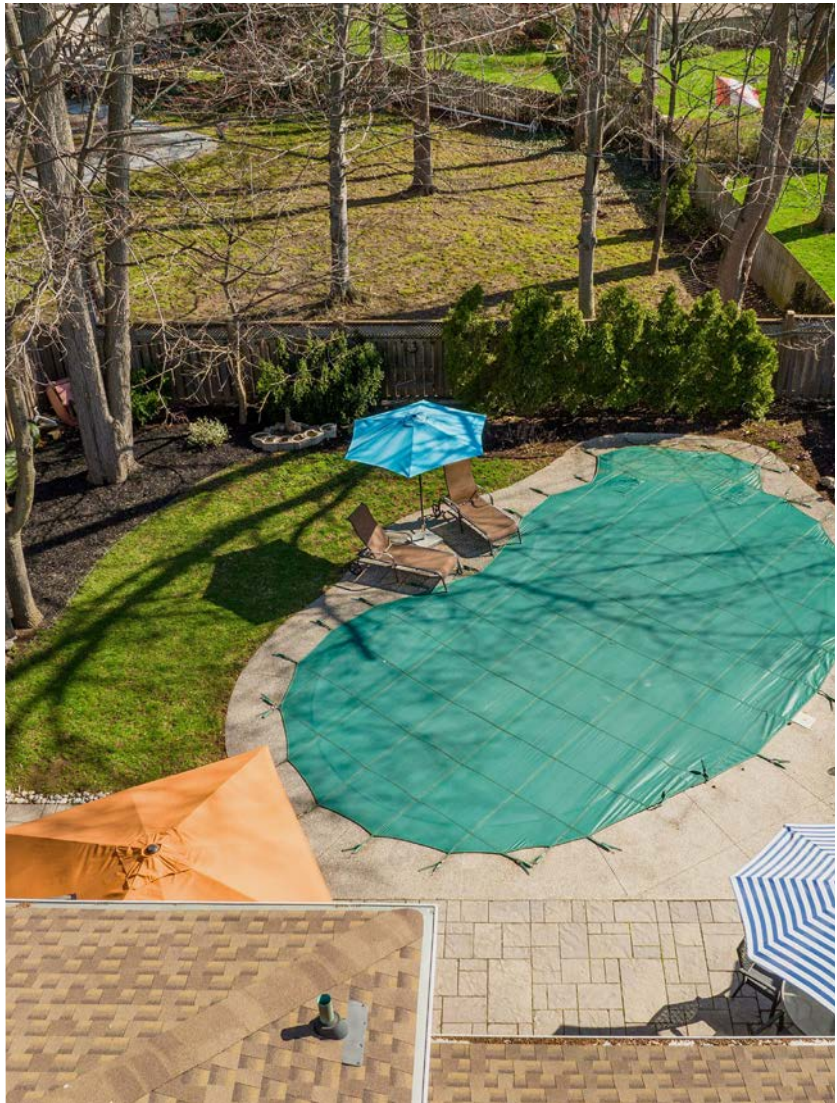




Your own backyard oasis!







# 479 PINEDALE AVENUE, BURLINGTON

## Features:

- Safety pool cover
- Backyard shed
- Mature trees surrounding the home
- Hardwood floors
- Pot lights in living room
- Ample storage
- Generous sized front yard
- Interlocking walkways and patio
- Exposed Aggregate concrete around the pool
- New front door
- New garage door
- New Patio door in family room and kitchen
- Above grade windows in lower level

## RESTAURANTS AND SHOPPING:

- Jacksons Landing
- Loondocks
- Bahn Thai
- Milestones
- Freshii
- South St Burger
- Napoleon's Steak & Seafood
- Gametime Social
- The Keg
- Olive Us Greek
- 

## PARKS:

- Sherwood Forest Park
- Sheldon Park
- Fothergill Woods Park
- Frontenac Park
- Pineland Park
- Burloak Waterfront Park
- Paletta Lakefront Park
- Skyway Park
- Mohawk Park
- Spruce Park
- Creek Path Woods

A highly desirable location in the highly sought-after Nelson School District. Close To All Amenities, Schools, Parks, the centennial bike trail, Appleby Go station, and Lake Ontario. It is a great safe area with awesome neighbours.



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**ROYAL LEPAGE**  
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ALL measurements are approximate. Not intended to solicit  
buyers/or sellers clients currently under contract.

