

DATA FOR:



BURLINGTON, ONTARIO

576 WOODVIEW ROAD

H4138366  
ACTIVE

576 Woodview Road, Burlington

\$1,950,000  
Sale



**Listing Information**

Type: **Detached**  
Style: **2 Storey**  
Region: **Halton**  
Municipality: **Burlington (32)**  
Neighbrhd: **Dynes (320)**

Age: **31-50 Years**  
Ownrshp Type: **Freehold**  
Taxes/Year: **7,593.13 / 2021**

DOM: **6**  
Prop Type: **Residential**  
Sub Type: **Freehold**  
Rooms: **10**  
Bedrooms: **5 (5 + 0)**  
Bathrooms: **5 (3 + 2)**

2 pc Baths: **2**  
3 pc Baths: **1**  
4 pc Baths: **1**  
5+ pc Baths: **1**

Fronting On: **West**  
Lot Frontage: **54.99 Feet**

Sq Ft / Src: **3,770 / 3rd Party Measuring Service**  
Lot Shape: **Rectangular**

Lot Depth: **200.00 Feet**  
Cross Street: **Woodview Rd & New St**

Lot Irregs:

**Rooms**

Room Name	Level	L/W/H Imperial	Room Features
Foyer	M	12'4" x 8'0"	
Living Room	M	18'2" x 11'11"	Bay Window
Dining Room	M	13'9" x 11'9"	Bay Window
Family Room	M	24'0" x 12'9"	Fireplace
Kitchen	M	25'11" x 14'1"	Double Sink
Office	M	14'2" x 9'10"	Separate Room
Laundry Room	M	14'2" x 5'6"	
Bathroom	M	6'5" x 4'11"	2-Piece
Primary Bedroom	2	22'1" x 19'5"	Walk-in Closet
Ensuite	2	14'0" x 11'11"	5+ Piece
Bedroom	2	12'11" x 11'11"	Ensuite Privilege
Bedroom	2	17'11" x 11'11"	Separate Room
Bedroom	2	14'5" x 11'3"	Separate Room
Bedroom	2	16'3" x 11'11"	Separate Room
Bathroom	2		4-Piece
Bathroom	2		3-Piece
Recreation Room	B	23'2" x 21'0"	Wet Bar
Games Room	B	30'0" x 13'0"	Wainscoting
Bathroom	B	11'2" x 4'8"	2-Piece
Storage Room	B	12'11" x 6'0"	
Utility	B	11'3" x 6'5"	
Den	B	11'2" x 11'2"	
Cold Room	B	6'9" x 2'11"	



**Public Remarks**

Meet 576 Woodview Road, Burlington with over 5557 sqft of total living space; the lot is a 55 x 200ft deep pool-sized yard and features a large covered entertainment area outside with an outdoor fireplace. The entire deck is over 700 sq. ft. and includes a hot tub. The lower level is finished with an open recreation area with a gas fireplace, games area, and large bar.; there is also a potential for a sixth bedroom in the basement with two-pce bath (shower is roughed in can easily be converted to 3pce), potential for Nanny suite, and lots of storage space. The home has several upgrades: newer windows, roof shingles are within the past ten years, and front and backyard landscape lighting and irrigation system. Over the years, the lovingly maintained gardens have created a peaceful and private setting filled with trees and perennials. There is a large double driveway with space for five vehicles. The home is conveniently located close to top-rated schools, shopping amenities, public transportation, major highways, Lake Ontario, and the popular Centennial Bike. This is an excellent opportunity to live in a beautiful family location.

Virtual Tour 1: <https://vimeo.com/707018260>  
Virtual Tour 2: <https://tours.jmacphotography.ca/1994362>

Listing Brokerage [Royal LePage Burloak Real Estate Services, Brokerage](#)



**TAMMY PHINNEY**  
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**PHINNEY**  
TEAM



2072 Lakeshore Road  
Burlington, ON L7R 1E3

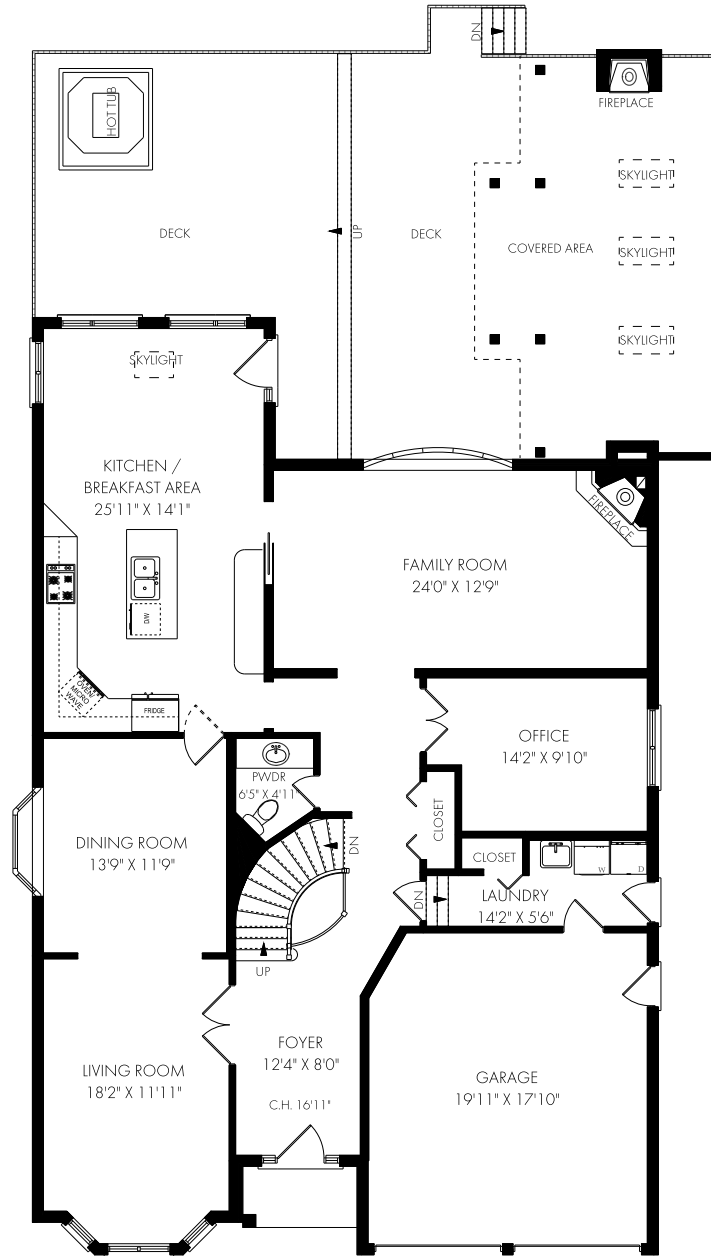
ROYAL LEPAGE  
BURLOAK REAL ESTATE SERVICES  
INDEPENDENTLY OWNED & OPERATED BROKERAGE

All information contained herein has been supplied by the seller to the best of their knowledge and while deemed accurate is NOT guaranteed by Royal LePage Real Estate Services Ltd. Not intended to solicit buyers/sellers clients currently under contract.



*576 Woodview Road, Burlington*

FLOOR PLAN



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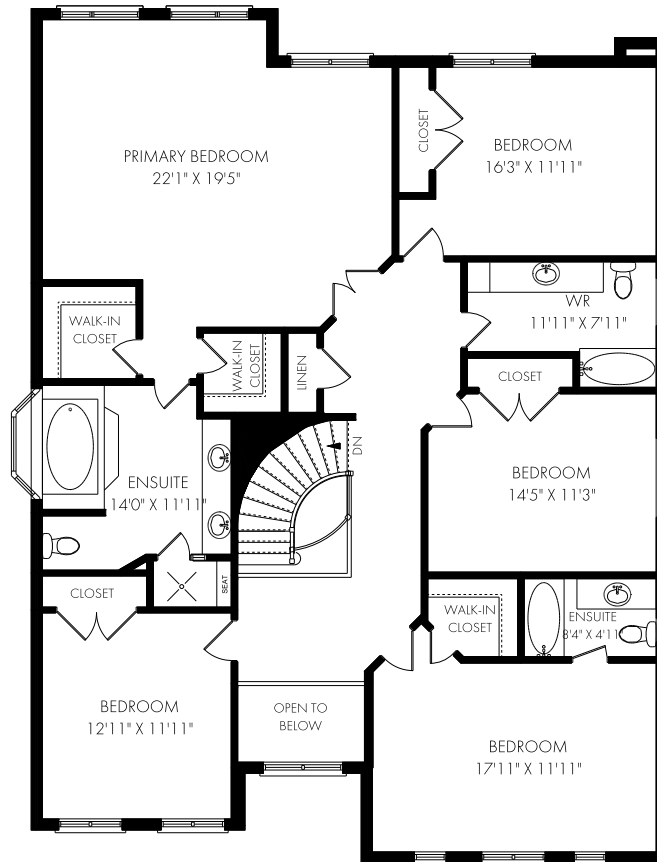
2072 Lakeshore Road  
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**TAMMY PHINNEY**

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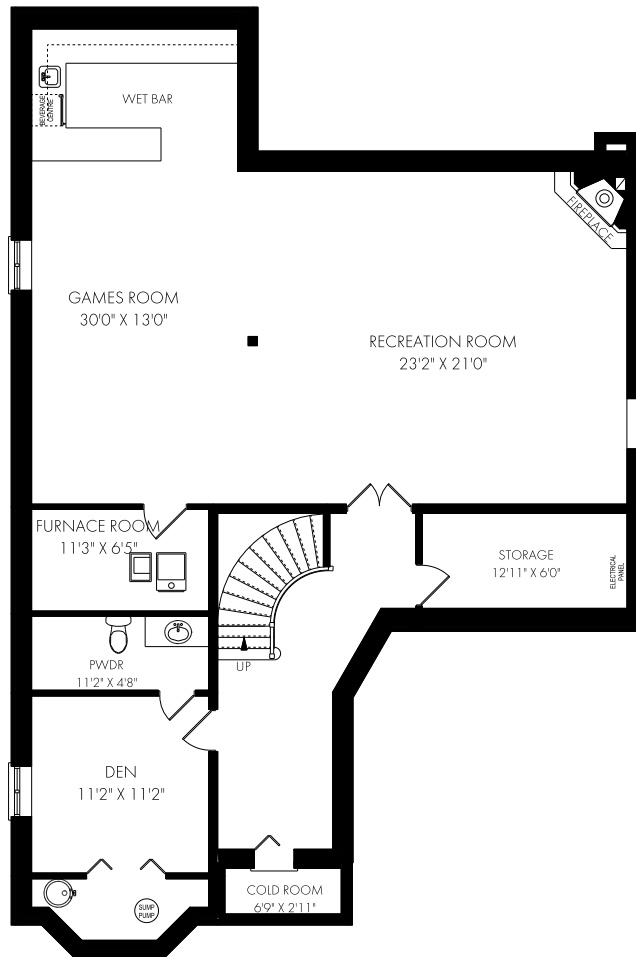
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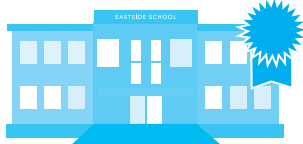


## 576 Woodview Rd

Burlington, ON  
HOODQ ADDRESS REPORT™

### SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



#### Makwendam PS

Designated Catchment School  
Grades PK to 6  
565 Woodview Rd

#### Tecumseh PS

Designated Catchment School  
Grades PK to 8  
3141 Woodward Ave

#### Pineland PS

Designated Catchment School  
Grades 2 to 8  
5121 Meadowhill Rd

#### É Élém Renaissance

Designated Catchment School  
Grades PK to 6  
1226 Lockhart Rd

#### Nelson HS

Designated Catchment School  
Grades 9 to 12  
4181 New St

#### ÉS Georges-P-Vanier

Designated Catchment School  
Grades 7 to 12  
100 Macklin St N

### PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



#### Ryerson Park

555 Woodview Road

3 min

#### Cumberland Park

562 Cumberland Ave

7 min

#### Tuck Park

3405 Spruce Avenue

12 min

#### FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds      7 Sports Fields  
2 Basketball Courts      3 Ball Diamonds  
1 Track      3 Multi-Use Pads

### TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 36 minute walk away.

**Nearest Rail Transit Stop**  
Burlington GO

**Nearest Street Level Transit Stop**  
Rexway At Woodview   
1 min

### SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 4.57km.

**Joseph Brant Memorial Hospital**  
1245 North Shore Blvd E

**Fire Station**  
455 Cumberland Avenue

**Police Station**  
1160 North Shore Blvd E

### CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

**Coffee**      **Gym**  
 **Grocery**      **Gas Station**



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