

DATA FOR:



BURLINGTON, ONTARIO

485 PINEDALE AVENUE

H4144641  
ACTIVE

485 Pinedale Avenue, Burlington

\$989,900  
Sale



**Listing Information**

Type:	<b>Detached</b>	DOM:	<b>3</b>
Style:	<b>3 Level Sidesplit</b>	Prop Type:	<b>Residential</b>
Region:	<b>Halton</b>	Sub Type:	<b>Freehold</b>
Municipality:	<b>Burlington (32)</b>	Rooms:	<b>6</b>
Neighbourhd:	<b>Pinedale (322)</b>	Bedrooms:	<b>3 (3 + 0)</b>
Cross Street:	<b>Pinedale Av &amp; New St</b>	Bathrooms:	<b>1 (1 + 0)</b>
Location:	<b>Urban</b>	2 pc Baths:	<b>0</b>
Age / Year:	<b>51-99 Years /</b>	3 pc Baths:	<b>0</b>
Zoning:		4 pc Baths:	<b>1</b>
		5+ pc Baths:	<b>0</b>
Fronting On:	<b>East</b>	Sq Ft / Src:	<b>1,204 / 3rd Party</b>
Lot Front/Depth:	<b>60.01 Feet / 108.31 Feet</b>	Lot Shape:	<b>Measuring Service</b>
Acres/Range:	<b>less than .50</b>	Lot Irregs:	<b>Rectangular</b>
Legal Desc:	<b>LT 135 , PL 1306 , S/T 176890 AS PARTIALLY RELEASE</b>		

Next OH: **Public: Sun Aug 28, 2:00PM-4:00PM**

**Room Details**

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	16'5" x 12'1"	5 x 3.68	Hardwood Floor
Dining Room	M	11' x 9'8"	3.35 x 2.95	Hardwood Floor
Kitchen	M	12'6" x 10'7"	3.81 x 3.23	Double Sink
Primary Bedroom	2	12'6" x 10'10"	3.81 x 3.3	Hardwood Floor
Bedroom	2	12' x 10'11"	3.66 x 3.33	Hardwood Floor
Bedroom	2	9'11" x 9'	3.02 x 2.74	Hardwood Floor
Bathroom	2			4-Piece
Recreation Room	B	20'2" x 12'5"	6.15 x 3.78	Fireplace
Storage Room	B	17'10" x 13'9"	5.44 x 4.19	

**Property Details**

Foundation:	<b>Concrete Block</b>	Heat Src/Type:	<b>Gas / Forced Air</b>	Soil Type:	<b>Other (see Remarks)</b>
Exterior Finish:	<b>Brick, Vinyl Siding</b>	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	<b>Asphalt Shingle /</b>	Water Src/Supply:	<b>Municipal /</b>	Pool:	<b>None</b>
Basement:	<b>(Partial Basement)</b>	Water Meter:		Visible:	
Basement Devel:	<b>Partially Finished</b>	Sewer:	<b>Sewer</b>	Elevator/ Escalator:	
Parking (spaces):	<b>Private Double Wide(3)</b>	UFFI:		Retirement Com:	
Garage (spaces):	<b>None[0]</b>	Energy Cert Lvl:		Recreational Use:	
Garage/Parking:	<b>None</b>	Amps/Volts:	<b>/</b>		
Other Structures:	<b>Shed</b>				
Air Conditioning:	<b>Central Air</b>				
Rental Items:	<b>Hot Water Heater</b>				

**Public Remarks**

This is your opportunity to purchase a detached home in South Burlington on a 60X108ft lot!! Plenty of room to put in a pool. Under all broadloom is hardwood floors. Three bedrooms, updated main bath, large open concept living and dining room, eat-in kitchen, finished lower level with bar and fireplace. Pinedale is a beautiful, canopied street where kids play together and neighbours meet for walks to the lake, many green spaces, and parks, including Sherwood Forest Park which include baseball diamonds, fields for rugby and soccer, an indoor gymnasium, playground, and trails. For aquatics, there's the Burlington Centennial Indoor Pool on New. The Centennial Bikeway, an extensive multi-use path popular for walking, running, and particularly cycling, is a safe and secure trail crossing through the three communities of Pinedale, close to shopping, this will be one of the largest community centres in Burlington is being built in the Robert Batman School site and is a short walk away. The community centre will include a pool, gym, library, Brock University and more. Easy commuting by car to Toronto and Niagara Region typically requires about 40 mins. and the home is close to Appleby Go to Union Station includes an express route.

**Financial / Additional Listing Information**

Commence Date:	<b>08/25/2022</b>	Taxes/Year:	<b>3,734.00/2021</b>	Possession:	<b>Other (see Remarks)</b>
Selling Date:		Assessment:	<b>479,000/2016</b>	Possession Date:	<b>No</b>
Ownership Type:		HST Applicable:	<b>Included</b>	SPIS:	
Condo Corp#:		Addl Mthly Fees:		Survey:	<b>Available</b>
Condo Fee:					
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:	<a href="https://tours.jm.com/485-pinedale-ave-burlington-on">https://tours.jm.com/485-pinedale-ave-burlington-on</a>				
Schools:	<b>Frontenac Nelson</b>				
Area Features:	<b>Lake/Pond, Library, Park, Public Transit, Rec./Commun.Centre, Schools</b>				
Feat/Amenities:					
Inclusions:	<b>Fridge, Stove, Dishwasher, Washer &amp; Dryer, All electrical light fixtures, Bathroom mirror, all window coverings, Chest freezer &amp; bar in basement, BBQ, all shelving in laundry room, work bench &amp; laundry table, Living room &amp; dining room drapery panels</b>				



**TAMMY PHINNEY**  
Sales Representative  
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**905.634.7755**



**PHINNEY**  
TEAM



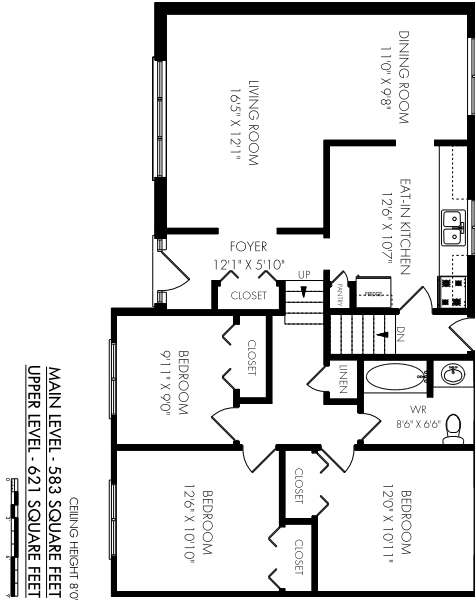
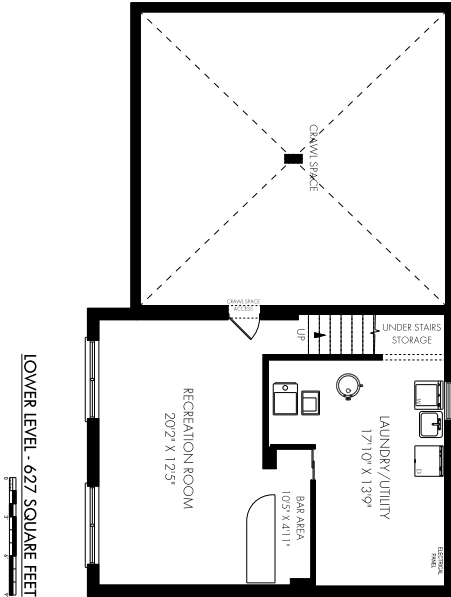
2072 Lakeshore Road  
Burlington, ON L7R 1E3

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485 Pinedale Avenue, Burlington

FLOOR PLAN



Wednesday, July 27, 2022  
Note: Although measurements and areas believed to be accurate, they should be considered approximate. This drawing was prepared by Pinetree Ltd. for the sole benefit and use by the client. Not for publication or for the drawing without the express written consent of Pinetree Ltd.

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**ROYAL LEPAGE**  
BURLOAK REAL ESTATE SERVICES  
INDEPENDENTLY OWNED & OPERATED BROKERAGE

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# BURLINGTON, ONTARIO 485 PINEDALE AVENUE



## 485 Pinedale Ave

Burlington, ON  
HOODQ ADDRESS REPORT™

### SCHOOLS

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



#### Frontenac PS

Designated Catchment School  
Grades PK to 8  
5140 Pinedale Ave

#### É Élé Renaissance

Designated Catchment School  
Grades PK to 6  
1226 Lockhart Rd

#### ÉS Georges-P-Vanier

Designated Catchment School  
Grades 7 to 12  
100 Macklin St N

#### Pineland PS

Designated Catchment School  
Grades 2 to 8  
5121 Meadowhill Rd

#### Nelson HS

Designated Catchment School  
Grades 9 to 12  
4181 New St

### 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.



#### Sheldon Park

5320 Riverside Drive



#### Frontenac Park

520 Parkside Crescent



#### Fothergill Woods Park

480 Fothergill Blvd



#### FACILITIES WITHIN A 20 MINUTE WALK

- 1 Pool
- 5 Sports Fields
- 2 Ball Diamonds
- 1 Multi-Use Pad
- 3 Playgrounds
- 3 Basketball Courts
- 1 Track

### TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 17 minute walk away.



#### Nearest Rail Transit Stop

Appleby GO



#### Nearest Street Level Transit Stop

Pinedale At New



### SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 8.12km.



#### Joseph Brant Memorial Hospital

1245 North Shore Blvd E



#### Fire Station

711 Appleby Line



#### Police Station

2485 North Service Rd W



## TAMMY PHINNEY

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## PHINNEY TEAM



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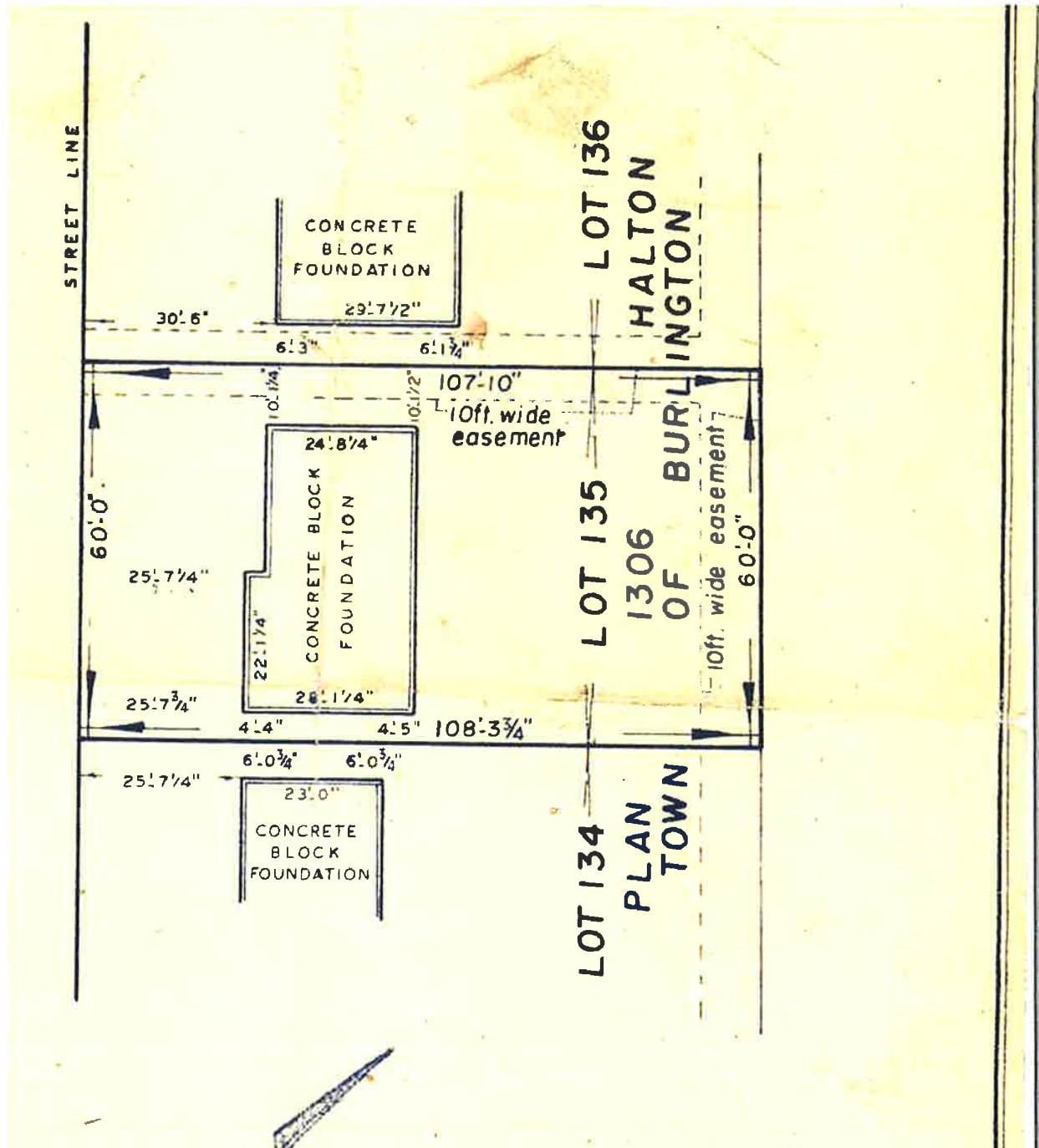
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