

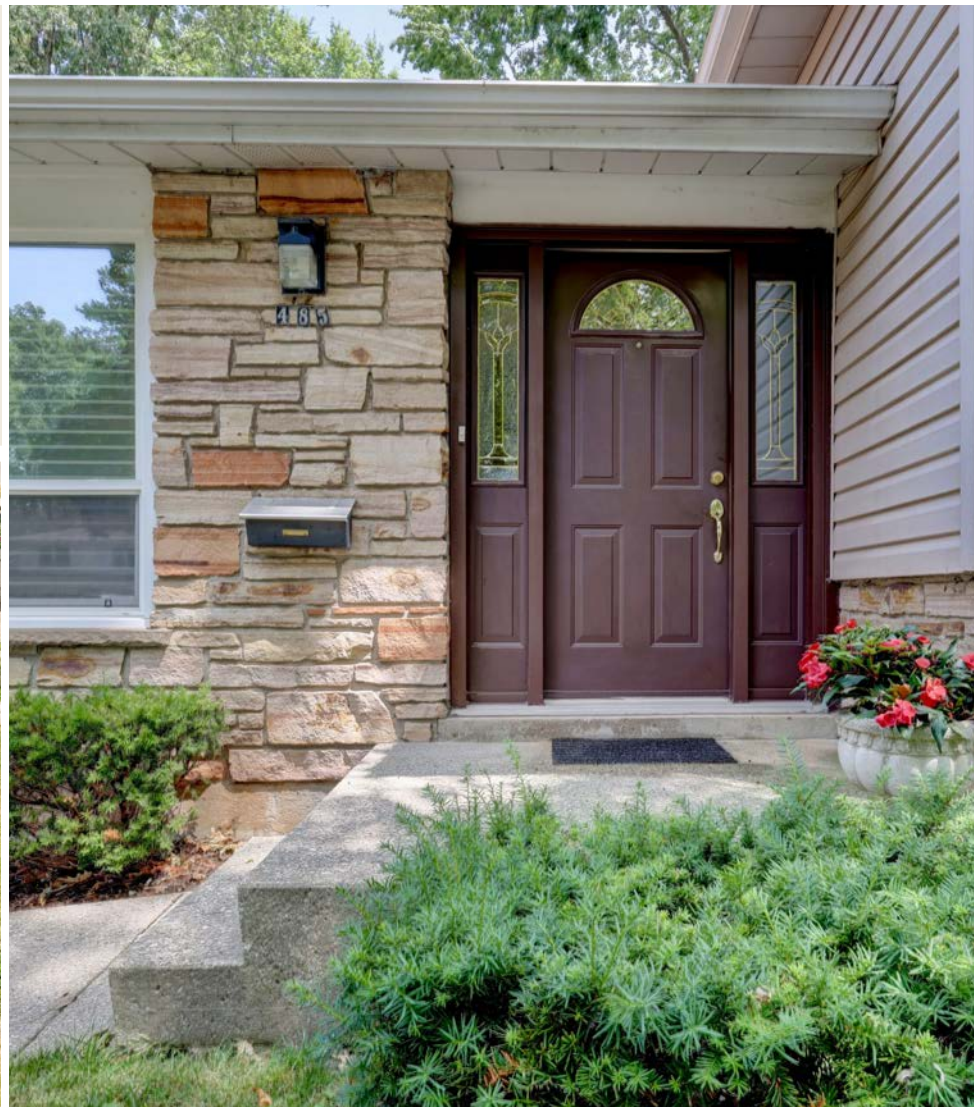


485 Pinedale Ave

BURLINGTON, ONTARIO

This Mid-century Home keeps the history alive and is about to begin a new chapter!

Welcome to 485 Pinedale Avenue situated on a tree lined street with a 60 X 180 ft lot, a three-level side split, lovingly maintained by the original owner in the Pinedale Community. There are original hardwood floors hiding underneath the Broadloom just waiting for you to expose them! Have you wanted to move to South Burlington on a tree-lined street with a huge backyard? Now is your chance with endless potential!













Endless opportunities

Join the resurgence and get ready to grab this untouched mid-century modern and own a home with history with this timeless yet modern aesthetic. 485 Pinedale Avenue features three bedrooms with ample closet space, 1 full bath, eat-in kitchen, open concept living and dining room, and finished lower level with a large storage area. .

Clean lines, plenty of natural light, high functionality. Enjoy the outdoors with a huge backyard that's perfect for gatherings of family and friends. The functionality of this home is perfect for any family - up size, down size, just a few stairs - it's the perfect fit.





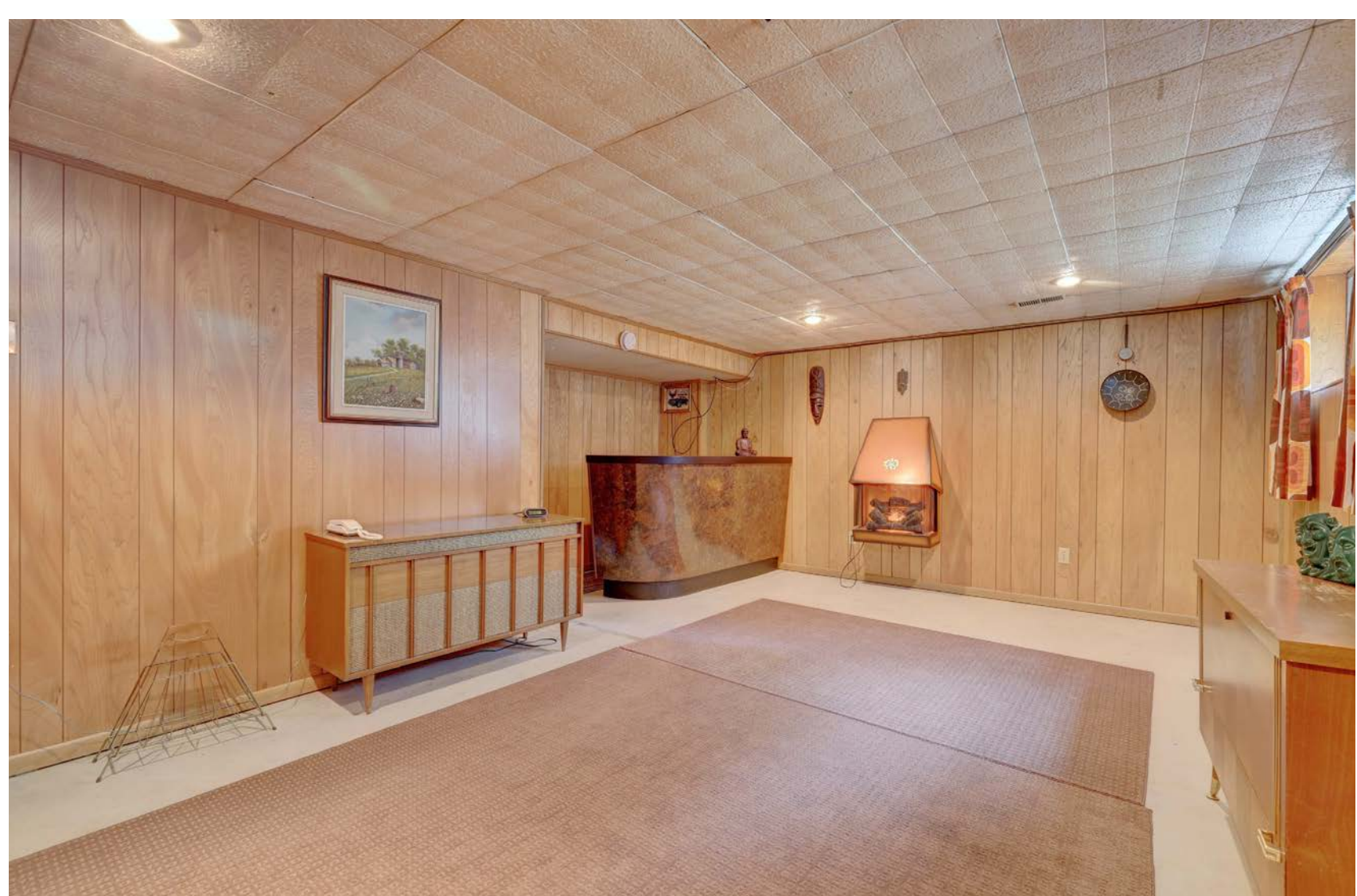
Located in the desirable Pinedale Community for families at any stage of life.

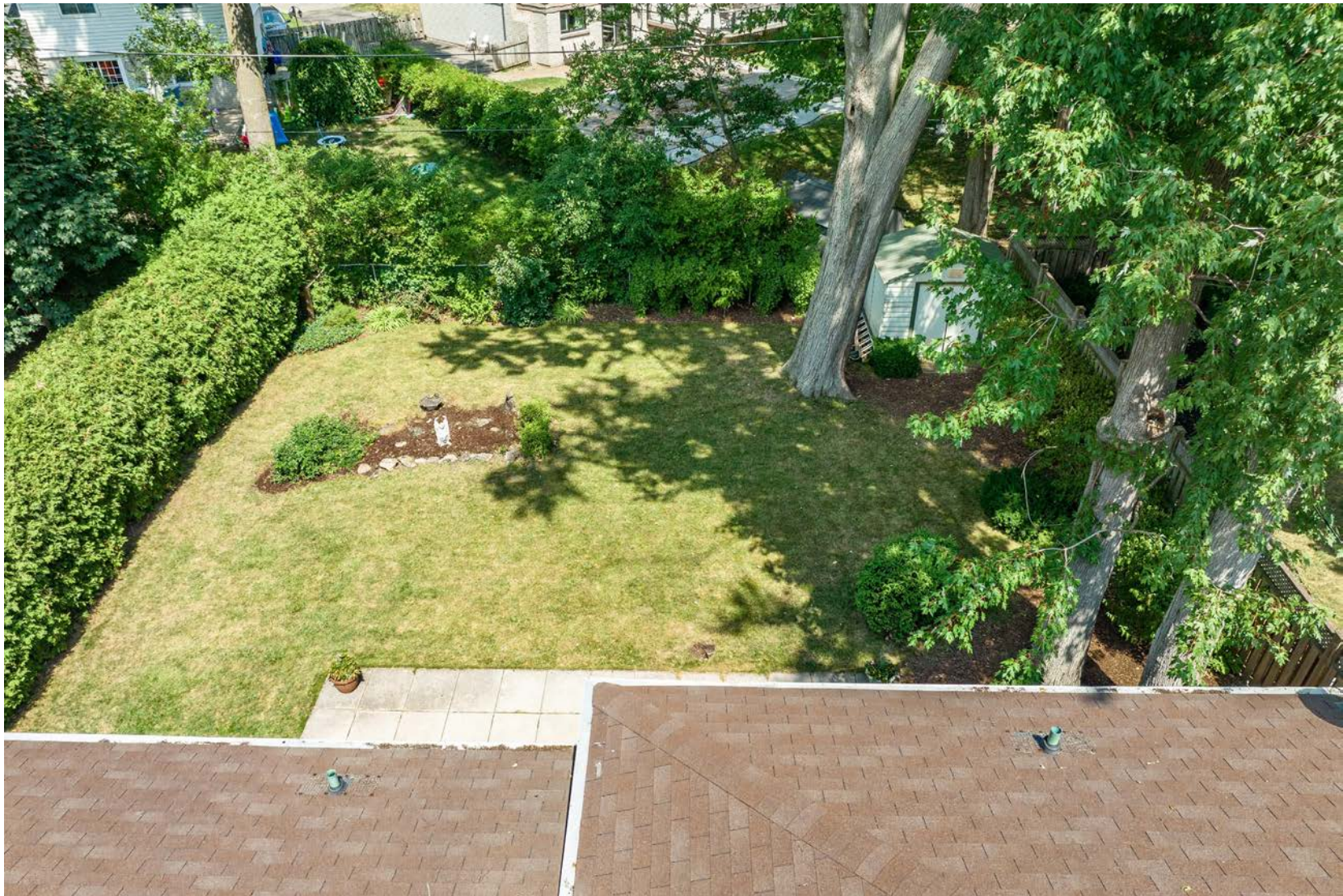
There is plenty of space to enjoy the outdoors, with a lawn that's perfect for gatherings of family and friends. The large private pool-sized backyard has lots of potential and the beautiful, canopied street where kids play together and neighbours meet for walks to the lake, many green spaces, and parks, 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 centers in Burlington is being built in the Robert Batman School site and is a short walk away. The community center 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.

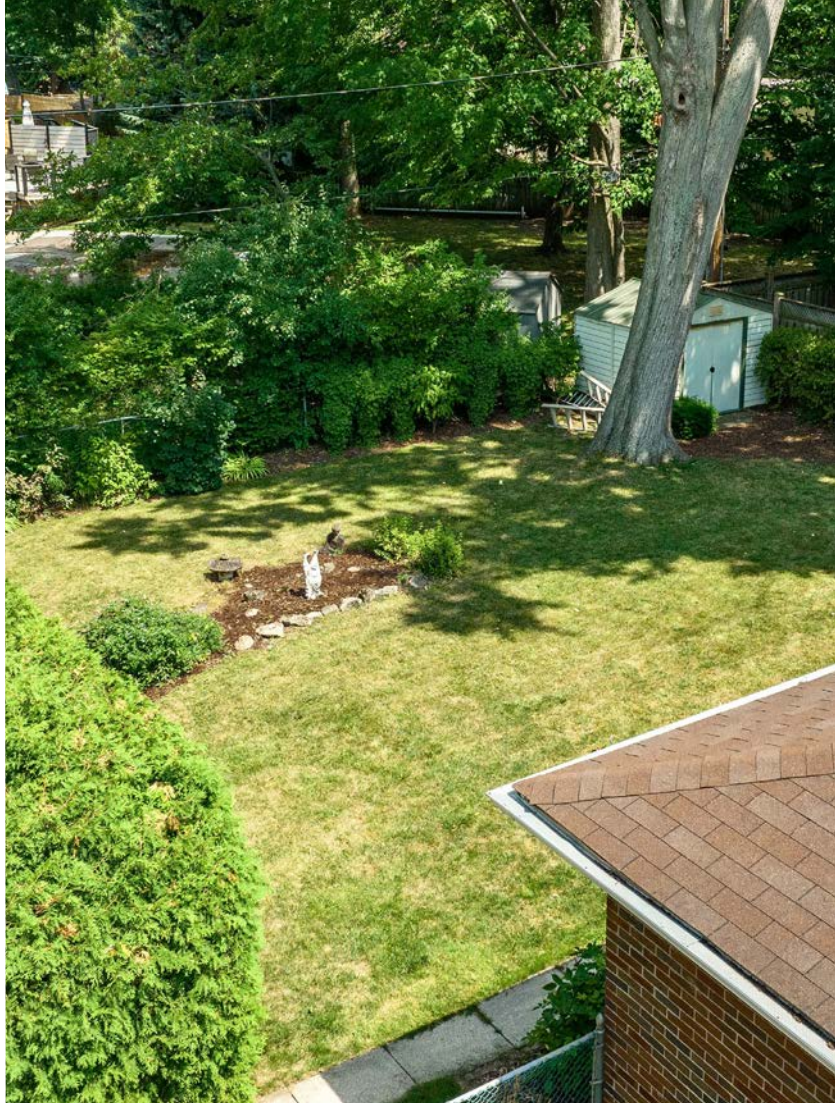




Take a stroll in the neighbourhood but don't be surprised if longtime residents often stopped them and struck up conversation!







485 PINEDALE AVENUE, BURLINGTON

Features:

- Large mature trees in front and backyard
- Mature cedar hedge
- Fully fenced backyard
- Storage shed
- Parking for 3 cars
- Driveway repaved
- Insulated steel front door
- Original hardwood under broadloom
- Newer front window
- Updated Roof shingles
- Updated main bathroom
- Open Concept design
- Built in 1965

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
- Lakefront Park
- Skyway Park
- Mohawk Park
- Spruce Park
- Creek Path Woods

Located just a short walk to several parks, groceries, restaurants, shopping, great schools and easy access to major transportation routes for the commuters.

Don't miss your chance to own a piece of Pinedale! Come see this home before it's gone!



PHINNEY
TEAM

tammy@tammyphinney.com
9 0 5 . 6 3 4 . 7 7 5 5
p h i n n e y t e a m . c o m



2072 Lakeshore Road Burlington, ON L7R1E3
ALL measurements are approximate. Not intended to solicit buyers/or sellers clients currently under contract.

