

DATA FOR:



# BURLINGTON, ONTARIO 4232 DUNVEGAN ROAD

**H4170462**  
**ACTIVE**

**4232 Dunvegan Road, Burlington**

**\$1,999,999**  
Sale



**Listing Information**

Type: **Detached**  
Style: **2 Storey**  
Region: **Halton**  
Municipality: **Burlington (33)**  
Neighbrhd: **Shoreacres (331)**

DOM: **0**  
Prop Type: **Residential**  
Sub Type: **Freehold**  
Rooms: **8**  
Bedrooms: **4 (4 + 0)**  
Bathrooms: **3 (2 + 1)**

Age: **51-99 Years**  
Ownrshp Type:  
Taxes/Year **7,658.00 / 2023**

2 pc Baths: **1**  
3 pc Baths: **1**  
4 pc Baths: **0**  
5+ pc Baths: **1**

Fronting On: **East**  
Lot Frontage: **63.00 Feet**

Sq Ft / Src: **2164 / 3rd Party Measuring Service**

Lot Depth: **127.27 Feet**  
Cross Street: **Blythewood Road**

Lot Shape: **Rectangular**  
Lot Irregs:

**Rooms**

Room Name	Level	L/W/H Imperial	Room Features
Living Room	M	18'5" x 13'4"	Fireplace
Dining Room	M	12'8" x 11'	Hardwood Floor
Kitchen	M	21' x 12'7"	Double Sink
Family Room	M	17'1" x 15'4"	Fireplace
Bedroom	2	13' x 10'9"	Hardwood Floor
Bedroom	2	10'8" x 10'6"	Hardwood Floor
Bedroom	2	11' x 10'6"	Hardwood Floor
Primary Bedroom	2	13'11" x 13'1"	Hardwood Floor
Recreation Room	B	29'8" x 12'7"	Finished
Laundry Room	B	8' x 7'9"	Double Sink
Bathroom	M		2-Piece
Bathroom	2		5+ Piece
Bathroom	B		3-Piece



**Public Remarks**

This is the home you've been waiting for! Located in the highly sought-after TUCK/NELSON school district, this spacious 4-bedroom, 2.5-bath gem sits on a beautifully landscaped lot measuring 63 X 127 ft. The newly renovated kitchen is flooded w/natural light and equipped w/new appliances, quartz counters, and entire wall cabinets. Gather around the breakfast dining area that seats 4-6, or pull up a stool at the breakfast bar. Entertain guests in the bright living room, complete w/ a wood-burning fireplace. Separate dining room provides an elegant space to host gatherings. The hardwood floors and stair treads have been beautifully refinished, while the broadloom in the family room and the lower level have been very recently replaced. The sizeable primary bedroom has two double closets. Three additional bedrooms generously sized. You'll always feel cozy and warm with 3 fireplaces in the home. The open-concept basement boasts an electric fireplace, recreation room, games area, 3 pc bath, laundry room, wet bar w/ fridge, and ample storage spaces! The backyard is a private oasis with greenery directly behind the fence. Surrounded by mature trees and gardens, the multiple seating areas offer the perfect spot to unwind. Location!! Walk to Nelson High School & Tuck School in just minutes. Close to Lake Ontario, Nelson recreation centre, Paletta park, the centennial bikeway to the downtown core and lakeside trails, and this easterly location provides easier access Appleby GO & QEW!!

Virtual Tour 1: <https://tours.vogelcreative.ca/4232dunveganroad/?mls>

Virtual Tour 2: <https://tours.vogelcreative.ca/4232dunveganroad>

Listing Brokerage **Re/Max Escarpment Realty Inc., Brokerage**



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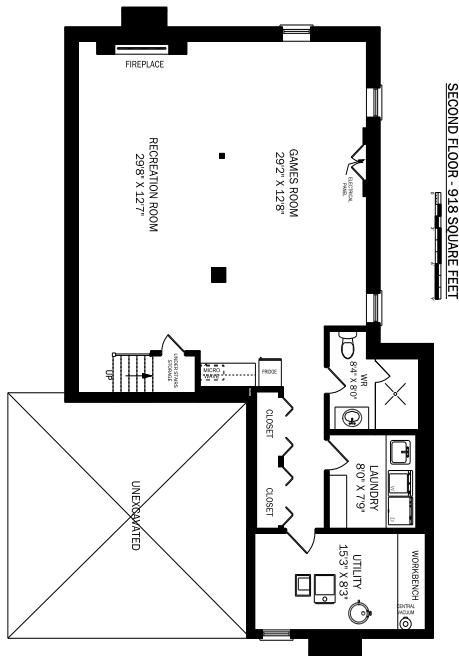
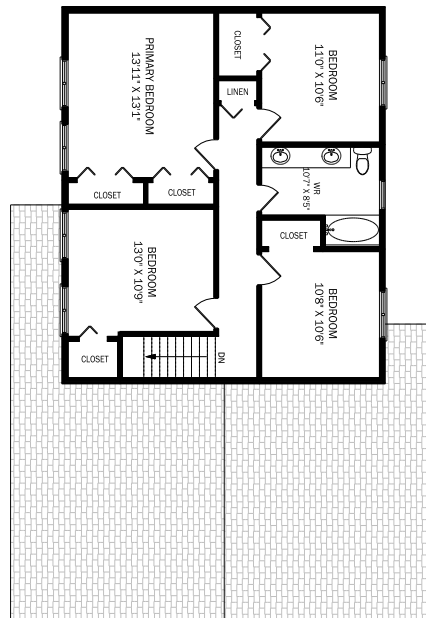
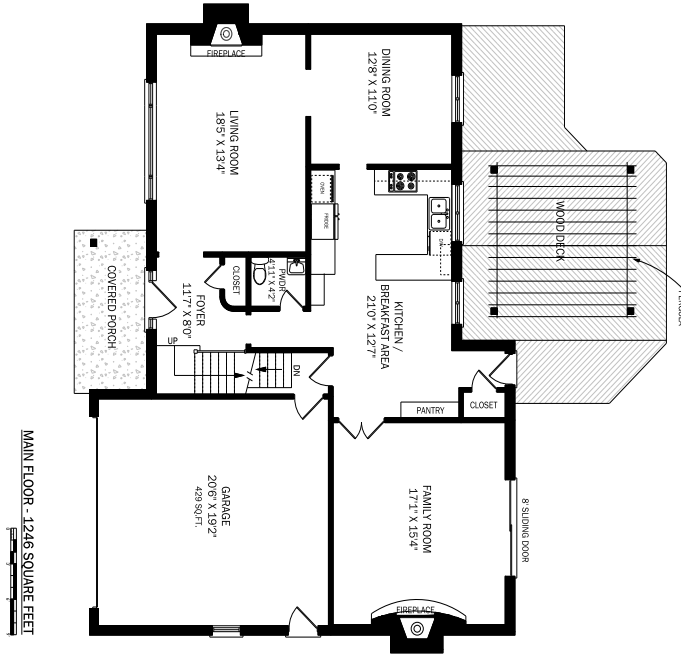


**PHINNEY TEAM | RE/MAX ESCARPMENT**  
REALTY INC. BROKERAGE

All information contained herein has been supplied by the seller to the best of their knowledge and while deemed accurate is NOT guaranteed by RE/MAX Escarpment. Not intended to solicit buyers/sellers clients currently under contract.



4232 DUNVEGAN ROAD, BURLINGTON



Plan4U  
Note: Although measurements and area believed to be accurate they should be considered approximations. www.Plan4U.ca | 416 999 5096  
July 25, 2023



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# BURLINGTON, ONTARIO

## 4232 DUNVEGAN ROAD



### 4232 Dunvegan Road

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.



##### Nelson HS

Designated Catchment School  
Grades 9 to 12  
4181 New St

##### John T Tuck PS

Designated Catchment School  
Grades PK to 8  
3365 Spruce 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

##### 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.



##### Strathcona Park

376 Belvenia Road



4 mins

##### Glen Afton Park

254 Glen Afton Drive



8 mins

##### Nelson Park

4183 New Street



6 mins

#### FACILITIES WITHIN A 20 MINUTE WALK

- |                 |                    |
|-----------------|--------------------|
| 3 Playgrounds   | 1 Track            |
| 1 Pool          | 1 Community Centre |
| 1 Arena         | 2 Splash Pads      |
| 1 Rink          | 1 Skateboard Park  |
| 4 Tennis Courts | 1 Sports Court     |
| 5 Ball Diamonds | 1 BMX Track        |
| 5 Sports Fields | 2 Trails           |

#### TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 33 minute walk away.



##### Nearest Rail Transit Stop

Appleby GO



##### Nearest Street Level Transit Stop

New At Shoreacres



3 mins

#### 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 5.77km.



##### Joseph Brant Memorial Hospital

1245 North Shore Blvd E



##### Fire Station

455 Cumberland Avenue



##### Police Station

3800 Constable Henshaw Boulevard



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- Windows & Doors replaced 2010 (Pollard)
- New trim and painted 2023
- Kitchen cabinets professionally sprayed 3 months ago
- New kitchen appliances
- New broadloom in family room
- Pot lights added in the kitchen and lower level
- Basement renovated 2018
- Liebherr fridge and coffee area in basement
- Sound proofing insulation in basement 2018
- Lower level floor leveling 2018
- Storage under basement stairs
- Wall storage in basement
- Basement bathroom 2018
- Furnace & AC approx 10 years old
- Electric air cleaner and humidifier
- New motor for Central Vacuum
- 200 amps electrical
- Second floor stairs re-sanded & hardwood replaced
- Pool heater 7 years old
- Aluminum siding painted 7 years ago
- New pool pump in garage ready to be installed!
- Two wood burning fireplaces and an electric
- Fireplace in lower level

**AREA FEATURES**

- **Convenience at Your Doorstep:** Living in Shoreacres means easy access to both Burlington Mall and Appleby Village Mall. Whether you need to satisfy your shopping cravings or find essential services, everything is right

within reach. It is also close to the Go-Train and commuter routes for travels east to Toronto and West to Niagara.

- **A Gem on Lakeshore Road:** Prepare to be captivated by the Paletta Estate and Paletta Lakefront Park, the crown jewels of Burlington. The magnificent Paletta stone mansion and its sprawling property boast manicured lawns, picturesque gardens, and breathtaking views of Lake Ontario.
- **Endless Fun at Central Park:** Get ready for excitement at Central Park! This park has everything from library to sports fields, a baseball diamond. There's something for every age group, including the Burlington Seniors' Centre, Tennis Club, Music and Drama Centre, and more.
- **Fitness and Fun:** at Roy Edwards YMCA: Just next to Central Park, you'll find the highly regarded Roy Edwards YMCA. This popular center offers a top-notch gymnasium, excellent fitness facilities, and an indoor pool. You can even bike there along the 7.9 km Centennial Bike way which travels through Nelson Park and Sherwood Forest Park
- **Top-Rated Schools and Institutions:** Choose from renowned public schools like John T. Tuck and Nelson High School, or consider the excellent Catholic schools St. Raphael's and Assumption. Your children's education will be in good hands.
- **Experience the Best of Burlington:** Join the vibrant community of Shoreacres and enjoy a life of luxury and convenience. With beautiful homes, stunning natural surroundings, and an array of amenities, this neighbourhood has it all!



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