

DATA FOR:



# BURLINGTON, ONTARIO

## 2070 ANNETTE COURT

H4138446  
ACTIVE

2070 Annette Court, Burlington

**\$1,799,900**  
Sale



### Listing Information

Type: **Detached**  
Style: **2 Storey**  
Region: **Halton**  
Municipality: **Burlington (35)**  
Neighbourhood: **Millcroft (351)**

Age: **31-50 Years**  
Ownership Type: **Freehold**  
Taxes/Year: **6,182.00 / 2021**

DOM: **0**  
Prop Type: **Residential**  
Sub Type: **Freehold**  
Rooms: **8**  
Bedrooms: **5 (3 + 2)**  
Bathrooms: **4 (3 + 1)**

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

Fronting On: **West**  
Lot Frontage: **40.06 Feet**

Sq Ft / Src: **2,292 / 3rd Party Measuring Service**  
Lot Shape: **Pie**  
Lot Irregs: **128.01 ft x 98.58ft x 107.89 ft**

Lot Depth: **105.81 Feet**  
Cross Street: **McCleary&Annette Crt**

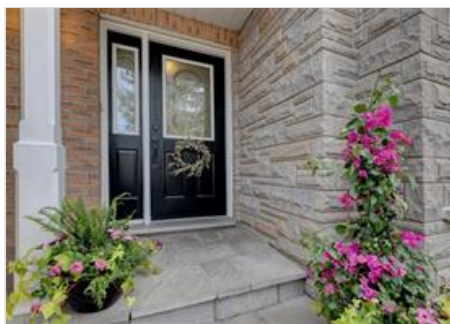
### Rooms

Room Name	Level	L/W/H Imperial	Room Features
Foyer	M	7'1" x 5'4"	
Living Room	M	17'5" x 11'0"	Hardwood Floor
Dining Room	M	11'2" x 11'0"	Hardwood Floor
Kitchen	M	10'11" x 10'9"	Hardwood Floor
Breakfast	M	10'2" x 7'11"	
Family Room	M	18'11" x 12'11"	Fireplace
Laundry Room	M	10'10" x 7'0"	Separate Room
Bathroom	M		2-Piece
Primary Bedroom	2	19'6" x 13'5"	Ensuite Privilege
Bedroom	2	11'6" x 11'6"	
Bedroom	2	17'1" x 13'5"	
Bathroom	2		4-Piece
Bathroom	2		4-Piece
Recreation Room	LL	20'10" x 14'10"	Fireplace
Bedroom	LL	13'9" x 12'7"	Separate Room
Bedroom	LL	12'10" x 10'2"	Separate Room
Utility	LL	14'9" x 10'6"	
Bathroom	LL		3-Piece

### Public Remarks

Desirable Family Friendly Court Location on a premium pie-shaped lot widening to 90 ft across the backyard in Prestigious Millcroft. Spacious 3 + 2 Bedroom, 3.5 Baths Home. Main Level Features Sunken Living Room, Separate Dining Room, Eat-in Kitchen with an Abundance of Windows Overlooking the Treed, Fully Fenced Yard. Main Level Family Room with Fireplace, Laundry & Mud Room. Inside Access to Double Car Garage. Master Features a Walk-in Closet, Ensuite with Soaker Tub & Separate Walk-in Shower. The 2 Additional Bedrooms are Generous in Size. The Fully Finished Basement Features a Recreation Room with Gas Fireplace, 4th Bedroom and Additional 5th Bedroom/Den/Office with Ensuite & 3-Piece Bath. Ideal Location Close to Schools, Parks, Amenities and Easy Access to the QEW/407.

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



**TAMMY PHINNEY**

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**PHINNEY**  
TEAM

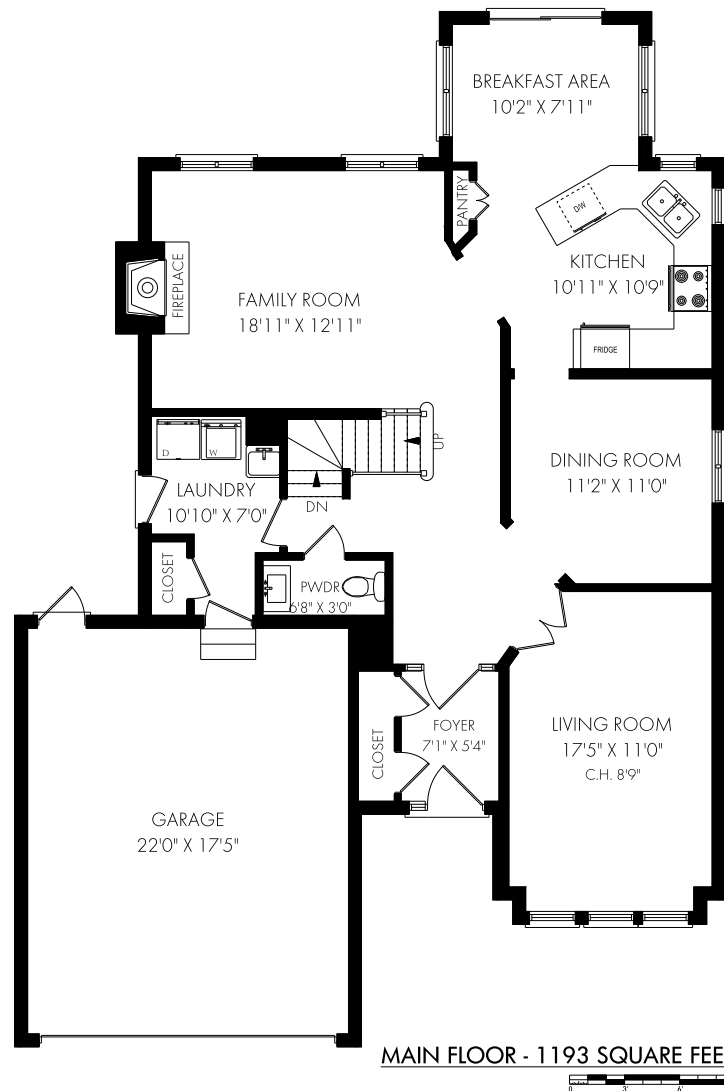
**ROYAL LEPAGE**  
**BURLOAK REAL ESTATE SERVICES**  
INDEPENDENTLY OWNED & OPERATED BROKERAGE

2072 Lakeshore Road  
Burlington, ON L7R 1E3

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.

*2070 Annette Court, Burlington*

FLOOR PLAN



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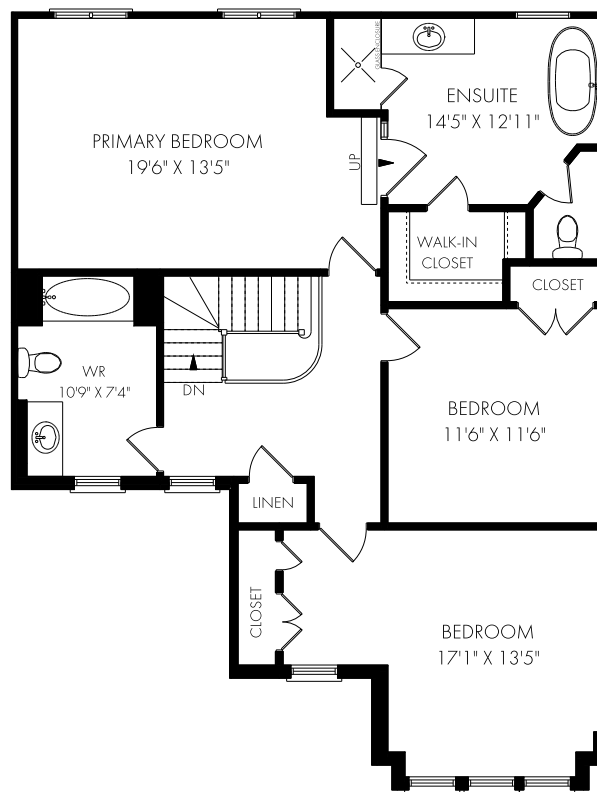
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FLOOR PLAN



SECOND FLOOR - 1099 SQUARE FEET



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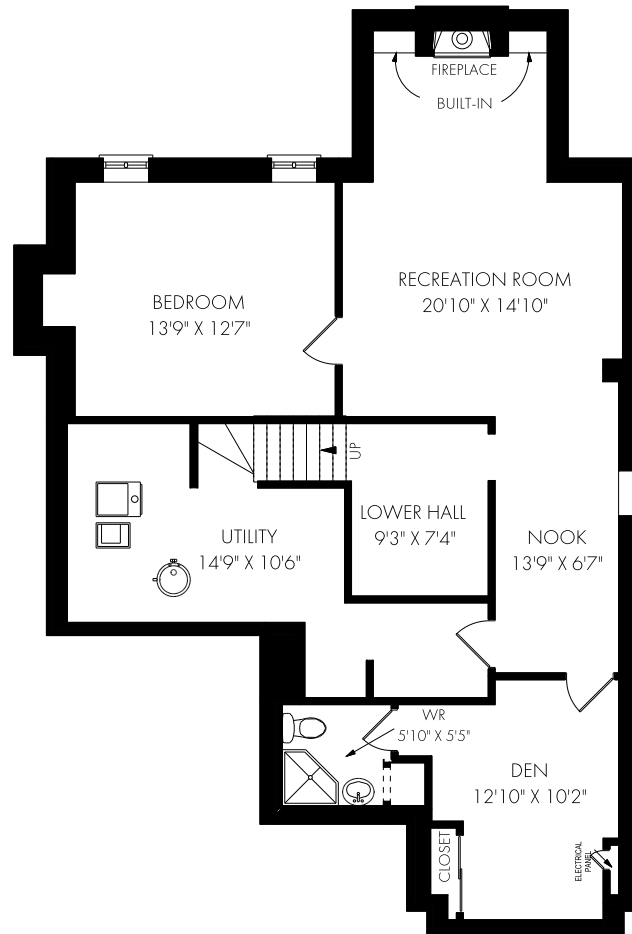
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| FLOOR PLAN



LOWER LEVEL - 1193 SQUARE FEET



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## 2070 ANNETTE COURT



### 2070 Annette Crt

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.



##### Florence Meares PS

Designated Catchment School  
Grades PK to 8  
2102 Berwick Dr

##### É Élém Renaissance

Designated Catchment School  
Grades PK to 6  
1226 Lockhart Rd

##### Dr. Frank J. Hayden SS

Designated Catchment School  
Grades 9 to 12  
3040 Tim Dobbie Dr

##### 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.



##### Berwick Green Park

2086 Berwick Drive



3 min

##### Tansley Woods Community Centre

1996 Itabashi Way



7 min

##### Tansley Woods Park

4100 Kilmer Drive



10 min

#### FACILITIES WITHIN A 20 MINUTE WALK

- |                    |                 |
|--------------------|-----------------|
| 1 Pool             | 4 Playgrounds   |
| 1 Wading Pool      | 1 Sports Field  |
| 1 Basketball Court | 2 Ball Diamonds |
| 1 Community Centre | 1 Trail         |
| 1 Preschool Room   | 1 Gym           |

#### TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 5 minute walk away and the nearest rail transit stop is a 49 minute walk away.



##### Nearest Rail Transit Stop

Appleby GO



##### Nearest Street Level Transit Stop

Upper Middle At Itabashi



5 min

#### SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 7.55km.



##### Joseph Brant Memorial Hospital

1245 North Shore Blvd E



##### Fire Station

1837 Ironstone Drive



##### Police Station

3800 Constable Henshaw Boulevard

#### CONVENIENCE

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



##### Coffee



##### Gym



##### Grocery



##### Gas Station



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