



11-2022 Atkinson Drive

BURLINGTON, ONTARIO



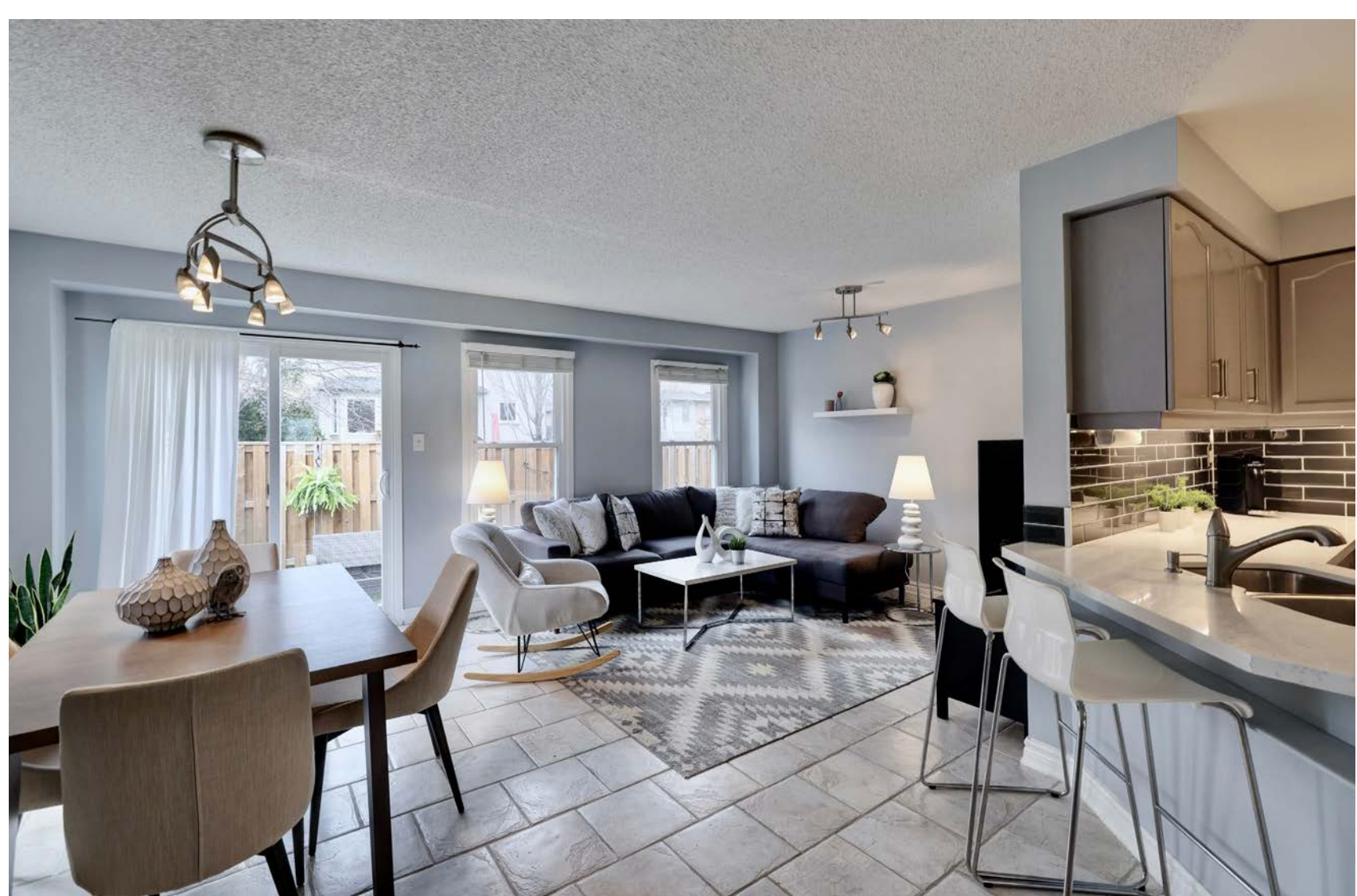
# This way home!

2022 Atkinson Drive is a quiet little complex built in 1995 surrounded by nearby nature, golf course, yet not far from downtown Burlington and Spencer Smith Waterfront Park. This end unit town home has a large green space just outside the front and backyard, and is managed by a fiscally responsible property manager - Wilson Blanchard. This is an ideal location for walk-ability to restaurants walking trails shops and close to transportation routes.











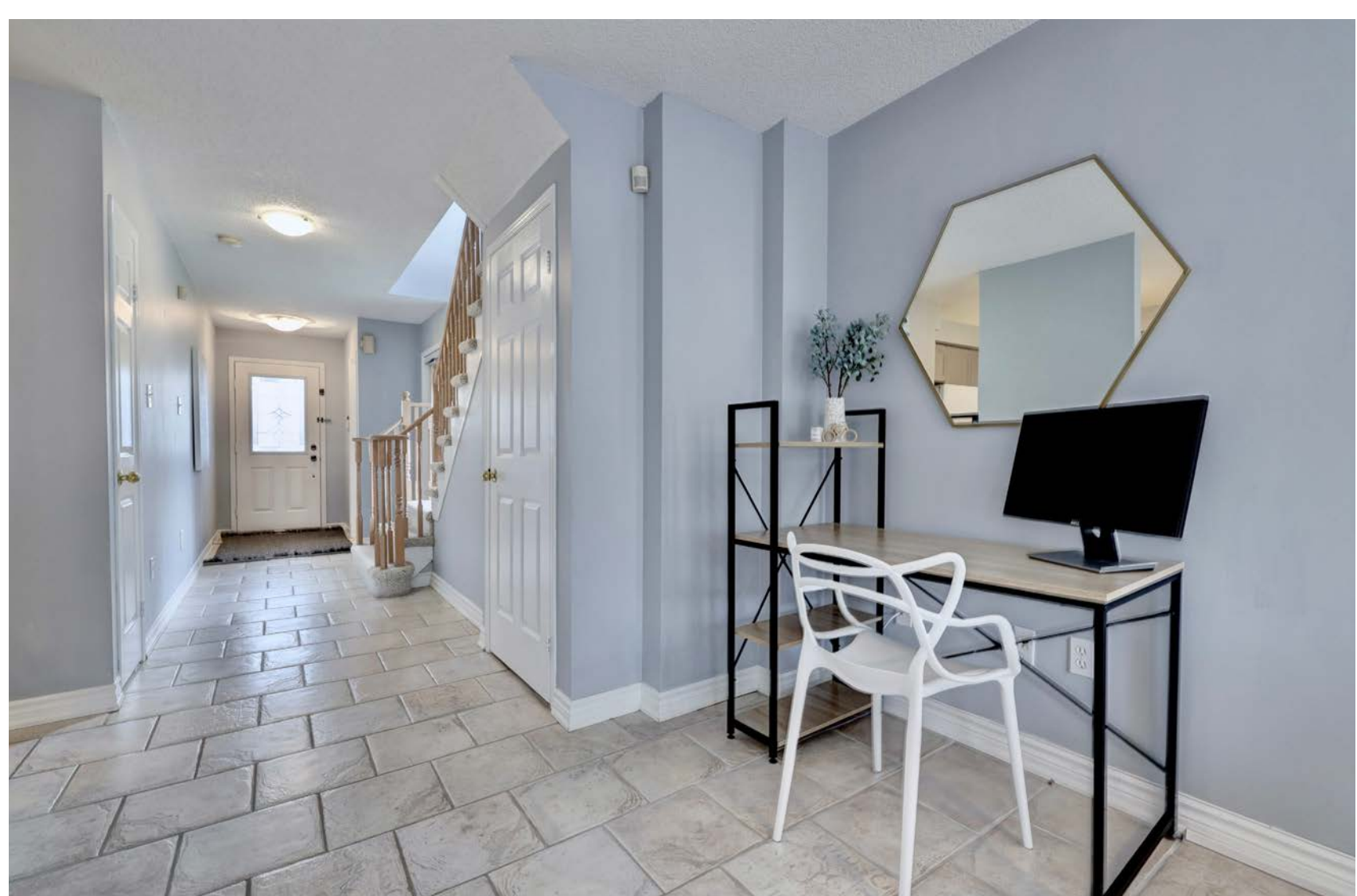






## Open Concept Living

Fabulous sun-filled family home with lots of extra natural light with widows on the side, front and back off this beautiful end unit. Located in the sought after Millcroft neighbourhood this three bedrooms, three bathrooms, end unit has a private fenced lot with a charming front porch offering over 1570 sq.ft plus a finished basement, and full size garage! Upgrades include carpet free main and second floor, neutral decor, high efficiency furnace and newer air-conditioning, renovated kitchen with quartz counter tops and breakfast bar, subway tile back-splash and under counter lighting. The bathrooms have all been updated, with new vanities. Enjoy a large primary bedroom with double French door entry, walk-in closet, and a large 4 piece bath with a large soaker tub, separate shower and large vanity.







Large Primary Bedroom featuring an abundance of windows with walk-in closet and four piece bathroom.



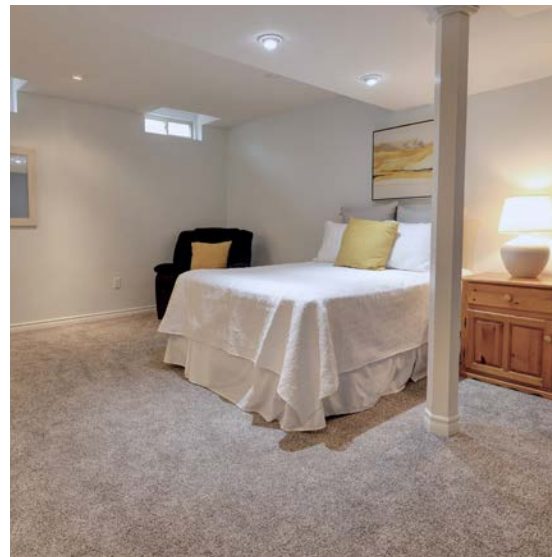




Plenty of room for guests!













# 11-2022 ATKINSON DRIVE, BURLINGTON

## Features:

- Sought-after Millcroft Neighbourhood
- Over 1570 sq.ft. plus a finished lower level
- Renovated kitchen
- Quartz counters
- New Subway back splash
- Under cabinet lighting
- Three Renovated Baths
- Carpet-free main and upper level
- Fully finished lower level
- Large Laundry room with front load washer and dryer
- Oak handrail and spindles on Staircase
- Primary Bedroom with walk-in closet and spacious ensuite bath
- High Efficiency Furnace
- Air conditioning
- Low maintenance windows
- Fully fenced Backyard
- Access to walking trails

- Siding on to green-space
- Charming front porch
- Fiscally responsible Property Management
- Surrounded by nature, Golf Course, and walking trail

## PARKS:

- Berwick Green Park
- Millcroft Golf Club
- Taywood Park
- Milcroft Park
- Tansley Woods Park
- Tansley Woodlot

## RESTAURANTS AND SHOPPING:

- Beertown Public House
- Industria Pizzeria
- Pepe and Lela's Eatery
- Rust BistroBar
- Jake's Grill & Oyster Bar
- Uptown Social House
- Tin Cup Sports Grill
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Private yard, siding onto green space. Finished lower level, garage, lots of storage. Close to Restaurants, Shopping, golf, walking trails, Playground, excellent schools, community center, highways and Transportation.



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ALL measurements are approximate. Not intended to solicit buyers/or sellers clients currently under contract.

