2109 WELLINGTON AVENUE



SAUNDERS, SAXTON & WINTER



CUSTOM BUNGALOW | PRIME SOUTH BURLINGTON

Renovated from top to bottom, this exceptional bungalow offers a thoughtfully curated floor plan that blends style with everyday livability in one of South Burlingtons most desirable neighbourhoods. Every detail has been carefully considered, with high-end, custom finishes and quality craftsmanship throughout. A charming front porch leads into a defined foyer and a sun-filled, open-concept great room featuring white oak flooring, oversized windows and a gas fireplace. The designer eat-in kitchen is both beautiful and functional, complete with a quartz island, Bosch & Samsung stainless steel appliances including a Kitchen Aid 5-burner slide-in gas range. Double sliding doors extend your living space to a 320 square foot cedar deck, perfect for entertaining or unwinding outdoors. The private primary retreat is tucked away and features a luxurious 4-piece ensuite, walk-in closet and walk-out to the covered portion of the deck with hot tub. The second main floor bedroom offers semi-ensuite access to a stylish 3-piece bath. The bright and spacious lower level includes a large recreation room, third bedroom with generous closet space, 3-piece bathroom, and a full-sized laundry room with convenient walk-up access to the attached garage. Professionally landscaped with irrigation system. This home is a rare opportunity for those seeking a low-maintenance, turnkey lifestyle with generous outdoor space without the condo fees. Just steps to the lake, downtown, restaurants, shops, and all that Burlington has to offer.






2109




















KitchenAid

























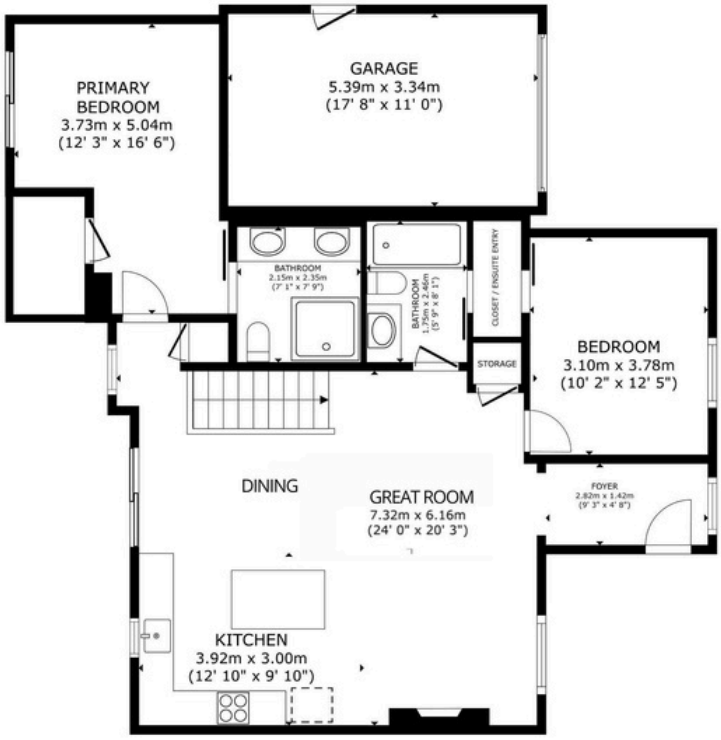




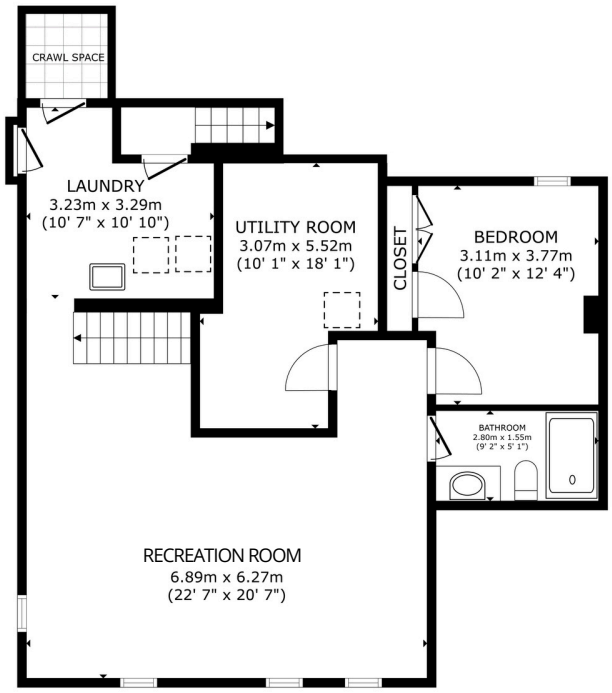




FLOOR PLANS



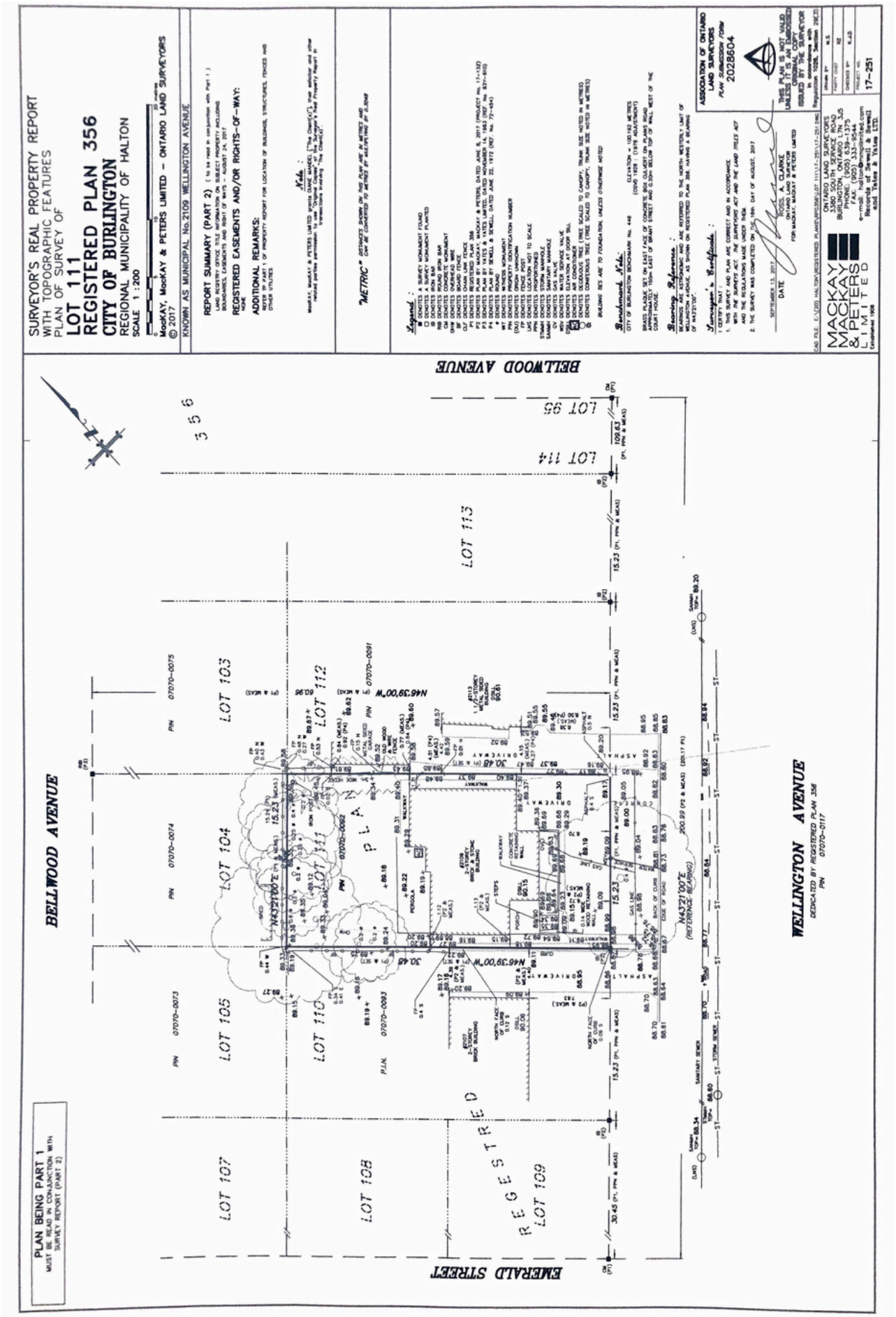
GROSS INTERNAL AREA
LOWER 82.4 m² (887 sq.ft.) MAIN 91.6 m² (986 sq.ft.)
EXCLUDED AREAS : GARAGE 18.0 m² (194 sq.ft.)
TOTAL : 174.1 m² (1,874 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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SURVEY


SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC FEATURES
PLAN OF SURVEY OF
LOT 111
REGISTERED PLAN 356
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 200
© 2017
KNOWN AS MUNICIPAL No.2109 WELLINGTON AVENUE
REPORT SUMMARY (PART 2)
REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
NONE
ADDITIONAL REMARKS:
"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048
Legend :
Surveyor's Statements :
ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2028604
MACKAY MACKAY & PETERS LIMITED
ONTARIO LAND SURVEYORS
3380 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO L7N 3J5
PHONE (905) 639-1875
FAX (905) 333-4544
e-mail: halton@mmplimited.com
Records of Sewell & Sewell and Yates & Yates LTD.
17-251
PLAN BEING PART 1
MUST BE READ IN CONJUNCTION WITH SURVEY REPORT (PART 2)
BELLWOOD AVENUE
WELLINGTON AVENUE
EMERALD STREET
DEDICATED BY REGISTERED PLAN 356
PIN 07070-0117
REGISTERED PLAN 356
LOT 95
LOT 96
LOT 103
LOT 104
LOT 105
LOT 107
LOT 108
LOT 109
LOT 110
LOT 111
LOT 112
LOT 113
LOT 114
PIN 07070-0075
PIN 07070-0074
PIN 07070-0073
PIN 07070-0091
PIN 07070-0092
PIN 07070-0093
P.I.N.
N43°21'00"E
N46°39'00"W
30.48
15.23
200.99
(REFERENCE BEARING)

PROPERTY INFORMATION

Lot Size: 49.97 Feet x 100 Feet
Taxes: $7051.40 (2024)
Legal Description: LT 111 , PL 356 ; BURLINGTON

ADDITIONAL FEATURES

Hardie board & batten exterior
Gas fireplace in great room
LED pot lights
7.5” white oak engineered floor
Crown moulding
Deep window sills
7.25” baseboards
Solid core doors
Casement windows
Garage door opener
Irrigation system
Garden shed



Wendy Saunders | Broker
Kim Saxton | Broker

SAUNDERS, SAXTON & WINTER

RE/MAX ESCARPMENT REALTY INC., BROKERAGE
INDEPENDENTLY OWNED & OPERATED

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www.sswteam.ca