408 SHOREACRES ROAD

THE MORREN GROUP

INDUSTRY LEADERS - BUILT BY OUR RELATIONSHIPS

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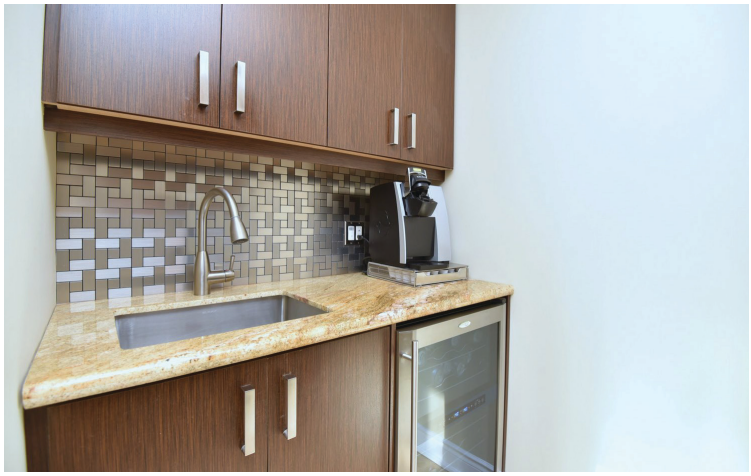
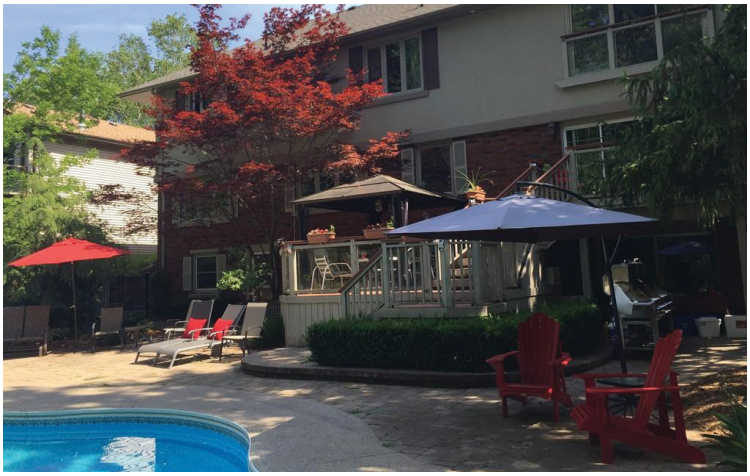
— WELCOME HOME —

Welcome to this fine home situated in one of the most coveted neighbourhoods in Burlington, "Shoreacres". Prime location, towering trees and multi-million dollar properties distinguish this exclusive neighbourhood. This neighbourhood is also sought after for its highly rated schools, Tuck and Nelson. Innovatively designed and offering over 6,000 sq ft of living space. Enjoy leisurely summers in your backyard oasis complete with an in-ground pool with an attached hot tub. Kitchen is generously proportioned with high-end built-in appliances, custom cabinetry, island and granite. The dining room is adjacent to the kitchen and is generously proportioned for family gatherings. Great room features a gas fireplace and a walk-out to patio. Bedroom level offers four generous size bedrooms. Primary bedroom retreat features opulent ensuite, gas fireplace and a walk-in closet. Lower level boasts recreation room, gym area, 3 piece bathroom and a full walk-out to a picturesque private setting with creek. Timeless design with a perfect blend of traditional and contemporary elements. Ideal location within minutes to the GO Station and quick access to the QEW & 407 making this home ideal for commuters. Steps to the lake and close to shops, trendy restaurants & most amenities!





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— PROPERTY DETAILS —

INCLUSIONS: Built-In Cooktop, Built-In Ovens (x2), Fridge, Dishwashers (x2), Microwaves (x2), Wine Fridge, Washer, Dryer, All Electrical Light Fixtures, All Window Coverings, Furnaces (x2), A/C Units (x2), Central Vacuum's (x2), Hot Tub Attached to the Pool, Pool Equipment, Alarm System, Automatic Garage Door Opener & Remote(s), Outdoor Sheds (x2).

DETAILS: Lot Size: 79.99 x 200.00 feet | Taxes: $11,218.00 (2020) | Possession: Flexible
Living Space: 4,256 square feet (plus 1800 sq ft in Lower Level)
Pool Installed by Rainbow Pools (2002)
Windows & Doors (2007)
600 sq ft of Attic Space Accessible in Front Bedroom, Ideal for Storage

SCHOOLS: Elementary - John T. Tuck & St. Raphael
Secondary - Nelson & Assumption

Room Dimensions All measurements and room sizes are approximate.

MAIN LEVEL:

Great Room ..... 24'10" x 16'2"
Dining Room ..... 21'8" x 16'8"
Kitchen ..... 16'11" x 12'2"
Office ..... 16'6" x 11'10"
Powder Room ..... 2 piece
Laundry Room

LOWER LEVEL:

Recreation Room ..... 29'3" x 15'4"
Bathroom ..... 3 piece

UPPER LEVEL:

Primary Bedroom ..... 20'4" x 16'6"
Ensuite ..... 5 piece
Bedroom ..... 24'2" x 16'4"
Ensuite ..... 3 piece
Bedroom ..... 16'10" x 12'10"
Bedroom ..... 16'8" x 15'1"
Bathroom ..... 4 piece

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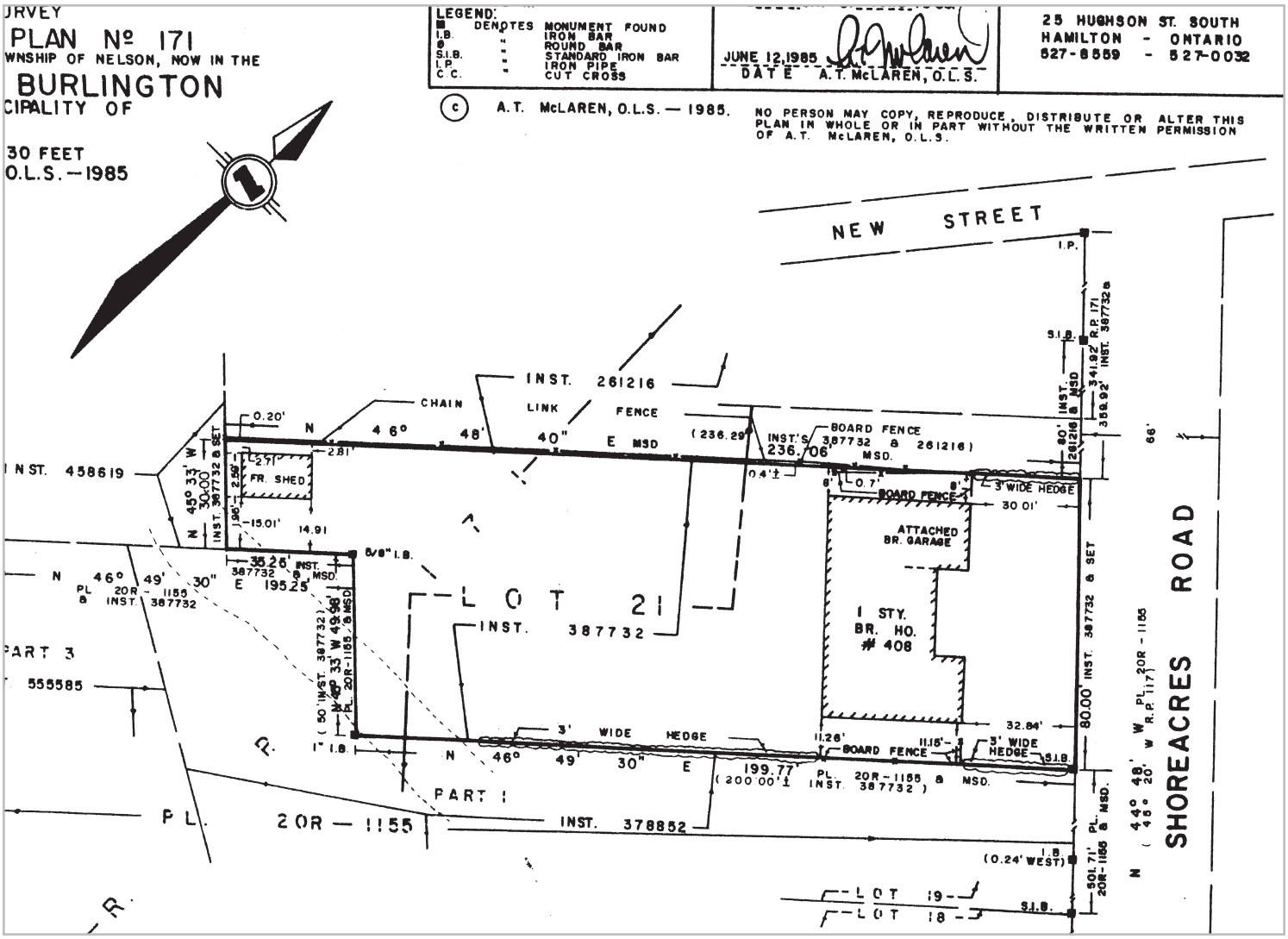
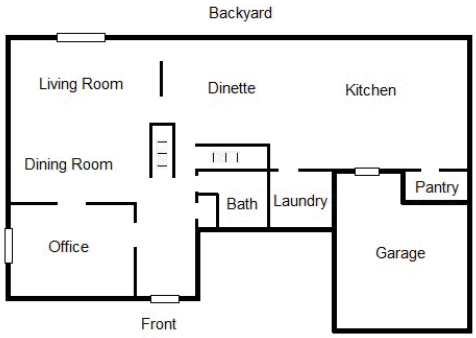
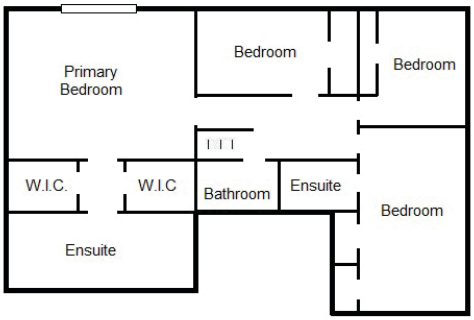
– SURVEY FLOOR PLANS –



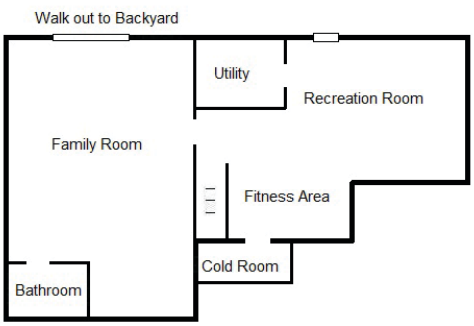
MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



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Experience Our Experience.

THE MORREN GROUP: We combine marketing with an in depth knowledge to ensure the highest quality of expertise powered innovation and staying ahead of the curve. We offer our sellers a comprehensive marketing strategy with a competitive property planning and market specific data analysis.

We have established a leading track record of success with buyers and sellers on the basis on which our team will build and customize our service to each client's needs. We stay in touch and keep our clients completely up to date during the marketing and closing process.

RE/MAX: The Morren Group is teamed up with one of the leading Real Estate Brokerages that sell twice the amount of Real Estate as our nearest competitor. Internationally, RE/MAX provides global marketing platforms, technology and materials that are superb, and ensure that our buyers and sellers are presented by the finest brochures and web placement.

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