

Welcome to 3514 Toffee Street



Lee Redwood,
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\$374,900

A Palmer Beauty



Nestled in one of North Burlington's most desirable communities, this beautifully maintained 2-storey detached home sits on a fully fenced yard, complete with a sparkling hot tub, a lovely fish pond and waterfall feature, and a recently upgraded large 22ft x 11ft pressure treated deck.

This beautiful home features 3 bedrooms, 3 bathrooms, a sunken family room with fireplace, upgraded kitchen cabinets, an upgraded bathroom, a fully finished lower level complete with a spacious recreation room and bar area...and plenty more.

*complete list of upgrades on other side.

This tastefully decorated and nicely upgraded home is close to many schools, shops and is conveniently located for the commuter.

Call 905-336-7300 or Email Lee@LeeRedwood.com for more information or a private showing of this fine property.





Simple Pleasures...

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Rooms & Spaces

Living/Dining Room 24.0ft x 10.6ft
 Eat in Kitchen 12.6ft x 11.8ft
 Family Room w f/p 23.0ft x 12.0ft
 Master Bedroom 10.4ft x 20.9ft
 Bedroom 13.6ft x 11.0ft
 Bedroom 12.11t x 11.5ft
 L/L Recreation Room 19.2ft x 16.2ft

Other spaces include: 4pc bath, 2 pc bath, LL 3pc bath, LL laundry room (RSA)

Recent upgrades completed within the last 6 years include:

- ◆ Large 22ft x 11ft pressure treated deck
- ◆ Hot tub, hot tub pump & cover
- ◆ Patio door, front door & most windows
- ◆ Front and backyard landscaping, incl. pond and waterfall feature.
- ◆ Furnace, AC and air cleaner
- ◆ Upgraded kitchen cabinets, baseboard trim & appliances
- ◆ Newer driveway
- ◆ Newer Burber carpet and flooring
- ◆ Fully finished basement with rec room, bar, bathroom, surround sound & pot lights
- ◆ Upgraded bathroom
- ◆ Newer roof

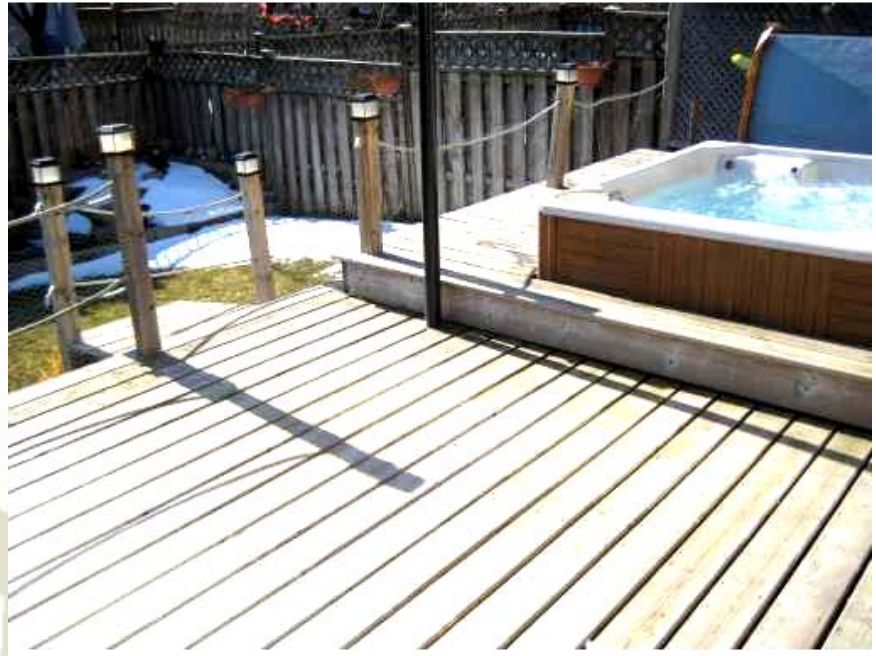
Of Note

Lot Size: 32.81ft x 116.64ft (approx.)

Taxes: \$2881 (2009)



Information Deemed Reliable But Not Guaranteed.



Welcome Home

Absolutely Charming

This beautiful detached home is located at 3514 Toffee Street in the heart of Burlington's desirable 'Palmer' neighbourhood, surrounded by numerous shops, facilities and great schools, and sits on a fully fenced lot of 32.81ft x 116.64ft.

This property features three attractive bedrooms, three bathrooms, upgraded flooring, a sunken family room with fireplace, a delightful living/dining room area, a bright eat-in kitchen, a fully finished lower level complete with a spacious recreation room, a custom oak bar and a 3 piece bathroom.

Step out onto your custom 22ft x 11ft deck and fall in love with your personal retreat. The new owners will appreciate their landscaped

backyard complete with a stunning fish pond waterfall feature and a sparkling Savana Laguna Hot Tub...ideal for outdoor entertainment.

For a busy executive or the family on the go, convenience is a necessity. Within a 3km radius, this property is surrounded by no less than 65 restaurants, 14 schools, 7 grocery stores, the Millcroft Golf Club, Tansley Woods Leisure Centre and the Burlington Mall.

Pride of ownership is evident at 3514 Toffee Street. Dreams do come true...make this ours.

For a private viewing of this fine home, please call 905-336-7300 or email Lee@LeeRedwood.com.