



ANDREA LOPES
REAL ESTATE

868 Danforth Place, Burlington

California-style, waterfront hillside hideaway!

Details

- 5 bedrooms
- 1+1 kitchens
- 3.5 bathrooms
- Approx. 3724 square feet of living space
- Approx. 1338 square feet of outdoor living (decks & balconies)
- PLUS new floating dock (2023) and waterfront deck
- 0.49 Acre Lot
- 227' Lot Depth
- Originally built in 1973, *Fully renovated* by previous owner in last 6-10 years

Exterior Features

- 130' of private waterfront
- Very quiet street, no sidewalk on either side
- Hidden front entrance for ultimate privacy
- 6 car parking on your stone interlock driveway
- EV charger
- Spectacular waterfront deck, plus floating dock (2023) with integrated seats and 360 degree views of the Bay
- 5 walk-outs, to outdoor living from all 3 levels
- Incredible unobstructed views of the Bay, night lights off Hamilton harbour, spectacular sunrises from the south facing backyard
- Spacious garden shed with power, equipped with mini fridge
- Large flat grass area for play and activities

Main Level - Dine & Entertain

- Gorgeous Scandinavian style kitchen with stone counters
- Waterfall countertop on 4-seater kitchen island
- Thermador integrated appliances: Fridge, 6-burner cooktop, dishwasher, 2 ovens
- Vinopazzo Avantgarde wine fridge
- Walk-out to your open balcony, dine under the stars!
- Gas fireplace with stone façade, Samsung "The Frame"



**Prospective Buyers should satisfy themselves as to the accuracy of information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under an agency contract.*



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- Sunken dining room with floor to ceiling windows & skylights
- Double front entry closet
- Excellent open concept layout, perfect for entertaining
- Pot lights throughout
- Main level bedroom with 2 closets, or make it an office
- 3 piece bathroom with glass panel walk-in shower
- Hardwood floors throughout

Middle Level

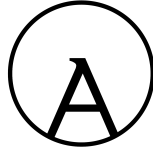
- Primary bedroom oasis with walk-in closet and walk-out to a deck with views of the Bay
- Glamorous primary en suite bath with double sink, soaker tub, and curbless shower with glass panel and seating
- 2 additional bedrooms with double closets & more fantastic water views
- 5-piece bathroom with double sink and bathtub with glass door
- Laundry room with stone countertop
- Dog wash for your furry friends (or wetsuit wash after paddle boarding!)
- Side entrance door with keypad entry & closet
- Pot lights throughout
- Hardwood floors throughout

Lower Level - Lounge, Entertain, Exercise

- 3 walk-outs on this level, to Jacuzzi hot tub & another deck
- Fully equipped gym with glass, double barn doors
- 2nd kitchen with sink and integrated fridge, freezer, dishwasher, 5 in 1 electric oven microwave, air fryer
- Move-able island / bar height table with stone countertop
- Stylish electric fireplace
- 5th bedroom with 2-piece bath & double closet



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The Neighbourhood

- 16 minute WALK to the Royal Botanical Gardens!
- 4 minute drive to LaSalle Park & Marina
- 8 minutes to Burlington Golf Club, Burlington Beach, Royal Botanical Gardens, Cootes Paradise Trails, Hidden Valley Park & conservation areas
- 7 minutes to Aldershot GO train station & 403/QEW highway access
- 10 minutes to Mapleview Mall, IKEA, grocery stores and countless specialty retail stores
- 10 minutes to Burlington Beach, and downtown Burlington with top-rated restaurants and Spencer Smith Park with waterfront trail and playground

Inclusions

- Wine fridge, Thermador integrated appliances: fridge, cooktop, dishwasher, 2 built-in ovens
- Lower level appliances: integrated fridge, 5 in 1 microwave oven, dishwasher
- Washer (2024) & Dryer
- Electrical light fixtures
- Window coverings
- 2 Tv's
- Gas & Electric Fireplaces
- Hot Tub
- Floating dock
- ALL FURNITURE IS NEGOTIABLE

Systems

- 2 Furnaces
- 2 Air Conditioners
- 2 Nest Thermostats
- Hot water tank
- *No rentals*
- 200 Amp Panel
- EV Charger
- Security: Outdoor cameras, Ring doorbell, keypad lock



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