



AS SEEN ON
TOP
MILLION DOLLAR
AGENT
TV SHOW



Welcome to 2126 Highview Drive, Burlington, ON

Showcased by Laura Compagni

This stunning private residence features 7,000 Sqft approx of living space all meticulously designed with significant attention to every detail. After three years of tireless and thorough planning, the home was completed in 2020. Various agencies collaborated in the planning including Niagara Escarpment Commission, Halton Region Conservation Authority, Halton Region and the Bruce Trail commission. The exterior façade is a mix of English and Muskoka themed influences with hand selected natural stones to create an old-world ambience with just the right blend of transitional architecture. Custom stone is installed throughout the backyard which includes the two sprawling patios.

This sprawling estate is nestled in an ultra-prestigious and very exclusive neighbourhood of Burlington. Situated on a perfectly utilized premium lot, on a quiet private cul-de-sac setting with beautifully manicured landscaping, this home offers near complete privacy. If you are looking for your own private hideaway that you can call home, look no further! Backing onto the protected Conservation known as the Bruce Trail, mature trees line the property creating a truly private atmosphere. During the construction of the home, no mature trees were cut down, rather the construction factored in all the greenery, landscape and trees to ensure that the maximization of conservation and privacy was respected.

This neighbourhood was sought after for the ideal location for the construction of this custom estate as truly the area offers protected conservation with numerous walking, hiking and cycling trail just a

few minutes walking distance. The sunrise is absolutely gorgeous beaming through the trees and in the Autumn months, the Fall colours are a gorgeous backdrop for an artist's canvas.

Special Features and Inclusions:

Premium Rare Expansive Lot: 150ft x 255ft; Near Complete Privacy Backing onto Conservation Lands, the Bruce Trail!

7,000+ Approx Square Ft Luxury Living Space!

Professionally Custom Exterior and Interior Designed with custom-made and upscale high-quality finishes. Custom imports to ensure a seamless flow throughout the residence!

All finishes are of the highest calibre! Custom built home with unparalleled finishes and masterful craftsmanship.

This majestic home is the epitome of living in a remarkably customized and designed home with no expense spared on the superior construction of the exterior, the landscaped grounds to the gorgeous well thought out and planned interior finishes.

The home was built to harmonize the surrounding natural beauty, to offer the homeowners an incredible retreat without having to drive hours away to Muskoka.

The mornings offer absolute silence, while listening to the sound of birds chirping. The neighbours are very friendly, yet everyone respects each other's privacy.

The left side of the home and backyard are protected lands, ensuring that no further construction of homes will occur which protects the natural habitat and treescape of the wooded conservation.

Sprinkler systems throughout the landscaped yard, for all garden beds and grass, including the irrigation of all large trees and evergreens in the front of the property.

The expansive windows are extra wide and extra tall to allow maximum views of the backyard oasis and beautiful conservation.

Plenty of parking in the driveway 14 cars and the garages accommodate 4 car parking with extra wide and extra tall 10 foot doors.

Radiant heating throughout the entire basement flooring and bathroom, principle ensuite and front foyer.

Entire hot water system throughout the home has a re-circulator providing INSTANT heat to the hot water taps without delay.

Premium-quality natural diamond kote finished hardwood flooring throughout the home for maximum protection and waterproofing. Naturally designed accents throughout the home including window trims, sills and extra large baseboards to provide a natural warm ambiance.

Three-step custom designed crown moulding system throughout all three levels of the home.

Custom designed staircase railing.

3M Coating on all windows installed to prevent fading of furniture and flooring. Incredible thought process and attention to the numerous details.

This exquisitely designed home boasts a unique fusion of comfortable living for the individuals and families seeking an unsurpassed luxury lifestyle with a flare of classic, timeless vintage and everlasting superior architectural designs and high-quality masterful craftsmanship.

Restoration hardware light fixtures, furniture and pulls with custom made trim and extra long dining tables.

The exterior lighting is truly spectacular. Fully landscaped and evening illumination along with accent lighting for most of the large evergreen trees is gorgeous in the evening when lit.

Well-appointed home office, feature wall with expansive windows.

The fireplaces in the basement and principle bedroom are gas. The natural wood fireplace in the main living room area was hand built and hand chipped to create just the perfect look for the theme the homeowners were trying to capture with the overall design of the home.

Custom designed wooden beams with accent and lighted beams in main living room area.

Multiple expansive storage rooms and closets throughout the home allowing for items to be neatly tucked away, maintaining a super organized, hidden, dust-free and clean environment. There is plenty of shoe and clothing storage in the lower level storage room.

Ceiling Heights: 26 Foot ceiling on the main floor; 10 foot ceiling in the lower level and 10 foot ceiling in the upper level.

From top to bottom, this incredible residence incorporating a vast array of designs to create a true masterpiece has a luxurious, yet cozy and warm essence that is sure to impress even the most discerning homeowners. The hand selected decor throughout the home is truly spectacular, welcoming family members and guest.

Main Floor Gourmet Kitchen

Soaring Beamed Cathedral Ceiling with Illumination.

The gourmet kitchen has stone countertops, gorgeous backsplash, extended wood cabinets, a large centre island ideal for entertaining family and large gatherings and all the expansive windows provide a peaceful yet vibrant atmosphere well suited for enjoying lovely meals and conversation.

Top-of-the-Line Bosch Panelled Appliances; including extra wide fridge, extra wide freezer, 2 dishwashers, 2 warming drawers. Perrin and Rowe British made fixtures along with Perrin and Rowe hot water tap. Two extra long sinks with prep trays and drains. Full-size walk in pantry for plenty of extra storage and conveniently located with oversize window.

Lower Level Kitchen

Lower Level offers a spacious kitchen area ideal for entertaining guests and the ultimate in convenience for the family.

Laundry

Full size washer and dryer with washing sink located in the principle walk-in closet, which has proven to be a must-have feature in many of the homes being designed today by this custom builder.

Upper-Level Laundry is well situated for convenience with plenty of extra storage. This room features a below laundry sliding door internal basket system for ease of use.

Wi-Fi System

Ubiquiti wi-fi system to provide full five bar internet service in every corner of the home.

Decor and Designs

Custom designed entry with matching table, seating and chandelier from Restoration Hardware.

Seventy year old custom refinished coffee table masterfully recreated from an underground mining rail system trolley.

Custom designed wooden Muskoka-like wooden accent walls throughout the main floor of the home creating a warm feeling.

Commissioned artwork custom designed for the principle ensuite hallway and basement feature wall to extend the flow and ambiance of the natural outdoor environment.

Mosaic polished tile inlay in front foyer and the flooring is heated.

Upper level bedroom features a private walkthrough leading to a secluded room which can be used for work, play space or storage. Oversized shower in principle ensuite features steam. Jet stream bathtub is remote controlled and offers a gorgeous view of the backyard oasis. The counter is a beautifully designed stone waterfall feature.

Passenger 3 level elevator with skylight to see above outside.

Custom oversized mirror in mudroom.

Convenient dog shower in mudroom.

Top cabinet lighting in principle walk-in closet.

Heated, electronic bidet systems in two bathrooms with separate bidets in principle bedroom ensuite and Jack & Jill ensuite in upper level. Lower Level bathroom offers heated bidet and shower. All bathrooms are a spa-like vibe.

Electrical and HVAC

Smart Home

Smart Home Automation – Security, Lights, Heating (2 Level + Garage), Cooling; Garage Doors, Water Management; all managed by phone, ipad or laptop.

Garage doors are controlled by an app with full 360 degree multiple external surveillance cameras detection systems and two remote cameras facing the home front that tracks animals versus humans.

Moen-Flo intelligent water shut off system to shut off water in the entire home if a small dribble of water is detected.

Electrical outlets are hidden in ensuite bathroom cabinets on main floor and all second floor bathrooms providing a very clean, streamlined design.

Two x 200 AMP panels in main utility room and 100 AMP in garage with ready set up car charger and secondary 220 volt plug ready for a second charging station.

Most lights throughout the exterior and interior of the home are controlled by an app on a smart device.

Two separate furnaces and air conditioners. Two heat air exchangers with micro particle filtration system and top of the line humidification systems. Climate controlled home easily managed through an app on a smart device.

Water system is controlled by an app on a smart device.

Camera surveillance system is controlled by an app on a smart device.

The entire property features iRobots that vacuum and mop at the touch of a button which is controlled by an app on a smart device.

Garage doors are controlled by an app with surveillance camera detection system to track animals versus humans.

Drapes in all bedrooms are custom electronically controlled by an app and switch controlled for privacy.

Garages

Upon entry any guest will marvel at the opportunities that abound within the expansive garage area, which is fully equipped with a sink with hot and cold water taps for easy garage cleaning with a central drain, stone counter and custom cabinetry. The flooring is tiled and it is a very clean area. In similar spaces, in other estates, homeowners have utilized this grandeur and privacy of the garage as an extended living space, often customizing areas of the garage for many different uses and often times holding parties in the garage. This space is truly a must see!

The garage can accommodate 4 cars offering extra wide 10 ft doors and extra tall to allow roof top carries to be brought in without removing roof top box carrier. Thule rooftop pulley system in garage allows easy removal of rooftop boxes in a warm, heated climate controlled garage environment.

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