

2164 # 1 SIDE ROAD

BURLINGTON



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905.332.9223
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Welcome to 2164 # 1 SIDE ROAD

Gorgeous and peaceful 2.5+ acre property in north Burlington. Very private setting and Mount Nemo Tributary meanders through the land. This home is the perfect family retreat! Enjoy country living yet so close to all amenities.

Perfect for the car enthusiast, home based business or artist studio, this home offers an oversized double garage, plus a detached oversized triple garage with loft space! The backyard is professionally landscaped with extensive stonework, patios and in-ground, fenced, saltwater pool.

With so much to offer, this home has everything you want and more! Upstairs you will find 4 bedrooms and very spacious laundry room. The basement is finished with a recreation space, bar, bonus rooms for guests and also a full bathroom.



276 x 400 Feet



\$8,903 in 2020



4+2



3+1





Off of the grand entry through gorgeous French doors is a formal living room featuring a fireplace and a large picture window. On the opposite side is the separate dining room with discreet, built-in storage cabinets.



Bright & Stunning

This beautiful, traditional home is approximately 3,232 square feet and offers a huge kitchen with large windows that overlook this magnificent property. The kitchen opens up to the fantastic dinette area featuring a fireplace and 3 walk outs, which then opens up to the cozy family room featuring another fireplace!



Master Retreat

The master bedroom has a gorgeous spa-like ensuite and a walk out to a private terrace, the perfect place to enjoy your morning coffee. Bonus feature! It also has access to a massive room above the garage. This bright multi-purpose room is the ideal space for a home gym or yoga studio.





Room Measurements

MAIN LEVEL

Kitchen	26' x 14'4
Breakfast	14'10 x 13'9
Family Room	23' x 15'2
Dining Room	14' x 11'3
Den	12'9 x 11'
Living Room	22' x 14'
Bathroom	2 Piece

UPPER LEVEL

Master Bedroom	17' x 16'
Ensuite	5+ Piece
Bedroom	12' x 12'
Bedroom	17' x 10'
Bedroom	14' x 12'
Laundry	12' x 12'
Bathroom	5+ Piece

LOWER LEVEL

Recreation Room	36' x 14'6
Other	
Other	
Utility	
Bathroom	3 Piece

Schools

Catholic Schools

St. Gabriel Catholic Elementary School
Notre Dame Catholic Secondary School

Public Schools

Kilbride Elementary School
Dr. Frank J Hayden High School





DREW WOOLCOTT
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