



1255 Dillon Road

BURLINGTON



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Welcome to 1255 Dillon Road

Discover the epitome of suburban living in the Palmer neighbourhood. This delightful, raised bungalow offers three bedrooms, hardwood flooring, a single-car garage, and a spacious backyard. With its inviting exterior, great layout, and desirable location, this family-friendly home provides the perfect setting for creating cherished memories.

The main floor is carpet free with a nice size living room with a large bay window, formal dining room, and eat-in kitchen. There are three good-sized bedrooms all with newer hardwood. Downstairs is a large recreation room with a gas fireplace and bar, a den that could easily be a fourth bedroom, a two-piece bathroom, a storage room, and access to the single garage.

The large backyard is ideal for outdoor activities and relaxation.

Located on the main bus line in a desirable neighbourhood, with great schools and excellent amenities, this house is a true gem. Recent updates: Garage door, eavestroughs, exterior stone 2014; R19 insulation in attic 2015; Most windows 2017; Hardwood in halls and bedrooms and sewage backflow 2020; Roof 2022.

 51 x 101.04 Feet

 \$4,023/2023

 3

 1+1



Room Measurements

MAIN LEVEL

Living Room	16'4" x 13'3"
Dining Room	11' x 10'
Eat-in Kitchen	12'10" x 10'6"
Primary Bedroom	13' x 10'6"
Bedroom	10'10" x 10'6"
Bedroom	10'7" x 9'11"
Bathroom	3 Piece

LOWER LEVEL

Rec Room	26' x 13'
Den	12'6" x 9'6"
Bathroom	2 Piece
Laundry Room	
Storage Room	