

WELCOME TO
1003-1201 North Shore Boulevard E



WOOLCOTT
REAL ESTATE



Downtown Living With A View

Wake up to sweeping north-facing views of the Niagara Escarpment and golden evening sunsets from this beautifully maintained 1,330 square foot suite in one of Burlington's most desirable addresses.

Large windows and double patio doors allow for lots of natural light. The generous private patio invites you to take it all in, whether it's morning coffee or an evening glass of wine, the backdrop never gets old. Two owned parking spaces, a private storage locker and abundant visitor parking add everyday convenience to this well-appointed suite.





1,330 Sq. Ft.



\$4,081 / 2026



2



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Designed For Everyday

The updated kitchen features white shaker cabinetry, gleaming granite countertops and a clean, timeless finish that works equally well for quiet weeknight dinners or entertaining.





Suite Life Simplified

The spacious primary bedroom retreat is anchored by a walk-in shower ensuite, while a flexible den offers the perfect home office, reading room, or third sleeping space for guests.

Room To Make Yours

Currently styled as an additional sitting room, this versatile space easily transitions into a comfortable second bedroom, guest retreat or hobby room. Paired with a nearby full bathroom, it offers flexibility for changing needs without compromising everyday comfort.



Room Measurements

MAIN LEVEL

Living Room	17'3" X 12'
Dining Room	13'6" X 10'
Kitchen	15' X 11'5"
Primary Bed	15'3" X 11'4"
Ensuite	3 Piece
Bedroom	17'3" X 11'4"
Bonus Room	10'6" X 8'8"
Bathroom	3 Piece





Steps From It All

Step outside and you are moments from Spencer Smith Park and the Burlington waterfront — evening strolls, farmers' markets, Ribfest and the best of downtown Burlington's restaurants, cafés, boutiques and arts scene are all at your doorstep.

This is lock-and-leave, maintenance-free living at its finest. A rare opportunity to own a turnkey suite with showstopping views in the heart of downtown Burlington.



Drew Woolcott
BROKER

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