

WELCOME TO
225 St. Paul Street



WOOLCOTT
REAL ESTATE



The Burlington Boathouse

Some homes are simply lived in. This one is experienced. Tucked into one of Burlington's most coveted waterfront pockets, the Burlington Boathouse is as iconic as they get — stunning water views, a peaceful setting, a 15-minute stroll to downtown. This 1938 Art Moderne residence has been fully transformed into a turnkey, income-producing trophy property.

All units are currently vacant, allowing immediate occupancy, renovation, or the opportunity to lease at current market rents. Three fully furnished, self-contained designer-appointed executive suites with separate entrances.



2,967 Sq. Ft.



\$11,241 / 2026



3+1



4

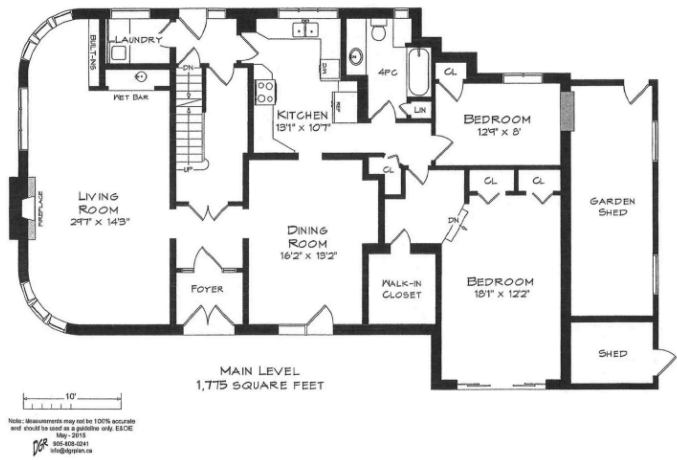




The Captain's Quarters

1,775 square feet. Two bedrooms anchored by a show-stopping living room with gas fireplace, made for evenings that feel like a postcard. French doors swing open onto a private lake-view patio.





A Waterfront Retreat

Wake to tranquil lake views, step outside onto your private patio and unwind in a spa-inspired bathroom finished with timeless materials and a glass walk-in shower. Every detail has been thoughtfully designed for everyday comfort.

Timeless Coastal Style

Designed with both style and practicality in mind, the kitchen offers timeless finishes, abundant cabinetry and quality appliances. Open sightlines and a welcoming layout make it the natural gathering place within The Captain's Quarters.

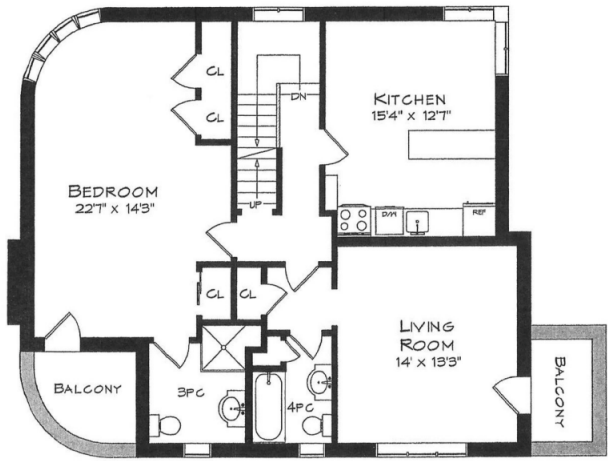




The Upper Deck

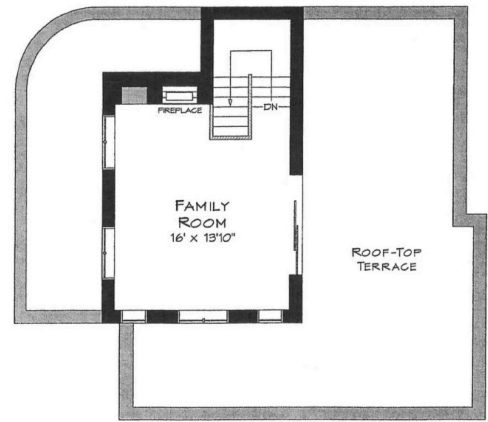
2,008 square feet. A single-bedroom suite with gourmet kitchen, two full baths and a private rooftop terrace with panoramic lake views you'll want to show off.





SECOND LEVEL
1,108 SQUARE FEET

Notes: Measurements may not be 100% accurate and should be used as a guideline only. E.A.C.E. May - 2015 905-459-0241 info@agplan.ca



THIRD LEVEL
351 SQUARE FEET

TERRACE
549 SQUARE FEET

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Life With A View

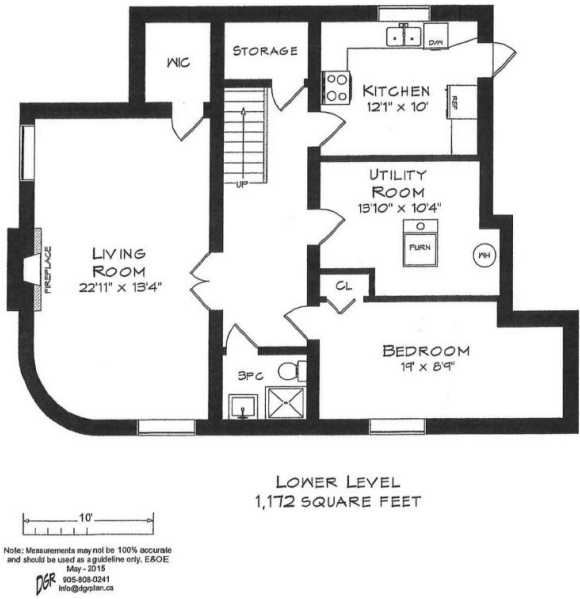
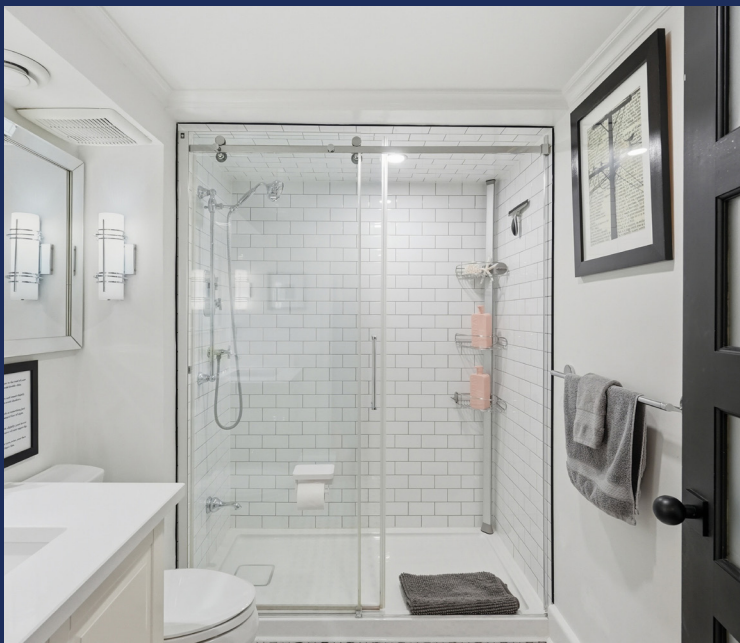
From the sun-filled family room to the expansive rooftop terrace, every space has been thoughtfully designed to embrace its waterfront surroundings. Entertain under the stars, unwind with a glass of wine or simply enjoy the incredible views from your own private retreat.





The Galley

1,172 square feet. A single-bedroom suite with living and dining beside a gas fireplace and a spa-like bath that feels like a daily escape.





Where Legacy Meets Luxury

This isn't just a beautiful home — it's a fully operational, multi-suite revenue property with potential to return to a single-family residence.

Whether you're an investor chasing cash flow, a multi-generational family wanting separate-but-connected living or a buyer who wants the kind of property people dream about owning on the water — this is the one.

A legacy property with eight decades of character and a fully modern engine underneath. Properties like this don't come up often.



Room Measurements

THE CAPTAIN'S QUARTERS

Living Room	29'7" X 14'3"
Dining Room	16'2" X 13'2"
Kitchen	13'1" X 10'7"
Primary Bed	18'1" X 12'2"
Bedroom	12'9" X 8'
Bathroom	4 Piece

THE UPPER DECK

Living/Dining	14' X 13'3"
Kitchen	15'4" X 12'7"
Bedroom	22'7" X 14'3"
Bathroom	3 Piece
Bathroom	4 Piece
Family Room	16' X 13'10"

THE GALLEY

Living/Dining	22'11" X 13'4"
Kitchen	12'1" X 10'
Bedroom	19' X 8'9"
Bathroom	3 Piece





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BROKER

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