

WELCOME TO
613 Clark Avenue



WOOLCOTT
REAL ESTATE



Burlington Living Starts Here

Welcome to 613 Clark Avenue — a charming downtown Burlington bungalow that checks every box. Located just steps from Spencer Smith Park and the vibrant shops, cafés and restaurants of Brant Street, this home offers an unbeatable blend of convenience and lifestyle.

Inside, the bright and inviting main floor welcomes you with comfortable living spaces designed for everyday enjoyment and effortless entertaining.





680 Sq. Ft.



\$6,102 / 2025



2+1



2





Main Floor Comfort

The main level features two bright and well-appointed bedrooms, complemented by a beautifully updated bathroom. Thoughtfully renovated, the bathroom creates a fresh and functional space for daily living.





Versatile Lower-Level

The finished lower level extends the home's versatility with a spacious rec room, a third bedroom and an additional bathroom. Whether you need extra space for guests, a growing family, a home office or a recreation area, this thoughtfully completed lower level is ready to meet your needs. With the basement updates already done, you can move in and enjoy from day one.





Backyard Retreat

Step outside to discover a beautifully landscaped backyard, perfect for relaxing, entertaining or enjoying warm summer evenings. At the front of the home, a brand-new porch adds exceptional curb appeal and creates a welcoming first impression before you even step inside.





Downtown Living

Living at 613 Clark Avenue means enjoying one of Burlington's most desirable downtown locations. Spend your days strolling along the waterfront at Spencer Smith Park, exploring local boutiques or dining at the many restaurants along Brant Street — all just moments from your doorstep.

Whether you're a first-time buyer looking for the perfect place to call home or someone seeking to downsize without sacrificing lifestyle, this is the one.



Room Measurements

MAIN LEVEL

Living Room	13'10" X 11'0"
Kitchen	11'7" X 8'4"
Bedroom	12'2" X 9'10"
Bedroom	10'4" X 9'10"
Bathroom	4 Piece

LOWER LEVEL

Rec Room	21'7" X 14'0"
Bedroom	10'0" X 11'0"
Bathroom	3 Piece





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