

# 3156 LAKESHORE ROAD

b u r l i n g t o n | o n t a r i o



m i c h a e l B R E J N I K

Sales Representative

**ROYAL LEPAGE**  
BURLOAK REAL ESTATE SERVICES  
INDEPENDENTLY OWNED & OPERATED BROKERAGE



Timeless and Unique Estate Homes that offer all the special comforts of home



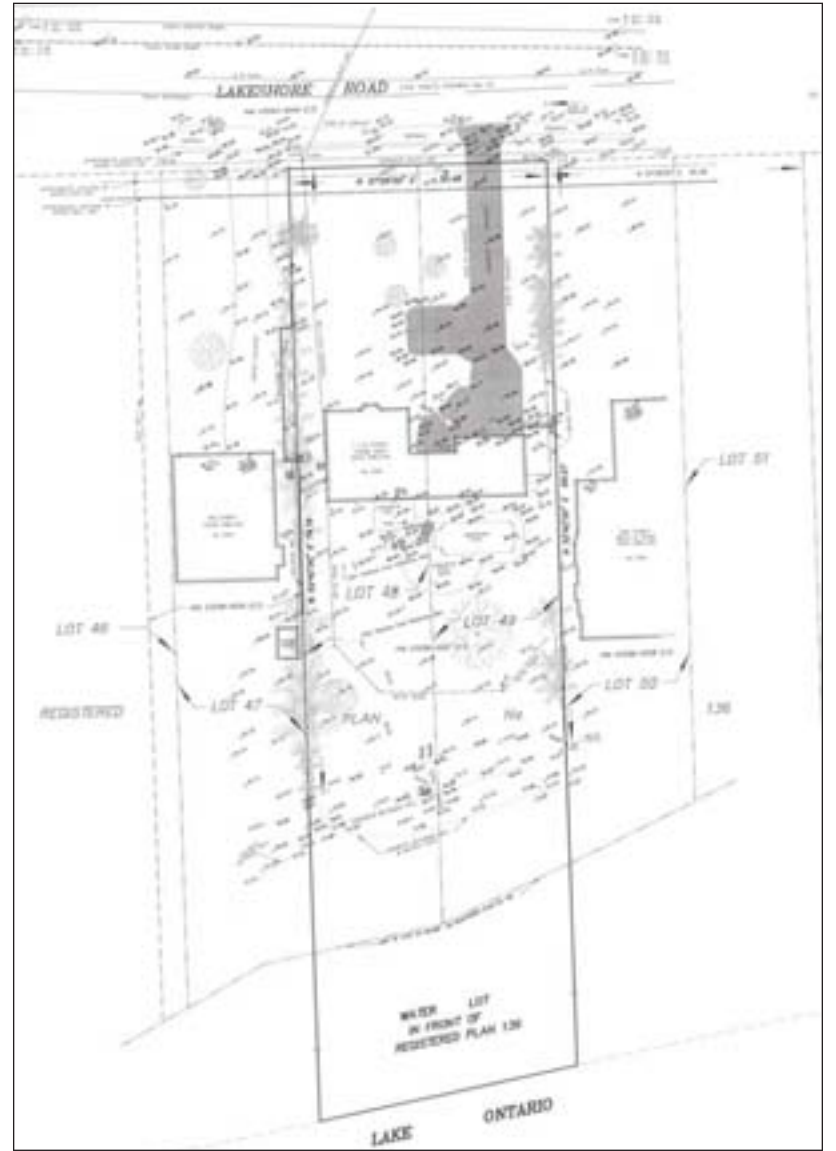
Ultra Luxury Interior Designs and Plans are completed seamlessly with Architectural plans for each Estate Home



Ferris Rafauli-Grandeur luxury Homes Inc. firmly believe that the grounds surrounding a home should compliment and accentuate the beauty and uniqueness of the home



Ferris Rafauli designs and creates beautiful gardens, private sanctuaries with shimmering pools, soothing water gardens and magnificent water fountains. From walkways to patios to elegant driveways and water features. Ferris Rafauli - Grandeur Luxury Homes has built a reputation of excellence in offering a wide range of exterior features that are well suited to the unique characteristics of a home and the unique tastes of its clients.



Map & Survey

FR

· FERRIS · RAFAULI ·

G R A N D E U R

LUXURY HOMES INC.

# FEATURES

This is a rare opportunity to own a Ferris Rafauli Designer Estate Home custom tailored for Lakefront living on one of the most desirable lakefront lots on Lakeshore Road. Stunning lake views exhibit shimmering waters, white swans and colourful sail boats, an ideal setting for a timeless creation.

Amongst the soaring trees, an Estate of approximately 6,000 sq/ft will boast a collection of Luxury finishes assembled to create a visual masterpiece. Marble, granite, plaster mouldings, and rich hardwoods will adorn this four bedroom home. Each bedroom will have its own private ensuite perfect for any growing family or welcomed guests. The main floor will also provide the luxury and convenience of a master bedroom retreat with its own ensuite, reminiscent of the worlds most luxurious spas.

Twelve and ten foot ceilings will provide spacious living throughout your architectural splendor, custom tailored to suit your every desire.

The triple car garage will show case your prized collection and will be customized to represent the Ferris Rafauli luxury label.

This Luxurious address and blank canvas can also be purchased just as land so that your dreams, vision and timing are yours to explore.



## ROOM SIZES

### MAIN LEVEL

Foyer	
Dining Room	19'0 x 17'6
Great Room	23'0 x 22'0
Eat in Kitchen	29'6 x 17'0
Master Bedroom	24'6 x 15'6
Ensuite	6 Piece
Bath	2 Piece
Laundry	

### UPPER LEVEL

Bedroom	19'0 x 17'6
Ensuite	3 Piece
Bedroom	15'0 x 14'0
Ensuite	3 Piece
Bedroom	17'0 x 14'6
Ensuite	3 Piece

## LISTING INFORMATION

The information contained herein was obtained from the Seller.  
Although deemed reliable, the information is not guaranteed by  
Royal LePage Burloak Real Estate Services, Brokerage.  
All room measurements provided are approximate.

### LEGAL DESCRIPTION

Lot 48 and 49 Registered Plan 136

### LOT SIZE

100 ft x 243.30 ft

### TAXES

Not Set

### HEATING

Forced Air, Natural Gas

### POSSESSION

TBA



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