

# 2424 RAYMORE DRIVE

burlington | ontario



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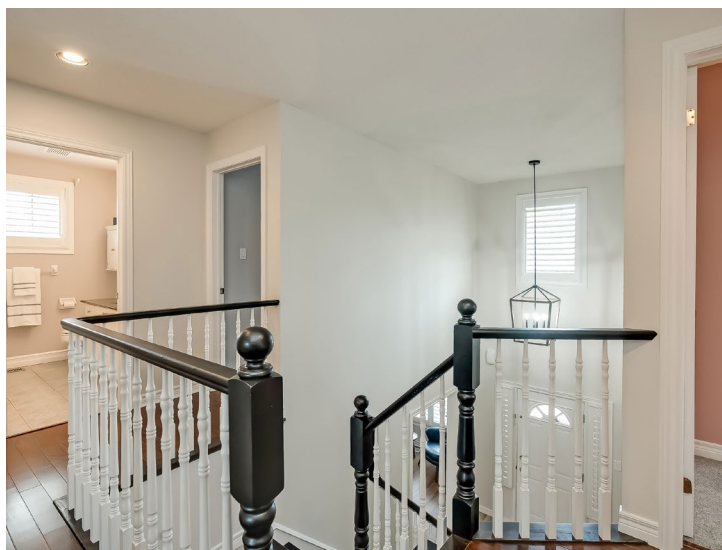
Sales Representative



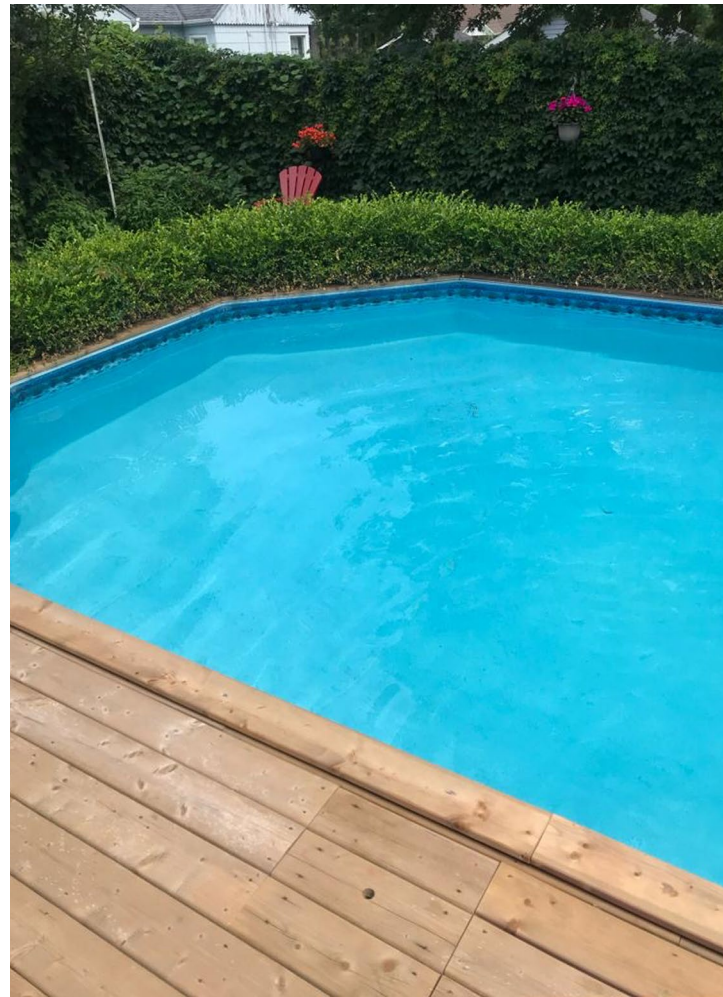
BURLOAK REAL ESTATE SERVICES  
INDEPENDENTLY OWNED & OPERATED BROKERAGE











# FEATURE DETAILS

## MAIN LEVEL

### FRONT HALL

- Two storey front entrance
- Double sized closet
- Upgraded light fixture
- Upper window with California style shutter
- Front door with sidelights with privacy shutters
- Vinyl flooring (2021)
- Refinished staircase to upper level with wood spindles

### LIVING ROOM

- Wood look flooring
- California style shutters
- Stunning light fixture
- French door to the kitchen

### EAT IN KITCHEN

- Vinyl flooring (2021)
- Shaker style cabinetry with some glass display fronts and upgraded hardware (2022)
- Quartz countertop (2018) with undermount sink
- Subway tile backsplash (2022)
- stainless steel appliances (2021) including a gas stove and fridge with water on the door, dishwasher and stove top fan
- Custom blinds on window and patio doors
- Window to family room and a French door to dining room
- Custom light fixtures
- Large pantry

## FAMILY ROOM

- Vinyl flooring (2021)
- Gas fireplace with mantle
- Bow window with California style shutters
- Book cases flanking the fireplace
- Opening to eat in kitchen

## POWDER ROOM

- Quartz top vanity
- Vanity mirror
- Vanity lighting

## LAUNDRY ROOM

- Front load Electrolux washer and dryer with pedestals (2022)
- Cabinetry and stainless-steel laundry sink
- Custom light fixture
- California style shutters
- Garage entry



# FEATURE DETAILS

# FLOOR PLAN | MAIN LEVEL

## UPPER LEVEL

### PRIMARY SUITE

- Double door entry
- Walk in closet
- Four-piece ensuite bath with jacuzzi style tub and separate shower
- Cozy carpet (2022)
- California style shutters

### SECOND BEDROOM

- Cozy carpet (2022)
- California style shutters

### THIRD BEDROOM

- Cozy carpet (2022)
- California style shutters
- Cathedral ceiling by the window
- Double sized closet

### BEDROOM FOUR

- Cozy carpet (2022),
- Double sized closet
- California style shutters

### MAIN BATH

- Four-piece main bath
- Quartz top vanity with undermount sink
- Soaker tub
- California style shutters

## LOWER LEVEL

- French door entry
- Carpeting
- Electric fireplace
- Pot lights in the recreation area
- Games area with pool table with cues and custom light fixture
- Loads of storage
- Bathroom rough in

## EXTERIOR

- All Brick exterior
- Soffit lighting
- Professionally landscaped front yard (2023)
- Concrete walkway and steps to front door
- Four car paved driveway
- Double car garage with two garage door openers and one key pad, and entry to the side yard
- Fully fenced, some iron fencing around pool and side gate, and some posts were reinforced in 2022
- Saltwater pool (heater and automatic cleaner 2022, winter cover and saltwater chlorinator cells 2023)
- Large back yard deck (2020)
- Retractable awning
- Storage shed

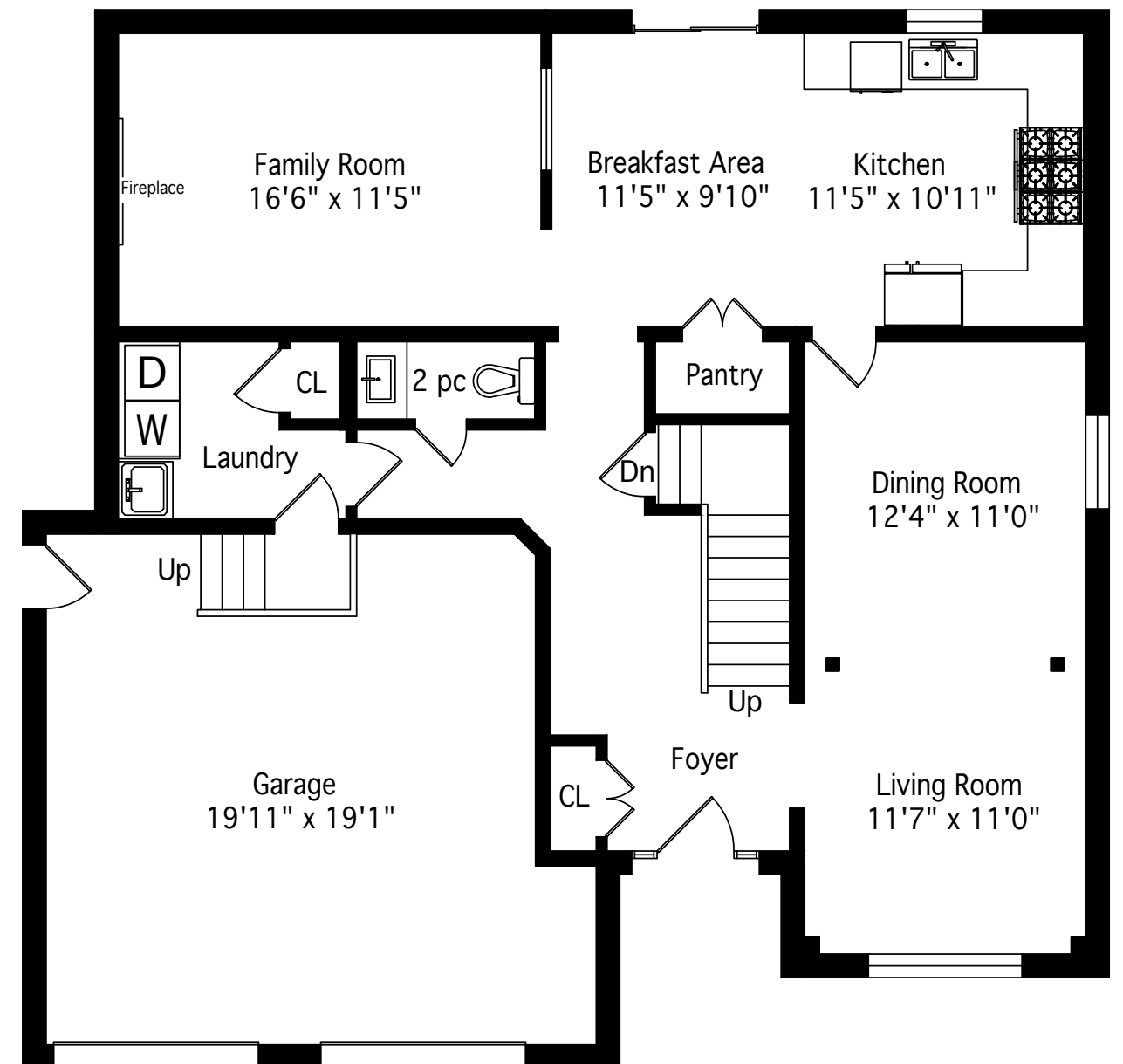
## AT A GLANCE

- Air conditioner is owned (2016), furnace is owned (2015), roof (2010), hot water heater is rented for 36.26 plus HST (2022), nest thermostat
- Main floor was freshly painted and new baseboards added in 2022

2276 Square Feet

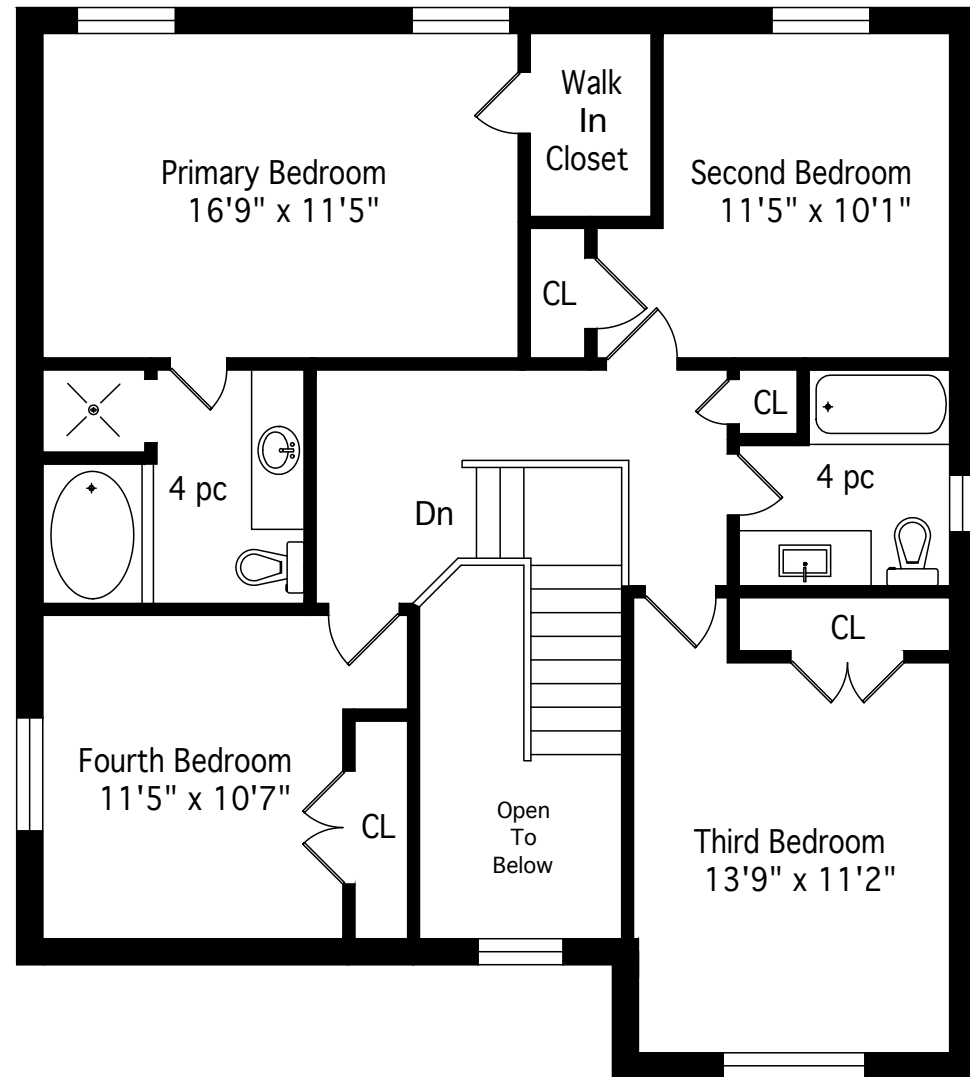
Total Including Basement - 3472 Square Feet

Main Floor Plan - 1154 Square Feet



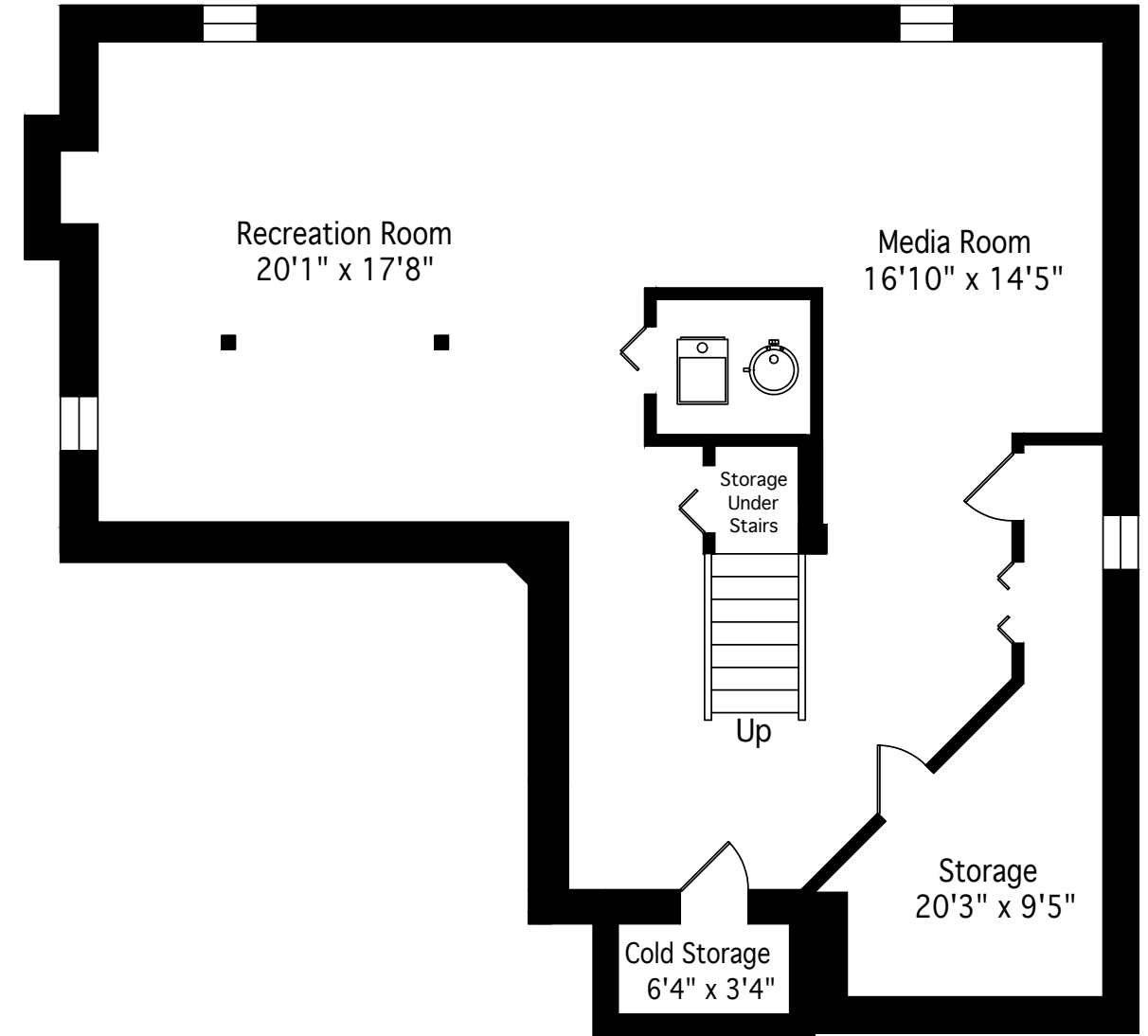
# FLOOR PLAN | 2ND FLOOR

2276 Square Feet  
Total Including Basement - 3472 Square Feet  
Second Floor Plan - 1122 Square Feet



# FLOOR PLAN | LOWER LEVEL

2276 Square Feet  
Total Including Basement - 3472 Square Feet  
Basement Floor Plan - 1196 Square Feet





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