

# 513 WOODVIEW ROAD

burlington | ontario



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

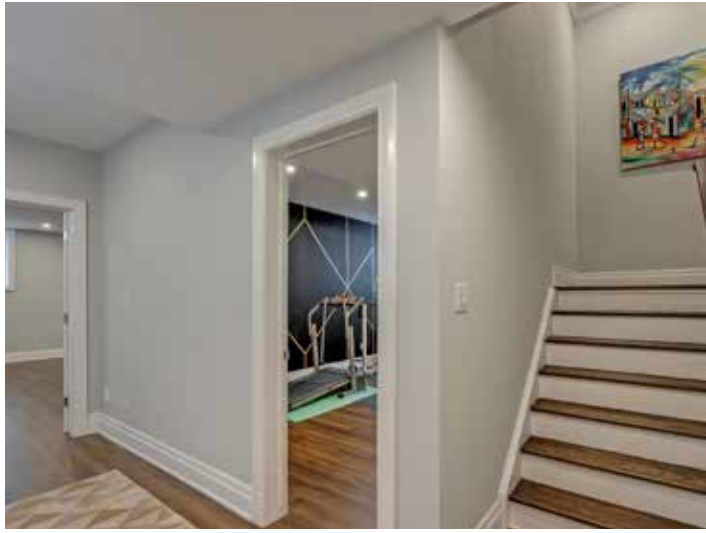
**ROYAL LEPAGE**  
BURLOAK REAL ESTATE SERVICES  
INDEPENDENTLY OWNED & OPERATED BROKERAGE













# FEATURE DETAILS

## FRONT ENTRANCE

- Entry door with sidelights with lead design
- Hardwood flooring
- Crown moulding
- Upgraded light fixture
- Upgraded trim
- Ten-foot ceiling
- Walk in double door closet
- Wood staircase and railing with painted spindles
- LED pot lights

## POWDER ROOM

- Hardwood flooring
- Pocket door
- Custom vanity
- Vanity mirror and lighting
- Tiled accent wall

## KITCHEN

- Granite counter tops
- Stainless steel side by side fridge
- Stainless steel 6 burner gas cook top
- Stainless steel built-in wall oven
- Stainless steel built-in microwave
- Stainless steel dishwasher

- Built in cooktop fan
- Pantry and loads of drawers
- Double stainless undermount sink
- Custom cabinetry
- Eat at breakfast island in complimentary wood stain
- Island pendant lighting
- Custom backsplash
- Hardwood flooring
- Open to dining and family room
- Coffeear with granite top and stainless steel beverage fridge
- Custom blinds
- Crown moulding
- LED pot lights
- Ten-foot ceiling

## FAMILY ROOM

- Hardwood flooring
- Gas fireplace with stone surround
- Wall mounted TV
- Custom blinds
- LED pot lights
- Crown moulding
- Open to the kitchen and dining room
- Ten-foot ceiling

# FEATURE DETAILS

## DINING AREA

- Hardwood floors
- Upgraded light fixture
- Patio doors to covered porch
- Open to the kitchen and family room
- Ten-foot ceiling

## LAUNDRY ROOM/MUD ROOM

- Maytag front load washer
- Maytag front load dryer
- LED pot lights
- Cabinetry
- Stainless steel laundry sink
- Crown moulding
- Garage entry

## SECOND LEVEL

- Hardwood flooring
- California style shutters
- Crown moulding
- Upgraded trim
- Large double door linen closet
- Large landing area can be used as a homework or sitting area
- Nine-foot ceiling

## PRIMARY SUITE

- Hardwood flooring
- Sconce lighting
- LED pot lights
- Ceiling fan
- California style shutters
- Crown moulding
- Upgraded trim
- Large walk-in closet with organizers
- Five-piece ensuite bath
- Double door entry
- Nine-foot ceiling

## ENSUITE BATH

- Tile flooring
- Free standing glass shower with rain head and handheld
- Free standing soaker tub
- Double vanity with granite counter top and undermount sinks
- Vanity lighting and mirrors
- LED pot lights
- Crown moulding
- California style shutters
- Upgraded trim



# FEATURE DETAILS

## SECOND BEDROOM

- Hardwood flooring
- Crown moulding
- Double sized closet
- Ceiling fan
- LED pot lights
- California style shutters
- Upgraded trim
- Nine-foot ceiling

## THIRD BEDROOM

- Hardwood flooring
- Crown moulding
- Double sized closet
- Ceiling fan
- LED pot lights
- California style shutters
- Upgraded trim
- Nine-foot ceiling

## FOURTH BEDROOM

- Hardwood flooring
- Crown moulding
- Double sized closet
- California style shutters
- Upgraded trim
- LED pot lights
- Nine-foot ceiling

## MAIN BATH

- Tile flooring
- Double vanity with quartz top and undermount sinks
- Vanity lighting and mirrors
- Crown moulding
- Glass shower with rain head and hand held
- Frosted glass window

## LOWER LEVEL

- Wood staircase with painted spindles
- Wood look flooring
- Large frosted windows
- Large recreation room with double door entry
- Fifth bedroom/nanny suite/teenagers' retreat/gym with three piece ensuite bath
- LED pot lights
- Upgraded trim
- Nine-foot ceilings
- Storage and utility room

## EXTERIOR

- Composite siding
- Covered front and back porch with wood ceiling and patterned concrete
- LED pot lights

# FEATURE DETAILS

- Fully fenced
- Double car garage with opener
- Three car driveway
- Maintenance free landscaping in front
- Sprinkler system in back
- Sauna in the back yard
- Large double wide gate to the back yard

## AT A GLANCE

- 4+1 Bedrooms
- 3 ½ baths
- Hardwood flooring on main and upper levels
- High ceiling height

- Custom window coverings throughout
- Dimmer switches
- Painted in soft neutral colors
- LED pot lights
- Central vacuum
- Lot Size is 138.87 ft x 154.37 ft x 52.82 ft x 108.10 ft x 39.70 ft x 187.17 ft x 58.67 ft irregular
- Property Taxes for 2023 are \$9372.49
- Built in 2017
- Back yard goes all the way to the chain link fence backing onto the park
- Hot water heater is a rental
- Closet to schools, parks and amenities



# FLOOR PLANS

## MAIN FLOOR

513 Woodview Road  
2854 Square Feet

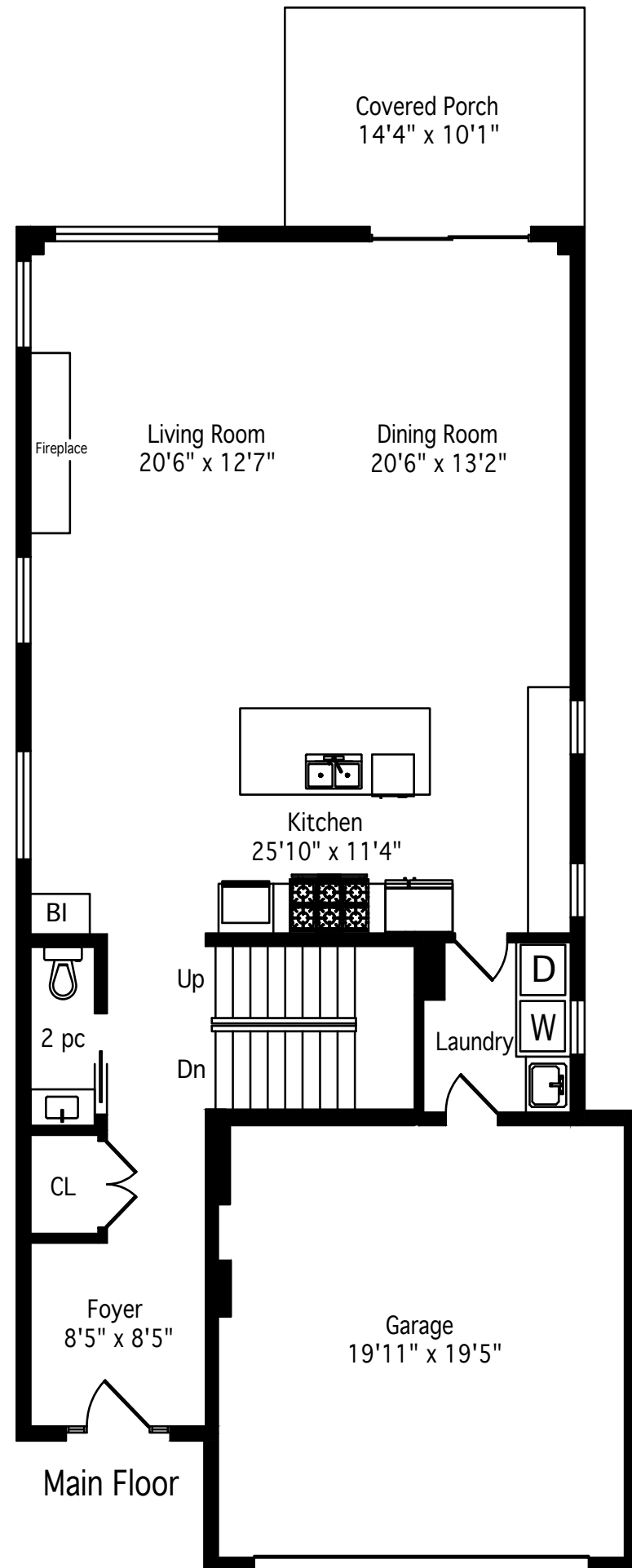
Total Including Basement  
4120 Square Feet

**MICHAEL BREJNIK**  
SALES REPRESENTATIVE

ROYAL LEPAGE BURLOAK  
REAL ESTATE SERVICES

OFFICE: 905.335.3042

Measurements and Calculations  
are approximate. To be used as  
guidelines only



# FLOOR PLANS

## SECOND FLOOR

513 Woodview Road  
2854 Square Feet

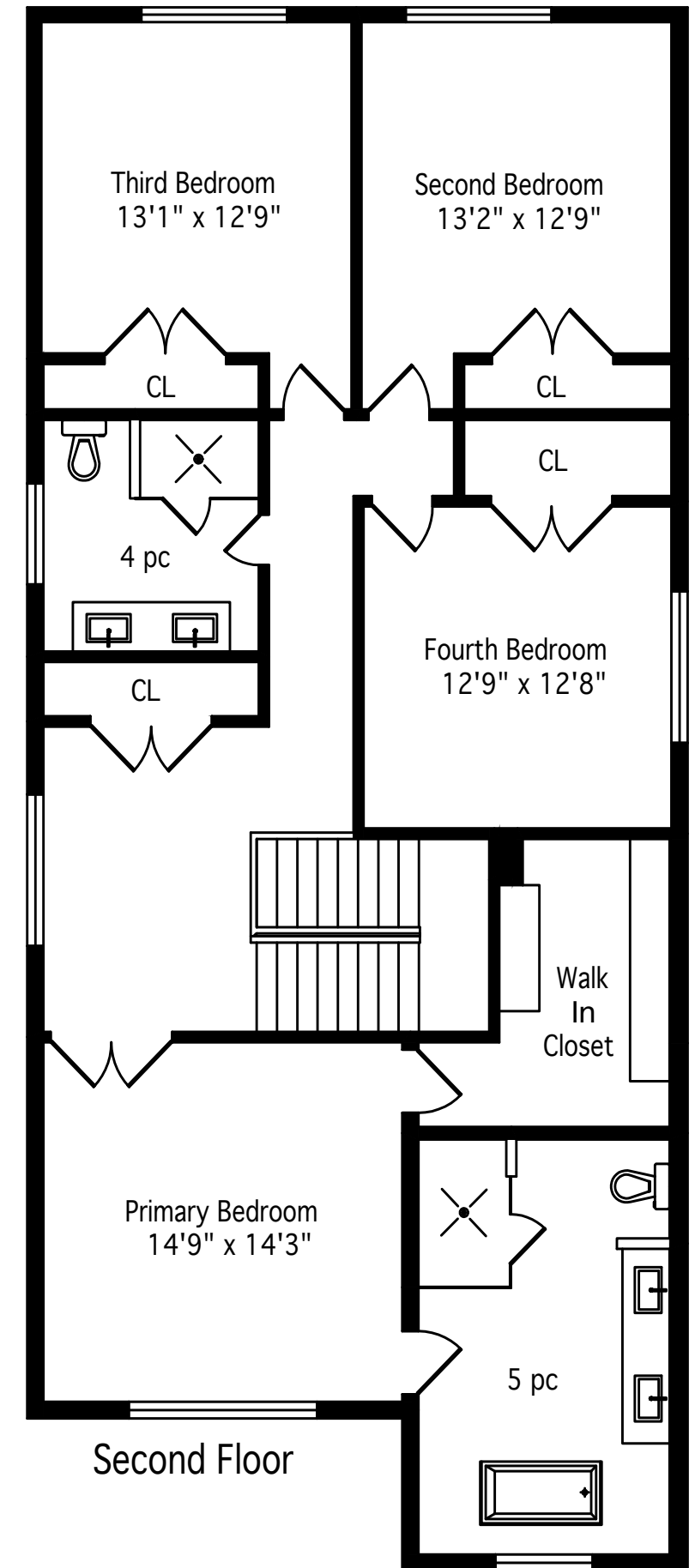
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ROYAL LEPAGE  
CHAIRMAN'S  
CLUB NATIONAL  
TOP 1%



WHO'S WHO IN  
LUXURY  
REAL ESTATE.



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