720 MOUNTAIN BROW WEST

burlington | ontario

michael BREJNIK
sales representative

ROYAL LEPAGE®
Burloak Real Estate Services
Brokerage | Independently owned and operated

LUXURY DETAILS

MAIN LEVEL

FRONT ENTRANCE

- Double front doors with large windows on either side and above
- Stone tile
- Large double door closet with some built-ins
- Alarm key pad
- Powder room with single vanity with wood top, wood framed vanity mirror, pot lights and hardwood flooring
- Elevator

GREAT ROOM

- Vaulted ceiling
- Pot lights
- Rough in for speakers
- Hardwood flooring
- Ceiling fans
- Corner desk/office area with cabinets
- Gas fireplace with wood surround and built-ins
- Built-in for TV
- Wall of windows and patio doors to the back upper deck
- Open to the kitchen

EAT IN KITCHEN

- Hardwood flooring
- Custom cabinetry
- Island with display cabinetry and pendant lighting
- Breakfast area attached to the island
- Paneled fridge
- Wine storage
- Granite counter tops
- Gas stove
- Paneled dishwasher
- Stainless steel under mount double sinks
- Open to the great room and dining room

DINING ROOM (POTENTIAL FIFTH BEDROOM)

- This room can easily be converted to another bedroom as it has a closet, patio door walk out to the back yard deck, and access to a three-piece jack and jill bathroom
- Hardwood flooring
- New pendant lighting
- Pot lights
- Patio doors and a single door to the back deck for BBQing

PRIMARY BEDROOM

- Hardwood flooring
- Patio doors to back deck
- Pot lights
- Built in cabinets
- Walk-through, walk-in closet with built-ins
- Entry from the hallway directly to the walk-in closet for ease
- Five-piece ensuite bath

ENSUITE BATH

- Tile flooring
- Double vanity with undermount sinks and stone top
- Vanity mirror and lighting
- Pot lights
- Corner soaker tub with handheld attachment
- Corner glass shower
- Accent tile wall

BEDROOM

- Jack and Jill bathroom access
- Hardwood flooring
- Pot lights
- Large picture window
- Double sized closet with built-ins

JACK AND JILL BATHROOM

- Single vanity with stone top and undermount sink
- Vanity mirror and lighting
- Glass shower

LAUNDRY ROOM ONE

- Front load washer and dryer
- Built-in cabinetry
- Track lighting and pot lights
- Tile flooring

LOWER LEVEL

ENTRANCE

- Single door with side lights
- Two storey
- Elevator
- Alarm keypad
- Wall sconces
- Upper windows
- Open wood staircase with glass rail
- Built-in closet
- Stone tile flooring
- Garage entry
- Access to the three-piece bath

RECREATION ROOM

- Carpet and cork flooring
- Gas fireplace with wood surround
- Pendant, track, and pot lighting
- Patio doors to backyard
- Kitchen with cabinetry, cork flooring, island, stainless steel stove, fridge, dishwasher
- Stainless steel double sink

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed by Royal LePage® Burloak Real Estate Services, Brokerage.

LUXURY DETAILS

BEDROOM

- Carpet
- Walk in closet with some built-ins
- Pot lights
- Three-piece ensuite privilege bath with single vanity, vanity mirror, and glass shower and pot lights

BEDROOM

- Carpet
- Large windows
- Pot lights

THREE-PIECE BATH

- Tile flooring
- Double vanity and storage cabinets
- Mirrored medicine cabinet
- Glass shower
- Pot lights

LAUNDRY TWO

- Washer and dryer

EXTERIOR

- Winding gravel driveway
- Post lights
- Armour stone hardscape
- Wood siding and stone exterior
- Heated double car garage has backyard entry, and opener with remote and keypad
- Covered front entry
- Interlock walkway
- Large upper back deck with iron railing
- awning
- Lower deck

AT A GLANCE

- Built in 2010
- Freshly painted throughout
- Large cold storage room
- Two utility rooms
- City water
- Septic
- 200 AMP and 100 Amp panels
- Central vacuum
- Tall majestic trees all over the property
- Stunning views of Burlington and Hamilton and Lake Ontario
- Close to highways and all amenities
- Country living in the city

PROPERTY INFORMATION

Lot Size:	319.27 Feet x 381 Feet
Property Taxes:	$11,069.94 for 2026
Total Square Footage:	5292 (2646 above grade)

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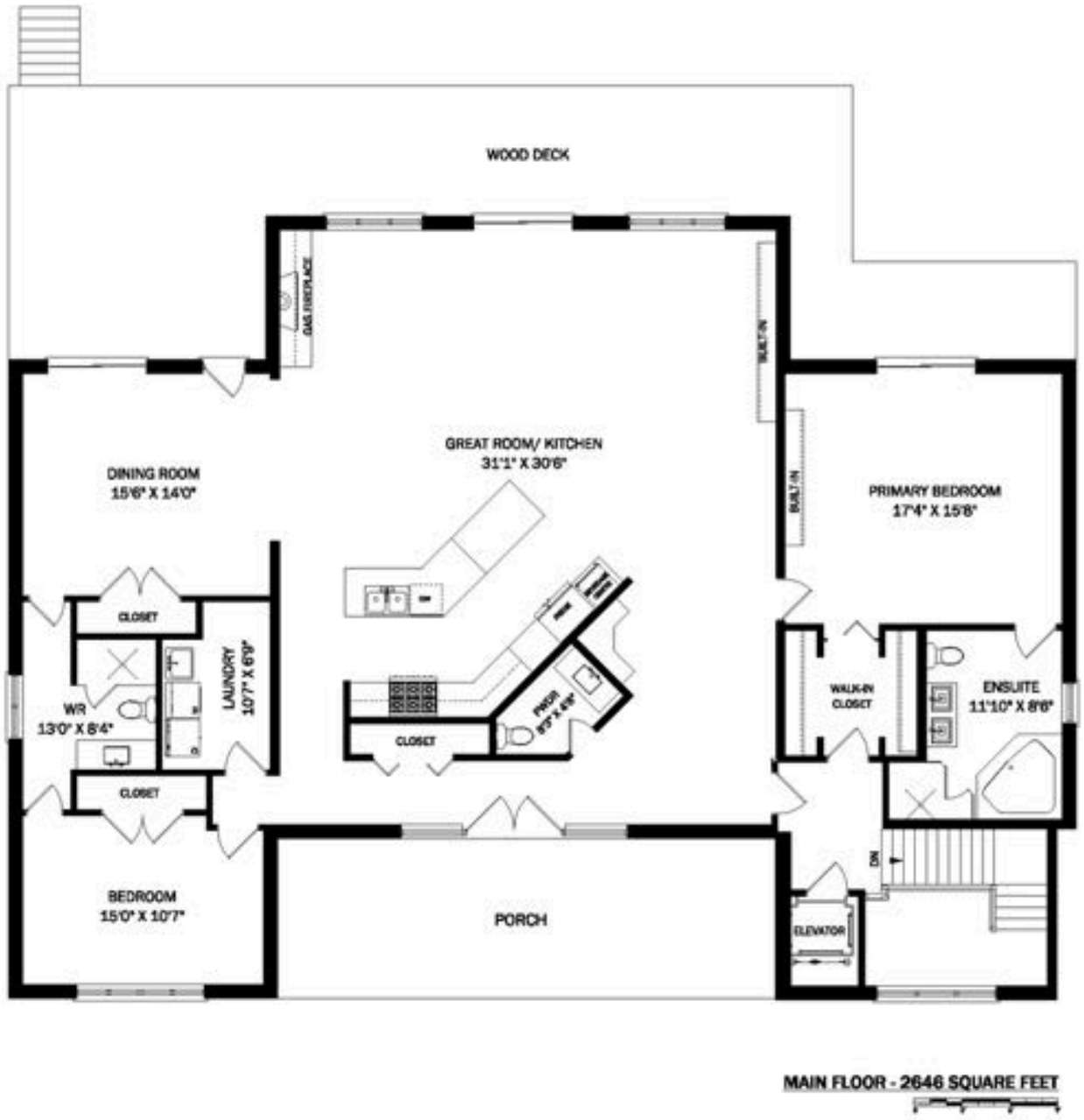
FLOOR PLANS | MAIN FLOOR



MAIN FLOOR - 2646 SQUARE FEET

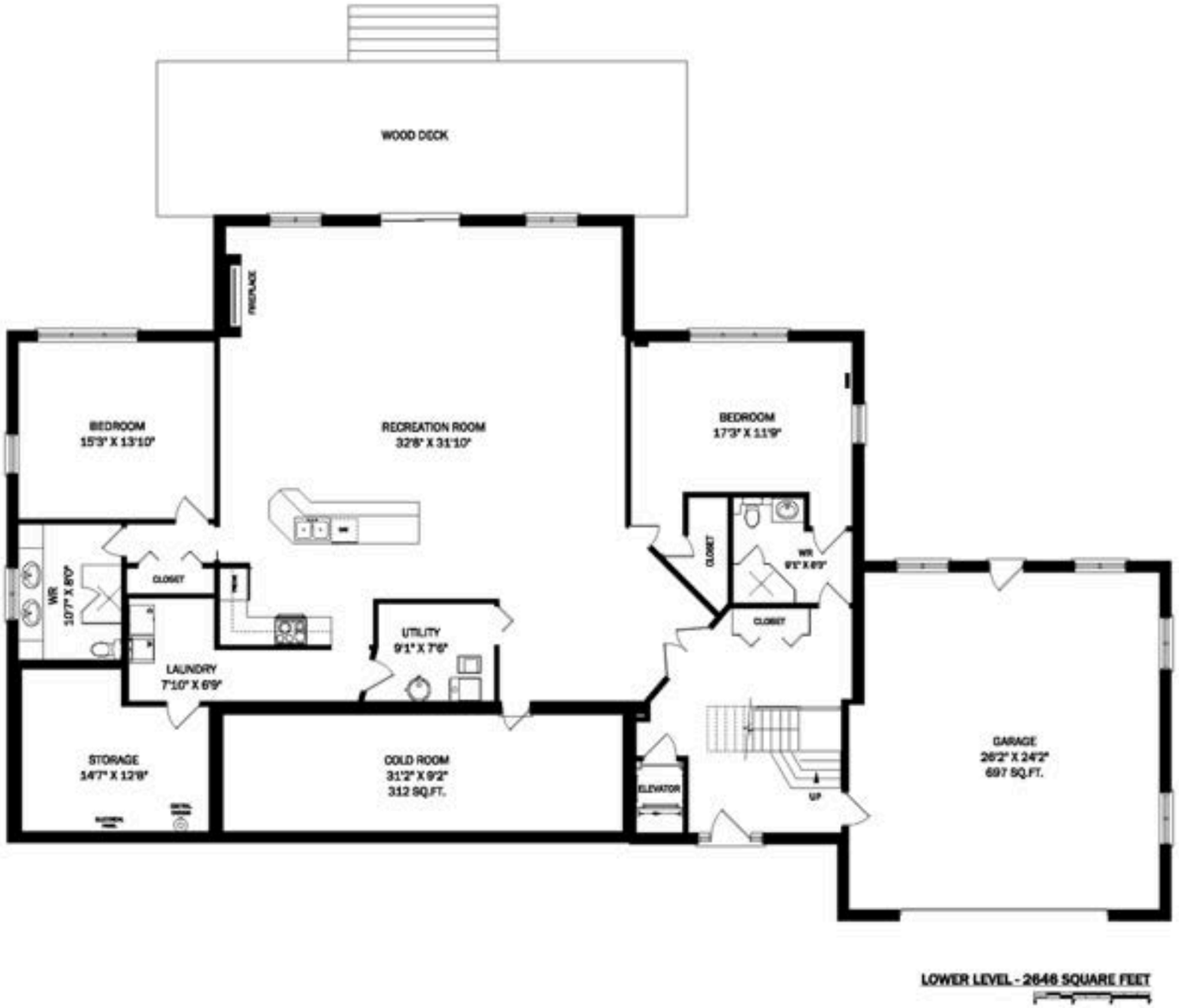
MICHAEL BREJNIK

SALES REPRESENTATIVE

ROYAL LEPAGE® BURLOAK REAL ESTATE SERVICES

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

FLOOR PLANS | LOWER LEVEL



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michael BREJNIK

CELL 905 317 3272 | BUS 905 634 7755 | michael@michaelbrejnik.ca

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michaelBREJNIK.ca