

\$1,249,900 - 1348 Augustine Drive, Burlington

MLS® #40771504

\$1,249,900

4 Bedroom, 4.00 Bathroom, 3,205 sqft

Single Family on 0.00 Acres

342 - Mountainside, Burlington, Ontario

This beautiful two-storey addition home offers 3,200 sq ft of living space and great curb appeal. Step inside to a welcoming foyer with double-door closet and custom wall hook boards for added organization. Neutral décor throughout the home and carpet-free main floor that flows into an inviting eat-in kitchen with solid wood cabinetry, floor-to-ceiling pantry, granite countertops, backsplash, and SS appliances including a matching backsplash & hood fan. A separate dining room with built-in cabinetry is perfect for entertaining. Adding to the main floor space, a versatile office/den with built-in desk, custom cupboards/shelves and also a convenient walk-out to the covered deck and a tranquil pond. Upstairs is full of character with soaring vaulted ceilings that create a bright and airy retreat, with four generously sized bedrooms and two full bathrooms. The primary suite has a walk-through closet and ensuite with walk-in shower. The lower level is designed for relaxation and entertainment with a home theatre featuring a hard-wired projector, screen, speakers, and bar area, along with a separate cozy family room, powder room, and spacious laundry room with built-ins and folding counter. An attached tandem double garage with high ceilings (2021) provides inside entry, pony panel, shelving, rear double-door yard access, and parking for up to 4 vehicles in the driveway. Additional highlights include a heat pump (2021), owned water heater, 200 AMP service, CATV



ethernet cable in every room, ceiling fans in all bedrooms, newer Bosch dishwasher (2022), newer range (2023), fenced backyard with pergola, rock border garden, and rain barrel. Fantastic location of Mountainside, this home is near walking/bike trails, Mountainside Park & Rec Centre with its outdoor pool, waterslide, splash pad, skating rink, and playground. It's also just moments from Costco, cinemas, restaurants, golf courses, and highway access"making it the perfect blend of comfort, convenience, and lifestyle.

(id:6289)

Built in 1953

Essential Information

Listing #	40771504
Price	\$1,249,900
Bedrooms	4
Bathrooms	4.00
Half Baths	2
Square Footage	3,205
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	1348 Augustine Drive
Subdivision	342 - Mountainside
City	Burlington
Province	Ontario
Postal Code	L7P2M8

Amenities

Amenities	Park, Place of Worship, Public Transit, Schools, Shopping
Features	Paved driveway, Automatic Garage Door Opener
Parking Spaces	6

Parking	Attached Garage
# of Garages	1

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Refrigerator, Stove, Washer, Hood Fan, Window Coverings, Garage door opener
Heating	Forced air, Heat Pump
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Other
Foundation	Block

Listing Details

Listing Office	Keller Williams Edge Realty
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