

\$2,999,900 - 391 Patricia Drive, Burlington

MLS® #40774079

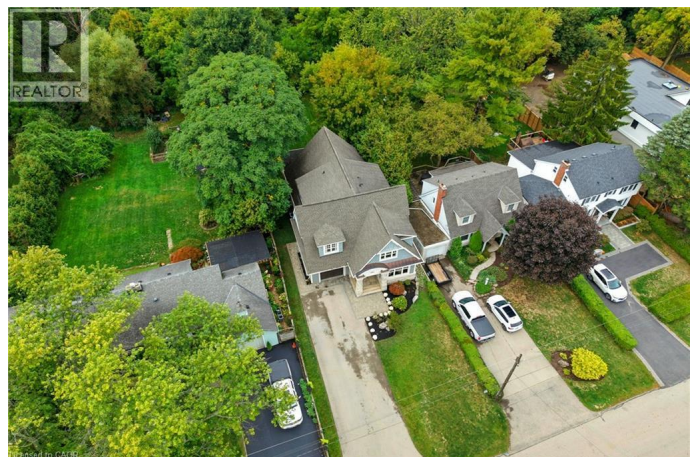
\$2,999,900

5 Bedroom, 4.00 Bathroom, 4,869 sqft

Single Family on 0.00 Acres

303 - Aldershot South, Burlington, Ontario

Custom-built in 2016 by M. Butler Custom Homes, this exceptional residence offers approximately 5,000 square feet of luxurious living space, showcasing premium finishes and superior craftsmanship throughout. Situated on a 217-ft deep, pool-sized lot backing onto the RBG Hendrie Valley Sanctuary, this home blends elegance with natural serenity. The gourmet kitchen features a large island with dual-sided cabinetry, sink and pendant lighting, along with built-in stainless steel appliances including a wall oven, gas cooktop, fridge and dishwasher plus a sunlit eat-in area overlooking the private backyard. Rich hardwood flooring spans the main and second levels, complemented by hardwood stairs, coffered ceilings, crown moulding and pot lights that add warmth and architectural detail. The private primary suite includes a luxurious spa-like ensuite and two walk-in closets with custom built-ins. A finished walk-out lower level adds flexible living space, offering a fifth bedroom, full bathroom, rec room and multi-use area perfect for an office, gym, craft room or playroom. An upper-level balcony off the great room extends the living space outdoors and features a gas BBQ hook-up. Additional highlights include oversized windows, engineered hardwood, central vacuum and full home pre-wiring for automation and audio/video distribution. Ideally located minutes from Aldershot GO Station, Highways 403 and 407, as well as nearby restaurants and shopping. Donâ€™t



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Built in 2016

Essential Information

Listing #	40774079
Price	\$2,999,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	4,869
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	391 Patricia Drive
Subdivision	303 - Aldershot South
City	Burlington
Province	Ontario
Postal Code	L7T1J9

Amenities

Amenities	Place of Worship, Public Transit, Schools, Shopping
Features	Southern exposure, Ravine, Sump Pump, Automatic Garage Door Opener
Parking Spaces	6
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Central Vacuum - Roughed In, Dishwasher, Dryer, Refrigerator, Washer, Gas stove(s), Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Wood
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Escarpment Realty Inc.



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