

\$2,499,900 - 4071 Melba Place, Burlington (shoreacres)

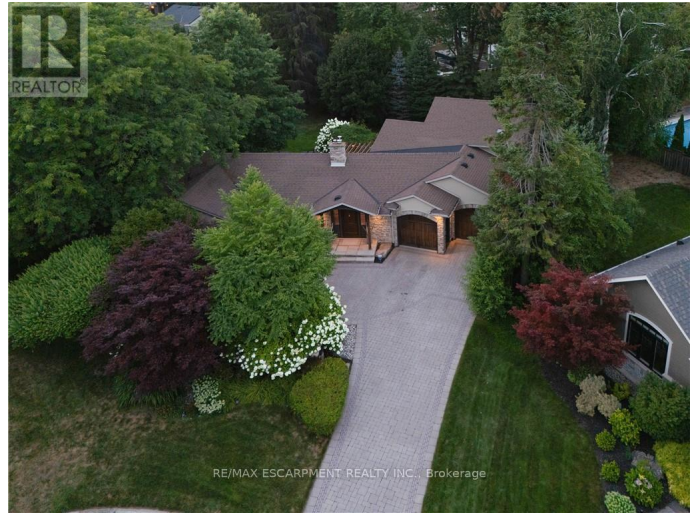
MLS® #W12415801

\$2,499,900

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Shoreacres, Burlington (shoreacres), Ontario

Set on half an acre at the end of a cul-de-sac, behind a stone wall and mature trees, this Shoreacres home feels hidden in plain sight. Undergoing a major renovation and substantial addition in 2007, its footprint now extends over 3,500 square feet, with vaulted ceilings, oversized picture windows that frame the surrounding greenery like artwork, and a layout that shifts easily between open gathering spaces and private corners. The kitchen lifts beneath skylights, its Juliette balcony overlooking the trees, while a gas fireplace brings warmth into the flow between dining and seating. The family room climbs higher still, framed by a full-height fireplace and windows that stretch floor to ceiling. Just a few steps above, the primary suite occupies its own level. A skylit walk-in closet and an ensuite wrapped in exotic wood and a deep soaker surround make it feel like a study in quiet detail. The lower level walks out to a sequence of outdoor rooms: a tiki hut with full hydro, a pergola-covered dining area, and a fire pit lounge drawn together by lighting and irrigation. Inside, the same level holds a fireplace, billiards, and custom built-ins for film or sport. Off the family room, a gym or office takes in the greenery through wide windows. Updates include a complete kitchen renovation and interior painting in 2023, alongside a Miele dishwasher in 2024. The geothermal system delivers efficient, low-cost climate control year-round. Moments from the lake, downtown Burlington, trails, and sought-after Tuck and



Nelson schools, the address combines privacy with access in one of the city's most sought-after enclaves. Luxury Certified.
(id:6289)

Essential Information

Listing #	W12415801
Price	\$2,499,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4071 Melba Place
Subdivision	Shoreacres
City	Burlington (shoreacres)
Province	Ontario
Postal Code	L7L2C5

Amenities

Amenities	Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Cul-de-sac, Level lot, Irregular lot size, Flat site, Lighting, Level, Sump Pump
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Oven - Built-In, Water Heater, Blinds, Cooktop, Dishwasher, Dryer, Microwave, Oven, Washer, Refrigerator
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3

Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped, Lawn sprinkler
Lot Description	73 x 132 FT
Foundation	Unknown

Listing Details

Listing Office	RE/MAX ESCARPMENT REALTY INC.
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