



*Welcome to 503 North Shore Blvd. E.
Burlington, Ontario, Canada*



Offered at \$2,989,000.00

****Welcome to 503 North Shore Blvd. E.****

****Elegance & Sophistication Abound In This Majestic, Circa 1925 Historic Treasure****

****Magnificent & Regal Leaded Glass Front Entry Doors****

****Spectacular Grand, Formal, Rich Interior Adorned With A Lush Abundance Of Class & History****

****Stunning Ambience***Quality, Rich Finishing Touches Thru-Out****

****French Doors, Leaded Glass, Hardwood Floors, Painted Murals To Name A Few****

*****Premium 264.01 x 286.33 FT Irregular Sized Lot!****

Proudly Presented By

Dina Maglietta, MVA &

Broker Of Record / Owner / President
dmaglietta@trebnet.com

David Knox

Broker/Marketing Coordinator
dknox2432@gmail.com

Summerhill Prestige Real Estate Ltd., BROKERAGE

Office: 416.385.3333 Fax: 416.385.0095

All information and statements contained herein, provided by Summerhill Prestige Real Estate Ltd., Brokerage regarding property for sale, rental, or financing is from sources deemed reliable and assumed correct. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions prior sale or withdrawal without notice. Prospective buyers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. This is not intended to solicit Buyers or Sellers currently under contract with a Brokerage.

503 North Shore Blvd. E.



MAIN FLOOR

FOYER

22'1" x 14' 2"

- ◆ *Hardwood Floor*
- ◆ *Solid Wood Doors with Leaded Glass Inlay*
- ◆ *Coat Closet*
- ◆ *Spacious Open Concept*
- ◆ *Staircase*

****2 PIECE BATHROOM*

- ◆ *Limestone Tile*
- ◆ *Toto Toilet*
- ◆ *Designer Custom vanity and Vessel Sink*

LIVING ROOM

32' 1" x 14' 2"

- ◆ *Double French door entry*
- ◆ *Hardwood Floor*
- ◆ *Wood Burning Fireplace with Original Artistic Tile Work.*
- ◆ *Wainscoting*
- ◆ *California Shutters*
- ◆ *Built-in Storage*

DINING ROOM

17' 1" x 14' 1"

- ◆ *Double French door entry*
- ◆ *Hardwood Floors*
- ◆ *Gumwood Wainscoting*
- ◆ *Electric Fireplace with Oak Mantle*
- ◆ *Coffered Ceiling with Oak Beams*

KITCHEN

14' 3" x 14'

- ◆ *Solid Maple Kitchen*
- ◆ *Granite Counters*
- ◆ *Tile Backsplash*
- ◆ *Double Stainless steel Sink*
- ◆ *Wolf Gas Range*
- ◆ *Kitchen-Aid Fridge*
- ◆ *Bosch Built-in Dishwasher*
- ◆ *Window Overlooks Backyard*

All information and statements contained herein, provided by Summerhill Prestige Real Estate Ltd., Brokerage regarding property for sale, rental, or financing is from sources deemed reliable and assumed correct. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions prior sale or withdrawal without notice. Prospective buyers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. This is not intended to solicit Buyers or Sellers currently under contract with a Brokerage.

503 North Shore Blvd. E.



SUN / FAMILY ROOM 20' 4" x 12'

- ◆ Double French door entry
- ◆ Hardwood Floors
- ◆ Gas Fireplace
- ◆ Walkout to Patio overlooking Backyard

2ND FLOOR—Beautiful Leaded Glass Window On Landing

MASTER BEDROOM 24' 9" x 14' 3"

- ◆ Hardwood Floor
- ◆ Walk in Dressing Room with Custom Built-ins
- ◆ Separate closet
- ◆ Walkout to Balcony

*****3 PIECE ENSUITE BATHROOM**

- ◆ Tiled Floor
- ◆ White Cabinetry, Quartz Counter with Integrated Sink
- ◆ Walk in Glass Shower

2ND. BEDROOM 17' 5" x 14' 1"

- ◆ Hardwood Floor
- ◆ Walk in Closet
- ◆ Crown Molding

3RD. BEDROOM 14' x 12' 11"

- ◆ Hardwood Floor
- ◆ Walk in Closet
- ◆ Crown Molding

*****4 PIECE MAIN BATHROOM**

- ◆ Leaded Glass Windows

3RD FLOOR

4TH. BEDROOM 24' 10" x 9' 8"

- ◆ Hardwood Floor
- ◆ Built-in Closet
- ◆ Windows

5TH. BEDROOM 24' 3" x 9' 8"

- ◆ Hardwood Floor
- ◆ Built-in Closet
- ◆ Windows

*****4 PIECE BATHROOM**

- ◆ Black & White Tiling
- ◆ Marble Counter with Intergated Sink
- ◆ Leaded Glass Windows

All information and statements contained herein, provided by Summerhill Prestige Real Estate Ltd., Brokerage regarding property for sale, rental, or financing is from sources deemed reliable and assumed correct. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions prior sale or withdrawal without notice. Prospective buyers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. This is not intended to solicit Buyers or Sellers currently under contract with a Brokerage.

503 North Shore Blvd. E.



LOWER LEVEL

THEATRE/ REC ROOM 31' 3" x 13' 3"

- ◆ *Built-in Storage*
- ◆ *Electric Fireplace*
- ◆ *Home Theatre System*
- ◆ *Included Panasonic HD Projector, 6 Speakers, 106" Screen*

LAUNDRY ROOM 13' 1" x 11' 10"

- ◆ *Updated Laundry Room*
- ◆ *Maytag Washer & dryer*
- ◆ *Ceramic Floors*
- ◆ *Built in Cabinets, and Folding Counter*
- ◆ *Upgraded Insulation*
- ◆ *Freezer Included*
- ◆ *Beam Central Vacuum and Attachments*
- ◆ *Large Pantry*

****2 PIECE BATHROOM*

- ◆ *Ceramic Tiled Floor*
- ◆ *Vanity with Marble Counter with Integrated Sink*

****EXERCISE ROOM*

- ◆ *Ceramic Tiled Floor*
- ◆ *Large Steam Shower*

****1 PIECE BATHROOM*

- ◆ *Windows*
- ◆ *Steam Shower*

LOT SIZE: (Irregular) 264.01' x 286.33'
(West Depth 142.49' & Rear Width 200.29')

TAXES: 2020 \$12,386.00

All information and statements contained herein, provided by Summerhill Prestige Real Estate Ltd., Brokerage regarding property for sale, rental, or financing is from sources deemed reliable and assumed correct. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions prior sale or withdrawal without notice. Prospective buyers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. This is not intended to solicit Buyers or Sellers currently under contract with a Brokerage.

503 North Shore Blvd. E.



EXTRAS & ADDITIONAL FEATURES INCLUDED:

- ◆ *Wolf Gas Range*
- ◆ *Kitchen Aid Fridge*
- ◆ *Bosch Dishwasher*
- ◆ *Microwave*
- ◆ *Panasonic HD Projector & 6 Speakers*
- ◆ *106" Screen*
- ◆ *Maytag Washer & Dryer*
- ◆ *Basement Freezer*
- ◆ *Central Vacuum & Attachments*
- ◆ *All Blinds & Drapes, Light Fixtures*
- ◆ *All Bathroom Mirrors*
- ◆ *Storage Shed & Irrigation System*
- ◆ *Exterior Security Cameras & Security System (Monitoring Not Included)*
- ◆ *Pool and Related pool Equipment & Pool Cover*
- ◆ *Back yard water Fountain*
- ◆ *Hot Water Heater (Owned)*
- ◆ *CABANA: Bar Fridge, GE Stove, Ceiling Fan, Lights and Drapes Included*
- ◆ *3 Air Conditioners & Upper Hall Cream Rug*
- ◆ *All Fabric Bedroom Drapes*

UPGRADES:

- ◆ *Half the Basement Renovated*
- ◆ *Attic and Crawlspace Extra Insulation*
- ◆ *House Painted*
- ◆ *New Flat Roof, Shingles Replaced*
- ◆ *New Roof on the Cabana and Workshop*
- ◆ *Pool Completely Upgraded*
- ◆ *Cabana Renovated*
- ◆ *Tree Removal and Additional Plantings*
- ◆ *Sprinkler System Updated*
- ◆ *New Fencing around The Property*
- ◆ *Hot Water Heater Replaced (Owned)*

All information and statements contained herein, provided by Summerhill Prestige Real Estate Ltd., Brokerage regarding property for sale, rental, or financing is from sources deemed reliable and assumed correct. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions prior sale or withdrawal without notice. Prospective buyers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. This is not intended to solicit Buyers or Sellers currently under contract with a Brokerage.

503 North Shore Blvd. E.



Schools

Wilshire Elementary School (GR. JK-08)
265 Beverly Glen Blvd. L4J 7S8
Phone: 905-889-6767
Fax: 905-889-3311
Email: Wilshire.es@yrdsb.ca

Venture Park Public School (GR. 1-8) FI
121 Worth Blvd. L4J 7V5
Phone: 905-707-6488
Fax: 905-707-9319
Email: ventura.park.ps@yrdsb.ca

Westmount C.I. (GR. 09-12)
1000 New Westminster Dr. L4J 8G3
Phone: 905-882-0277
Fax: 905-882-2450
Email: westmount.ci@yrdsb.ca

Alexander Mackenzie High School (GR 9-12)
300 Major Mackenzie Dr. W. L4C 3S3
Phone: 905-884-0554
Fax: 905-884-4694
Email: alexander.mackenzie.hs@yrdsb.ca

Vaughan Secondary School (GR. 9-12) FI
1401 Clark Ave. W. L4J 7R4
Phone: 905-660-1397
Fax: 905-660-0318
Email: Vaughan.ss@yrdsb.ca

****Buyers to Satisfy Themselves as to availability of enrollment of all schools****



www.summerhillprestige.com

All information and statements contained herein, provided by Summerhill Prestige Real Estate Ltd., Brokerage regarding property for sale, rental, or financing is from sources deemed reliable and assumed correct. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions prior sale or withdrawal without notice. Prospective buyers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. This is not intended to solicit Buyers or Sellers currently under contract with a Brokerage.