

HOME DETAILS

4151 SPRUCE AVENUE BURLINGTON, ON, L7L 1K8

Taxes: \$7,529.80 (2025)

Lot Size: 114 ft x 69 ft (rectangle, corner)

Square Footage:

1,030 square feet on main level + 383 square feet (garage)

625 square feet in upper level

584 square feet + 411 square feet (crawl space)

Floor plans available

Neighbourhood: Shoreacres

Top tier public, Catholic and French immersion schools: John T. Tuck, Pineland, St Raphael, Sacred Heart of Jesus, Nelson, Assumption

Walkable to parks and schools, short drive to downtown Burlington

Easy access to major highways and Appleby GO station

Beautiful established neighbourhood with mature trees and gardens

Property Overview

Split-level home

Three (3) bedrooms

Two (2) full bathrooms and one (1) powder room

Furnace, 2016

Air Conditioner, 2019

Hot water tank, owned

INTERIOR

Engineered hardwood flooring throughout, 2014 ("Hickory")

Carpet in recreation room (2025)

Open concept formal living room and dining room

Kitchen – open concept with breakfast area, large skylight, appliances:

Samsung fridge

Dacor oven with gas cooktop

Bosch dishwasher

LG microwave

Buyer & Buyer's Agent to confirm all details and measurements.

Family Room – gas fireplace, surround sound system
Whirlpool washer and dryer (on pedestals)

EXTERIOR

Inground saltwater pool
Salt cell, 2026
Winter safety cover
Liner, 2022
Dolphin Nautilus robotic pool vacuum
All equipment and accessories included
Garage with inside entry, new door (2026)
Fence, 2024
Irrigation system by Rainbird, wifi enabled, 2021
Pressure treated wood deck, 2019
Pavilion, 2018 – 14' x 12' by Yardistry, cedar with metal roof
Driveway and front walkway pavers, 2017
Roof – stone coated steel (50 year), 2015
Replaced 2 bay windows, kitchen window and 3 in basement, 2014
Siding – vinyl "Celect", 7" profile to imitate wood, 2014
Eavestroughs and soffits, including leaf guards, 2014
Garden shed
Antenna

Inclusions

All existing kitchen appliances, washer, dryer, all existing window coverings, automatic garage door opener, all existing light fixtures, pool equipment and accessories, furnace, air conditioner, hot water tank, surround sound system in family room including speakers, Ring doorbell

Exclusions

Security camera

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