

173 AVONDALE COURT

BURLINGTON, ONTARIO



Welcome to 173 Avondale Crt – luxury's newest address in coveted south east Burlington. This sensational, brand new custom built modern masterpiece features 6600+ sq ft in a superbly designed fully finished floor plan with the ultimate in open concept living. Meticulously crafted with the finest in materials, finishes and sleek details from it's impressive 20ft art gallery style entry way, monobeam staircase with glass railing, stunning two toned kitchen with upscale appliances, 5 star hotel-style master bedroom retreat and massive custom imported windows throughout and more. This is a truly exceptional residence like none other.

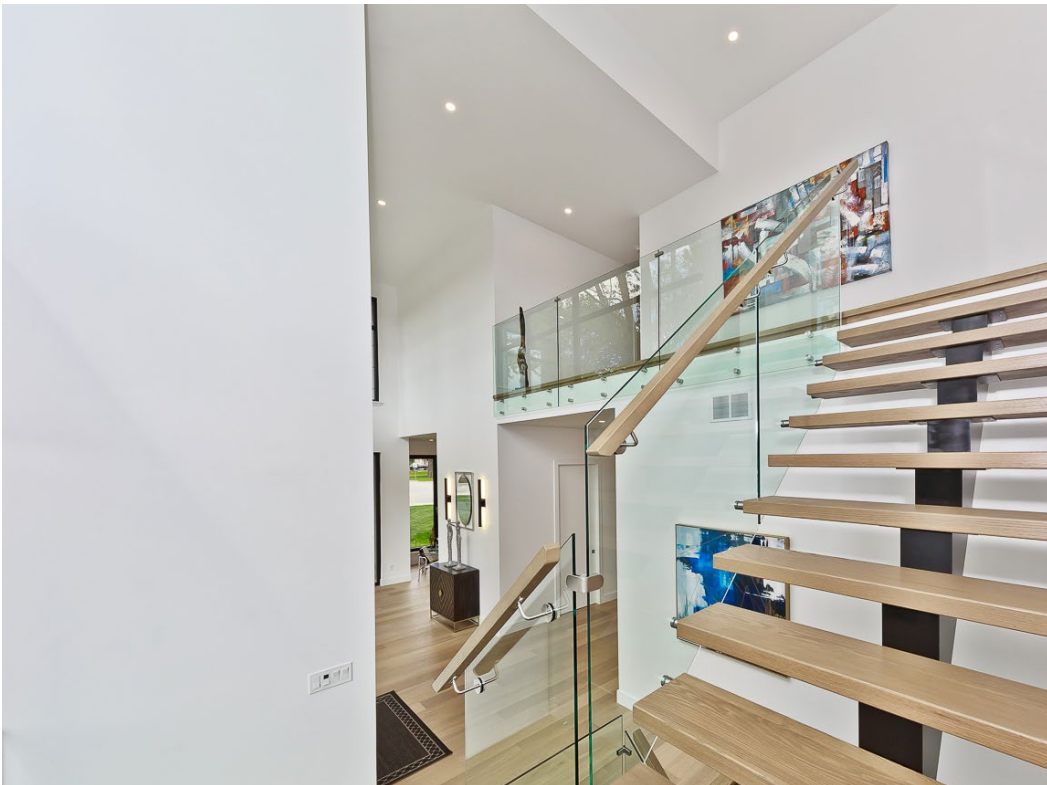












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MAIN FLOOR

FOYER/HALLWAY

- 20ft ceiling height
- Monobeam staircase and frameless glass railings
- Pot lights
- Designer wall sconce and chandelier lighting
- Hardwood floor

OFFICE

- Oversized windows
- Hardwood floors
- Pot lights
- Separate room

GREAT ROOM

- Open concept
- Oversized windows
- Walk out to covered terrace
- Linear Dekko fireplace
- Pot lights
- Hardwood floor

DINING ROOM

- Open concept
- Oversized windows
- Pot lights
- Chandelier light fixture
- Hardwood floor

KITCHEN

- Custom two toned white and walnut cabinetry
- Walk in pantry
- Stone tile backsplash
- Quartz counters
- Centre island with sink and waterfall counter
- Breakfast bar seating
- Upscale appliances include:
 - Thermador soft closing refrigerator
 - Full height Sub Zero wine fridge
 - Wolf double wall ovens
 - Wolf induction cook top

POWDER ROOM

- Custom floating vanity
- Textured tile wall
- Modern pendant lighting

MUD ROOM

- Custom built-in seating & cabinets
- Front loading Electrolux washer & dryer

SECOND FLOOR

MASTER BEDROOM

- Hardwood floor
- Sitting area
- Juliet balcony
- Vaulted ceiling
- Pot lights
- Large walk-in dressing room with custom built-in wardrobes
- Hotel-style beverage centre with wet bar and wine fridge

MASTER ENSUITE: 5 PIECE

- Unique tile imported from Europe
- Double sink floating raised vanity with quartz countertop and undermount lighting
- Freestanding soaker tub
- Large in-ceiling rain-head shower with frameless glass
- Designer light fixtures
- Pot lights
- Heated floors

2nd BEDROOM

- Hardwood floor
- Full height built-in wardrobe closet
- Large window
- 'Jack and Jill' semi-ensuite bathroom shared with 3rd bedroom

3rd BEDROOM

- Hardwood floor
- Full height built-in wardrobe closet
- Large window
- 'Jack and Jill' semi-ensuite bathroom shared with 2nd bedroom

4th BEDROOM

- Hardwood floor
- Walk-in closet
- Large window
- 4pc private en-suite bathroom
 - Dual sink vanity with quartz countertop
 - Soaker tub
 - Heated floors

5th BEDROOM:

- Laminate flooring
- Pot lights
- Large windows

BATHROOM:

- 3pc with walk-in shower

FAMILY ROOM

- Wall to wall windows
- Juliet balcony
- Hardwood floor
- Designer chandelier light fixture
- Pot lights

SEMI EN-SUITE BATH

- Decorative framed mirrors and modern designer lighting
- Double sink floating vanity with quartz countertop
- Rectangular porcelain floor and wall tile
- Rainhead frameless glass shower

LAUNDRY ROOM

- Front loading Electrolux washer and dryer
- Sink with lower cabinet storage
- Porcelain floor tile and backsplash
- Custom cabinetry and shelving

LOWER LEVEL

GAMES ROOM/GYM

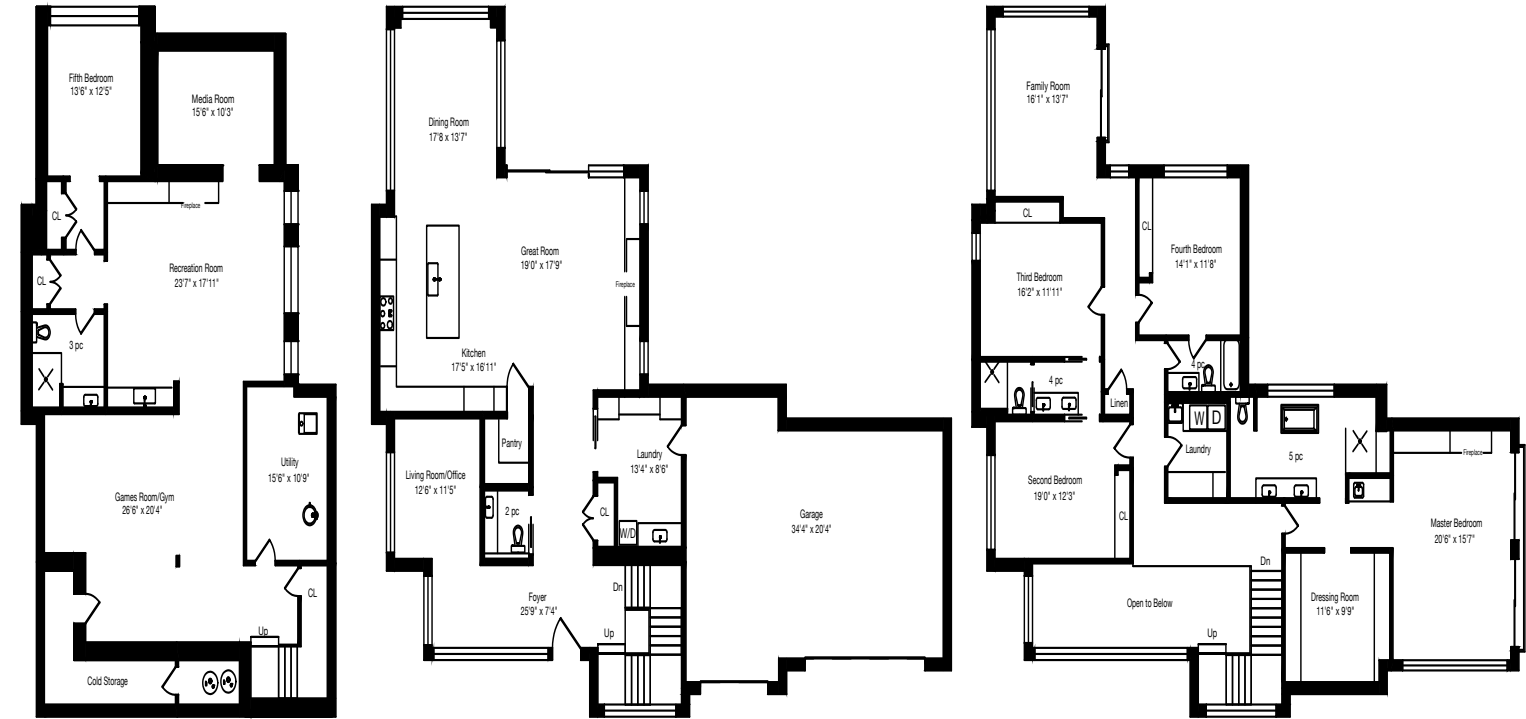
- Open concept
- Laminate flooring
- Pot lights

RECREATION ROOM

- Open concept
- Wet bar with wine fridge
- Linear concrete fireplace
- Oversized windows

MEDIA ROOM

- Open concept
- Pot lights
- Wolf Dishwasher
- Custom walnut hood with fan insert
- Sleek modern design lighting
- Hardwood floor



MAIN FLOOR - 1959 SQUARE FEET
SECOND FLOOR - 2509 SQUARE FEET
LOWER LEVEL - 2160 SQUARE FEET
TOTAL - 6628 SQUARE FEET

Measurements and Calculations are approximate.
To be used as guidelines only.

FEATURES

- Brand new custom built home with distinctive architecture and design by One Life Design and Build
- 4+2 bedrooms, 5 bathroom
- 4468 sq ft above grade – total 6628 sq ft of finished living space
- Premium corner lot at 151 ft x 124 ft
- White Oak hardwood throughout
- All floor tiles imported from Europe
- Permacon stone and stucco exterior with CFP custom wood accents
- 9ft entry door and 8ft doorways throughout the home
- 20ft ceiling height at entry
- Monobeam staircase with frameless glass railings
- 10ft ceiling height on main, 9 ft on second floor + 9 ft in the basement
- Smooth ceilings and pot lights throughout
- Custom baseboards & upgraded trim throughout
- All closets with custom built-in organizers
- Soft closing cabinetry throughout
- Wall hanging toilets
- Solid core interior doors with hidden hinges
- Designer light fixtures
- Custom aluminum windows & sliding doors from EPAL windows - imported from Greece
- Custom millwork throughout
- Garage parking for 4 cars with an EV charging station rough in
- Parking for 16 cars
- Two walk-outs to backyard
- City permits obtained for a swimming pool
- ACM paneling on lower flat roof
- 200 AMP service
- New sanitary and water lines from the city property
- Low voltage rough in throughout - exterior security cameras, entertainment and speaker wiring



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TC the **TANYA CREPULJA TEAM**
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