

FEATURE BOOK

elevated & co. realty



45 Aldershot Pl.

Aldershot South, Burlington

OFFERED AT

\$2,650,000



THE HOUSE

Nothing was left for later.

Most homes at this level ask you to compromise somewhere. The finishes or the lot. The address or the lower level. 45 Aldershot Pl. was custom built in 2020 by owners who refused to, and it shows in the details you only appreciate once you live with them.

A chef's kitchen with two 9 ft islands, so the evening meal and the evening conversation happen in the same room. A double sided fireplace shared by the living room and the covered terrace. A fully realised lower level: private theatre, gym, infrared sauna, wet bar and full bath. A primary suite with its own fireplace between the bed and the soaker tub.

All of it a short walk from LaSalle Park and the shore of Lake Ontario, minutes from Highway 403 and Aldershot GO.

4

BEDROOMS

5

BATHROOMS

3,500 *sq ft*

ABOVE GRADE, APPROX.

1,500 *sq ft*

FINISHED LOWER, APPROX.

92 x 99 *ft*

CORNER LOT

2020

CUSTOM BUILT

The kitchen, the lower level and the address were given equal care. In our experience, that is rare.



THE KITCHEN

Designed for the family that gathers here.

- Two 9 ft islands with generous storage
- Waterfall edge quartz island with seating for four or more
- Full height quartz slab backsplash
- JennAir 48 inch professional range with griddle
- Panel ready refrigerator and dishwasher
- Concealed walk in pantry with second sink, opening to the mudroom and garage
- Two tone cabinetry with brass hardware and oversized woven pendants

THE MAIN FLOOR

One fire, two sides.

The foyer rises 20 ft. To one side, a sitting room with a marble feature wall. To the other, a south facing office. Ahead, the living room and its full height black fireplace wall, where a double sided gas fireplace opens through to the covered terrace, so on a cold night the fire is lit on both sides.

Between the kitchen and the living room sit a built in coffee bar with a beverage fridge and a dedicated wine bar with a wood counter and wall mounted wine pegs. Four sets of doors open to the terraces.



20 ft foyer · Wide plank white oak hardwood on the main and upper levels · Designer lighting throughout · In ceiling speakers · Powder room with fluted vanity, vessel sink and brass fixtures · Solid wood doors and crown moulding



THE SECOND FLOOR

Room for everyone.

Three further bedrooms share the upper level. One has a private ensuite and walk in closet. The other two have oversized windows and fitted closets, and share a Jack and Jill bath with a double vanity. Laundry is upstairs where it belongs, with a sink, cabinetry and a large linen closet.



THE PRIMARY SUITE

A suite that is entirely your own.

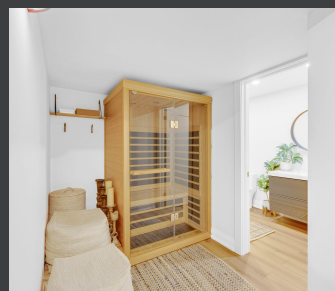
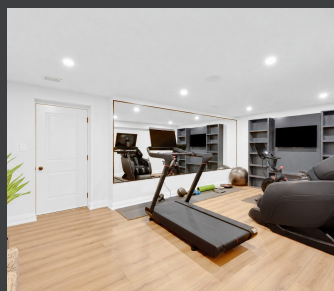
A generous bedroom with a coffered ceiling, panelled walls and a beaded chandelier. The plaster finished fireplace is double sided, set between the bed and the ensuite, so it is enjoyed from the tub as well. Beyond the sliding barn door: a double vanity with tall storage towers, a freestanding soaker tub and an oversized glass shower with a pebble floor and natural light.

The dressing room is fully fitted with custom built ins, a makeup vanity with an arched mirror, a window and a chandelier of its own.



- Bedroom two: private 4pc ensuite, walk in closet, vaulted ceiling detail
- Bedrooms three and four: oversized windows, custom fitted closets

- Jack and Jill 5pc bath, double vanity, brass fixtures
- Upper laundry with stacked washer and dryer, sink, cabinetry and linen closet



THE LOWER LEVEL

The night out that stays in.

This is where 45 Aldershot Pl. sets itself apart from the other homes you will see at this price. The lower level is not a rec room with potential. It is complete, and every room has a purpose.

A private theatre with dark walls, carpet and in wall surround sound. A gym with a full mirrored wall. A two person Finnleo infrared sauna beside a full bath with a glass shower. A wet bar with a wine fridge and arched shelving with bench seating. And a 31 ft recreation room with above grade windows.



OUTSIDE

Four ways outside.

- Covered, waterproofed outdoor living room with cedar posts and the second face of the living room fireplace
- Fully fenced grounds with horizontal cedar privacy fencing
- Swim spa: Wellness Shop J-14 Power Pro
- Exposed aggregate porch and walkways, interlocking stone



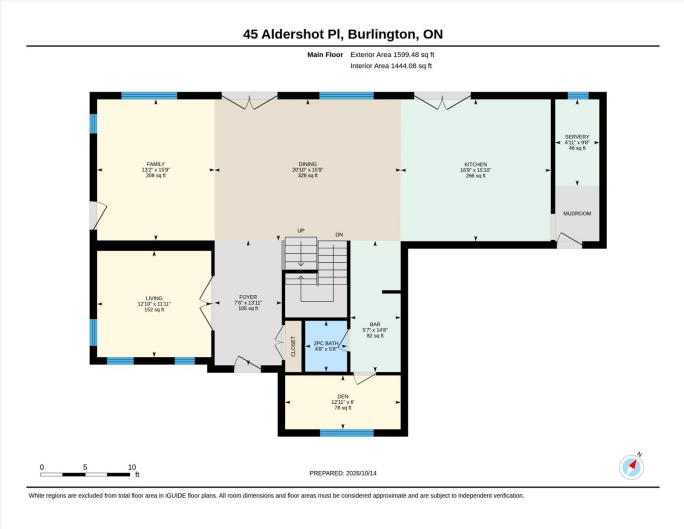
ALDRESHOT SOUTH

The lake is your evening walk.

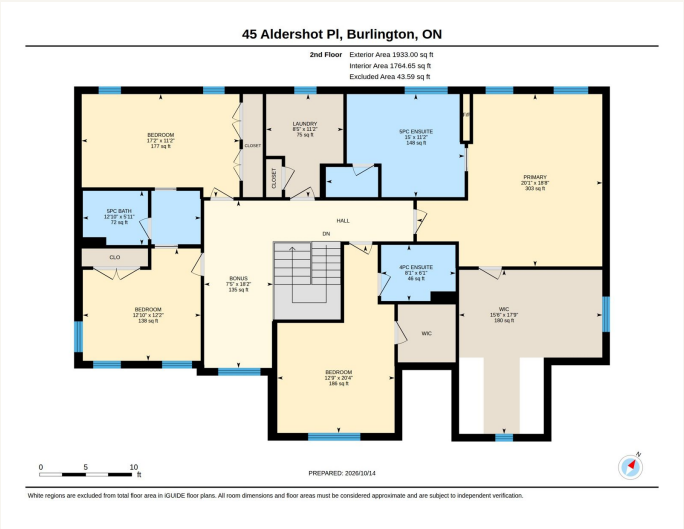
Steps to LaSalle Park and the waterfront, with a park and track across the street and Royal Botanical Gardens close by. Minutes to Highway 403 and Aldershot GO, and a short drive to downtown Burlington.

Schools: Glenview PS, Aldershot School (public) · Holy Rosary, Assumption CSS (Catholic)

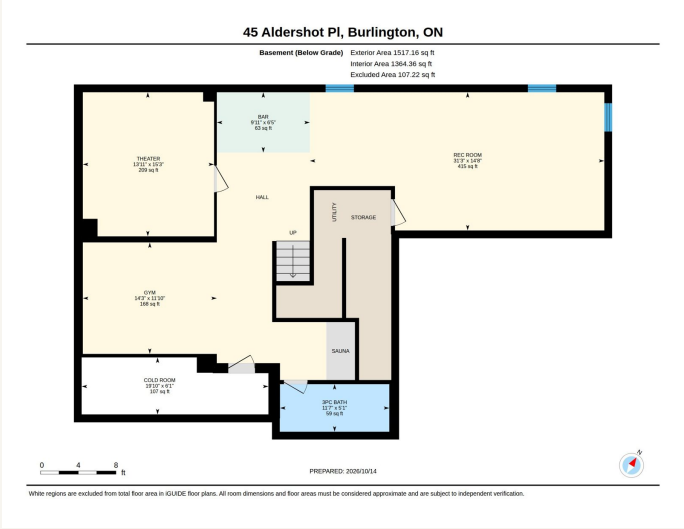
Approx. 5,000 sq ft across three levels.



MAIN FLOOR · APPROX. 1,599 SQ FT



SECOND FLOOR · APPROX. 1,933 SQ FT



LOWER LEVEL · APPROX. 1,517 SQ FT

All dimensions and areas are approximate and subject to independent verification.

Included with the home.

The home is offered with the appliances, fixtures and systems that make it work from day one. Final inclusions are as set out in the Agreement of Purchase and Sale.

KITCHEN AND LAUNDRY

- JennAir refrigerator, range, range hood and dishwasher
- Samsung washer and dryer
- All wine and beverage fridges, including the coffee bar and lower level wet bar

LIGHTING AND WINDOW COVERINGS

- All electrical light fixtures
- All window coverings, including zebra blinds, curtains and rods

SECURITY AND GARAGE

- Wired alarm system and security cameras
- Wi-Fi garage door opener

LOWER LEVEL AND OUTSIDE

- Theatre room TV, speakers, receiver and sound equipment
- Lower level media cabinet
- In ceiling speakers and receiver hub
- Gym mirrors
- Finnleo infrared sauna
- Swim spa: Wellness Shop J-14 Power Pro

GOOD TO KNOW

- Furniture and decor available by negotiation
- Property taxes: \$16,285.10

SYSTEMS

- Furnace and central air, owned, 2020
- Tankless water heater, owned
- 200 amp electrical panel
- Two gas fireplaces
- Water softener system
- Structured wiring with built in speakers on all three levels





SEE IT IN PERSON

Arrange a private viewing.

The complete gallery, floor plans and 3D tour are on the property site. When you are ready to see it in person, call or text and we will arrange a viewing around your schedule.



45-ALDERSHOT.NETLIFY.APP

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