



**2105 KEVIN Crescent, Burlington, L7M 4E3**

Commence Dt: **04/09/2024**

Status:	<b>Active</b>	Prev Price:	<b>\$1,679,000</b>	Status:	<b>Active</b>
MLS®#:	<b>H4190195</b>	Region:	<b>Halton</b>	Price:	<b>\$1,558,000</b>
Alt. MLS®#:		Municipality:	<b>Burlington (35)</b>	DOM:	<b>52</b>
Neighbrhd:	<b>Headon Forest (350)</b>	Property Type:	<b>Residential</b>	Price Code:	<b>For Sale</b>
Ownrshp Type:		Sub Type:	<b>Freehold</b>	Rooms:	<b>9</b>
Fronting On:		Lot Frontage:	<b>48.88 Feet</b>	Bedrooms:	<b>4 (4 + 0)</b>
Taxes:	<b>\$5,789/2023</b>	Lot Depth:	<b>95.44 Feet</b>	2 pc Baths:	<b>1</b>
Cross Street:	<b>Folkway</b>	Lot Shape:	<b>Rectangular</b>	3 pc Baths:	<b>1</b>
Directions:	<b>Folkway to Kevin Cres.</b>	Lot Irregularities:		4 pc Baths:	<b>2</b>
Virtual Tour:	<a href="https://unbranded.youriguide.com/2105_kevin_crescent_burlington_on">https://unbranded.youriguide.com/2105_kevin_crescent_burlington_on</a>	Sq Ft / Src:	<b>2355 / 3rd Party</b>	5+ pc Baths:	<b>0</b>
Virtual Tour Branded:	<a href="https://youriguide.com/2105_kevin_crescent_burlington_on/">https://youriguide.com/2105_kevin_crescent_burlington_on/</a>				

**Property Details**

**Exterior**

Accessible:	Type:	<b>Detached</b>	Foundation:	<b>Poured Concrete</b>	
VisitAble:	Style:	<b>2 Storey</b>	Year Built:	Amps:	
Soil Type:	Location:	<b>Urban</b>	Sq Ft/Src:	<b>2,355/3rd Party</b>	
				<b>Measuring Service</b>	
Exterior Finish:	<b>Brick, Vinyl Siding</b>				
Driveway/Park Spcs:	<b>2.0</b>	Pool:	<b>None</b>	Acres:	<b>0.50 - 1.99</b>
Parking Type:		Waterfront:		Roof Type:	<b>Asphalt Shingle</b>
Driveway/Parking:	<b>Asphalt</b>	Water Meter:		Shingles Rplc:	
Garage Spaces:	<b>2.0</b>	Water Type:		Water Source:	<b>Municipal</b>
Garage/Parking:	<b>Attached</b>			Recreational Use:	
Other Structures:	<b>Gazebo</b>			Retirement Community:	
Area Influences:	<b>Golf, Hospital, Library, Park, Place of Worship, Public Transit, Schools</b>				

**Interior**

Basement Size:	<b>Full</b>	Fireplace:	<b>Natural Gas</b>	Heat Source:	<b>Gas</b>	Elevator:	
Basement Finish:	<b>Fully Finished</b>	FP Stove:	<b>Yes</b>	Heat Type:	<b>Forced Air</b>	Laundry Access:	<b>In-Suite</b>
Basement Features:				A/C Type:	<b>Central Air</b>	Pets Permit:	
Rental Items:	<b>Hot Water Heater</b>					UFFI:	
Inclusions:	<b>All appliances, ELF's, GDO, Window coverings, Hot Tub, Pool Table</b>						

<u>Room Name</u>	<u>Level</u>	<u>L/W/H Imperial</u>	<u>L/W/H Metric</u>	<u>Room Features</u>
<b>Living Room</b>	<b>M</b>	<b>16'7" x 14'9"</b>	<b>5.05 x 4.5</b>	
<b>Family Room</b>	<b>M</b>	<b>11'1" x 18'0"</b>	<b>3.38 x 5.49</b>	
<b>Kitchen</b>	<b>M</b>	<b>11'4" x 10'4"</b>	<b>3.45 x 3.15</b>	
<b>Breakfast</b>	<b>M</b>	<b>11'0" x 10'5"</b>	<b>3.35 x 3.17</b>	
<b>Dining Room</b>	<b>M</b>	<b>11'2" x 12'9"</b>	<b>3.4 x 3.89</b>	
<b>Bathroom</b>	<b>M</b>	<b>6'1" x 2'11"</b>	<b>1.85 x 0.89</b>	<b>2-Piece</b>
<b>Primary Bedroom</b>	<b>2</b>	<b>13'3" x 17'8"</b>	<b>4.04 x 5.38</b>	
<b>Ensuite</b>	<b>2</b>	<b>8'5" x 8'5"</b>	<b>2.57 x 2.57</b>	<b>4-Piece</b>
<b>Bedroom</b>	<b>2</b>	<b>11'3" x 12'0"</b>	<b>3.43 x 3.66</b>	
<b>Bedroom</b>	<b>2</b>	<b>11'2" x 10'11"</b>	<b>3.4 x 3.33</b>	
<b>Bedroom</b>	<b>2</b>	<b>11'0" x 12'1"</b>	<b>3.35 x 3.68</b>	
<b>Bathroom</b>	<b>2</b>	<b>8'0" x 6'1"</b>	<b>2.44 x 1.85</b>	<b>4-Piece</b>
<b>Laundry Room</b>	<b>2</b>	<b>10'0" x 5'1"</b>	<b>3.05 x 1.55</b>	
<b>Recreation Room</b>	<b>B</b>	<b>33'1" x 35'4"</b>	<b>10.08 x 10.77</b>	
<b>Games Room</b>	<b>B</b>	<b>17'2" x 8'6"</b>	<b>5.23 x 2.59</b>	
<b>Bathroom</b>	<b>B</b>	<b>7'0" x 5'1"</b>	<b>2.13 x 1.55</b>	<b>3-Piece</b>
<b>Utility</b>	<b>B</b>	<b>8'2" x 2'5"</b>	<b>2.49 x 0.74</b>	

Listing Brokerage: **Keller Williams Complete Realty, Brokerage**

Directions:

**Folkway to Kevin Cres.**

Public Remarks:

**Nestled on a serene crescent and boasting almost 3500 sq ft of living space, this lovely family home offers the perfect blend of comfort and style. With a focus on updates, the property boasts hardwood flooring on the main levels and cozy carpet for the bedrooms, adding a fresh and modern touch to its already inviting ambiance. A hidden gem of this home is in its beautifully finished basement, designed as the ultimate entertainment space. Here, you'll find a sophisticated wet bar and a pool table set for family fun or hosting memorable gatherings. Adding to the luxury, a hot tub provides a private oasis for relaxation and rejuvenation. The property's exterior is just as impressive, featuring manicured grounds that exemplify outdoor elegance. A full in-ground irrigation system ensures lush, green surroundings, creating a tranquil backdrop for outdoor activities or leisure. With generous proportions, the home accommodates large rooms including 4 bedrooms and 4 bathrooms, providing ample space for family living. The family room, a cozy retreat, and the finished basement add functional living spaces to suit all your needs. Situated in a community known for excellent schools, this property is not just a home but a lifestyle choice for those valuing education and upbringing in a supportive environment, quick and easy access to all major hwy's. This meticulously maintained residence is ready to welcome you and your family to start creating unforgettable memories.**

**Prepared By: Andrew Bridgman**

**Client Full Report**

**Date Printed: 05/31/2024**