



Burlington, Ontario, L7P 4T1

**1614 BROOKBRIDGE DRIVE**

5 Bedrooms + 4 Baths | 3,316 Sq Ft

1614 Brookbridge Drive

## Welcome to the Heart of Tyandaga...

One of Tyandaga's most sought after streets!  
Welcome to this immaculate, extensively updated & customized home with approximately 3,400 ft<sup>2</sup> plus finished lower level, 5 bedrooms, 4 bathrooms and a picturesque backyard!





### MAIN LEVEL

Living Room: 21'11" x 12'11"  
Dining Room: 15'0" x 13'0"  
Kitchen: 12'10" x 11'1"  
Breakfast Area: 11'8" x 9'10"  
Family Room: 19'4" x 12'11"  
Office: 12'10" x 11'2"  
Powder Room: 2 Piece

### UPPER LEVEL

Primary Bedroom: 25'3" x 15'11"  
Ensuite: 5+ Piece  
Bedroom: 12'11" x 11'11"  
Bedroom: 12'9" x 10'11"  
Bedroom: 13'9" x 12'11"  
Bathroom: 4 Piece

### LOWER LEVEL

Exercise Room: 27'6" x 19'10"  
Bedroom: 15'10" x 12'8"  
Bathroom: 3 Piece  
Laundry Room: 20'6" x 11'7"

Gorgeous bespoke Gravelle eat-in kitchen with all the bells & whistles and garden door walk-out to professionally landscaped lush backyard and wrap around decks.





## Space Galore...

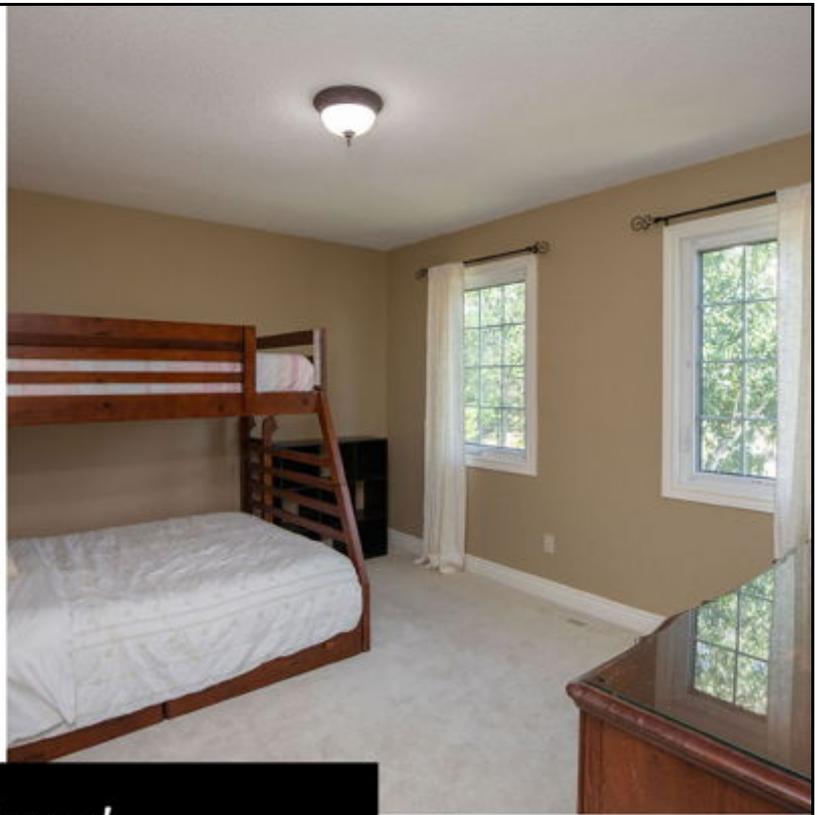
Main floor boasts impressive grand foyer with Scarlett O'hara staircase, traditional living room, separate formal dining room with rich hardwood floors & wainscoting, cozy family room, den or office, and convenient mud room with garage access that can be easily converted into a main level laundry room.

## Upper Level Boasts...

Double French doors lead to primary bedroom retreat complete with sitting area, walk-in closet with built-in organizers plus upgraded custom spa-like 5 piece ensuite with gorgeous wood surround, jetted soaker tub, in-floor heating, seamless glass shower, double sinks/vanity and pot lights!

Three more spacious bedrooms plus an updated main bathroom, linen closet and sweeping staircase. Enjoy the sun-filled upper landing sitting area with custom seat underneath the Bay window.





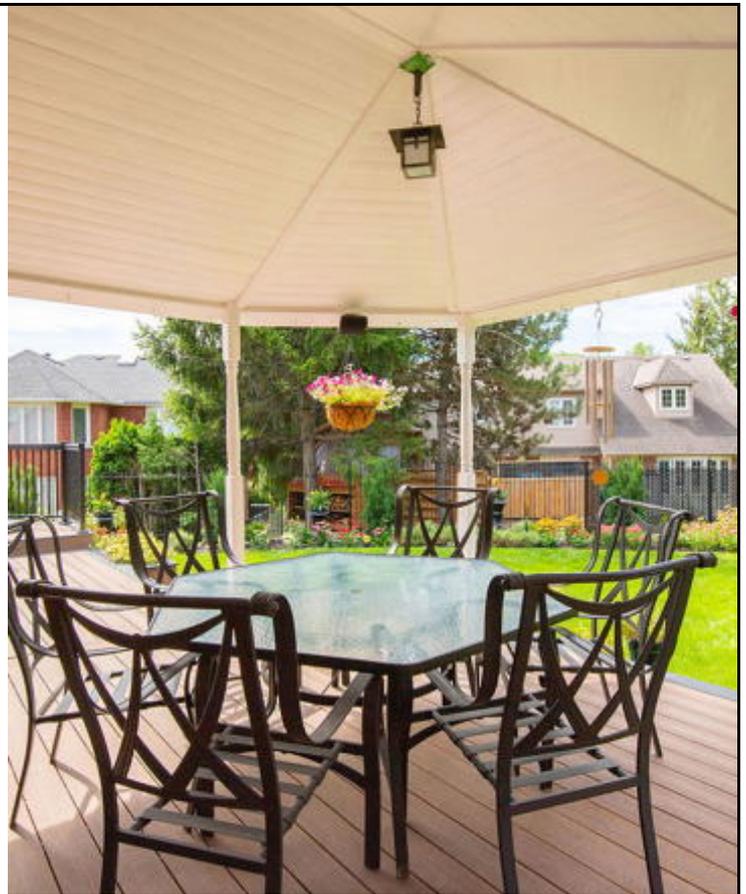
*Spacious & Bright Around Every Corner!*





## Finest Details...

Finished lower level offers an additional oversized bedroom, 3 piece bathroom, laundry room and an upgraded party-size workout room with custom mirrors, special flooring, built-in surround sound & speakers throughout the home - lower level renovated in 2016. This can be easily converted into a recreation room. Large-scale entertaining or gym enthusiasts will appreciate the size, quality and attention to detail throughout!



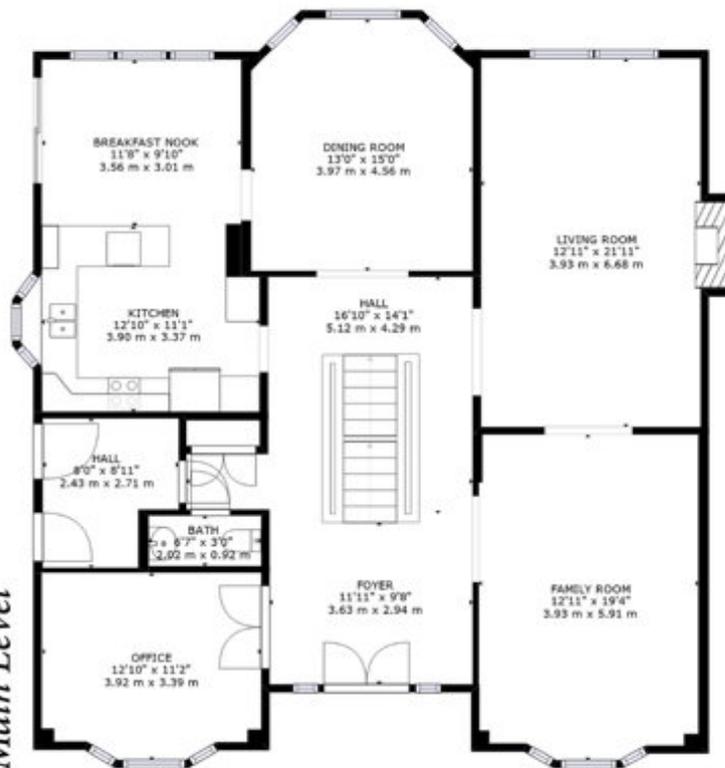
## Pure Serenity...

Professionally landscaped premium pool sized lot with extensive use of rock & stone, iron fencing (2021), and stunning gardens that surround the composite wrap around decks (2021) & attached custom gazebo. Plus a cute bunkie offering extra storage inside!

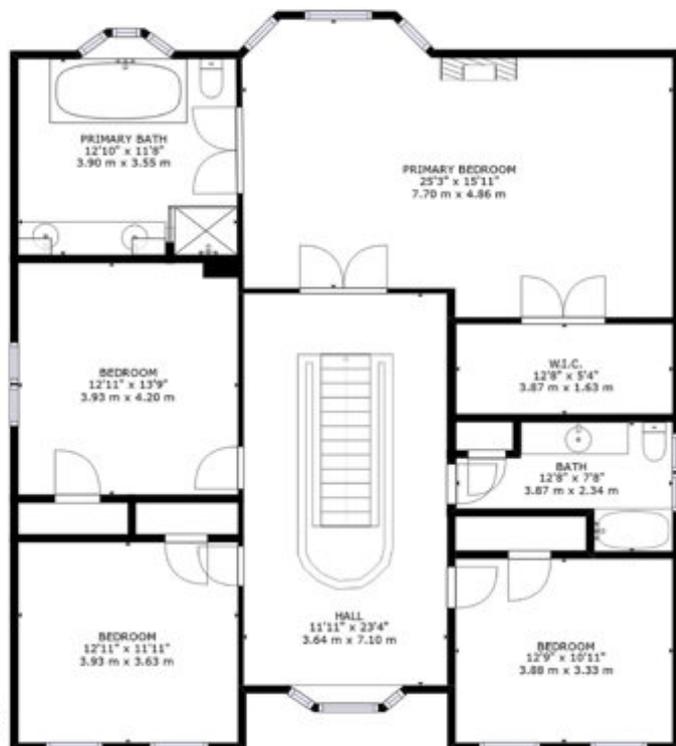
A peaceful and relaxing space to enjoy your morning brew!

daniella aitken  
TEAM

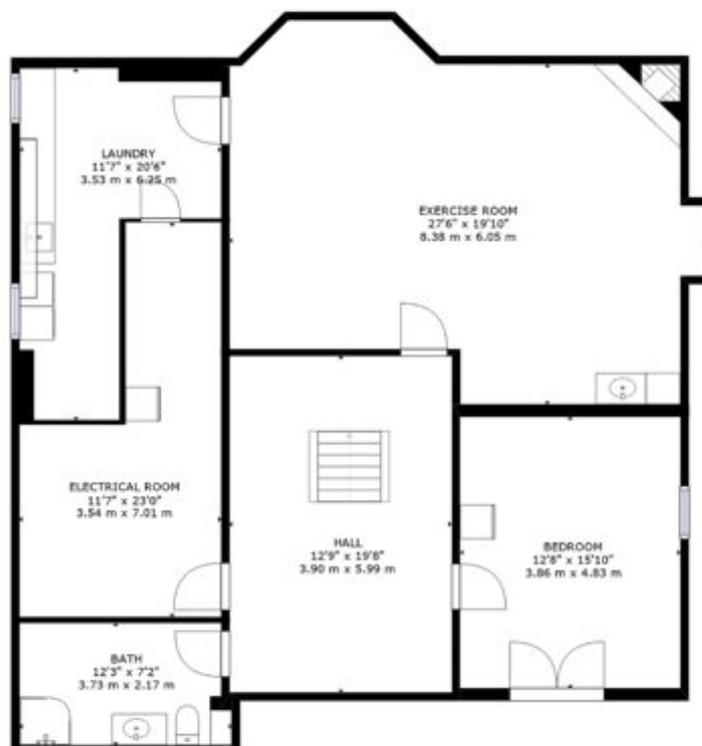
Main Level



Upper Level



Lower Level





## PROPERTY DETAILS

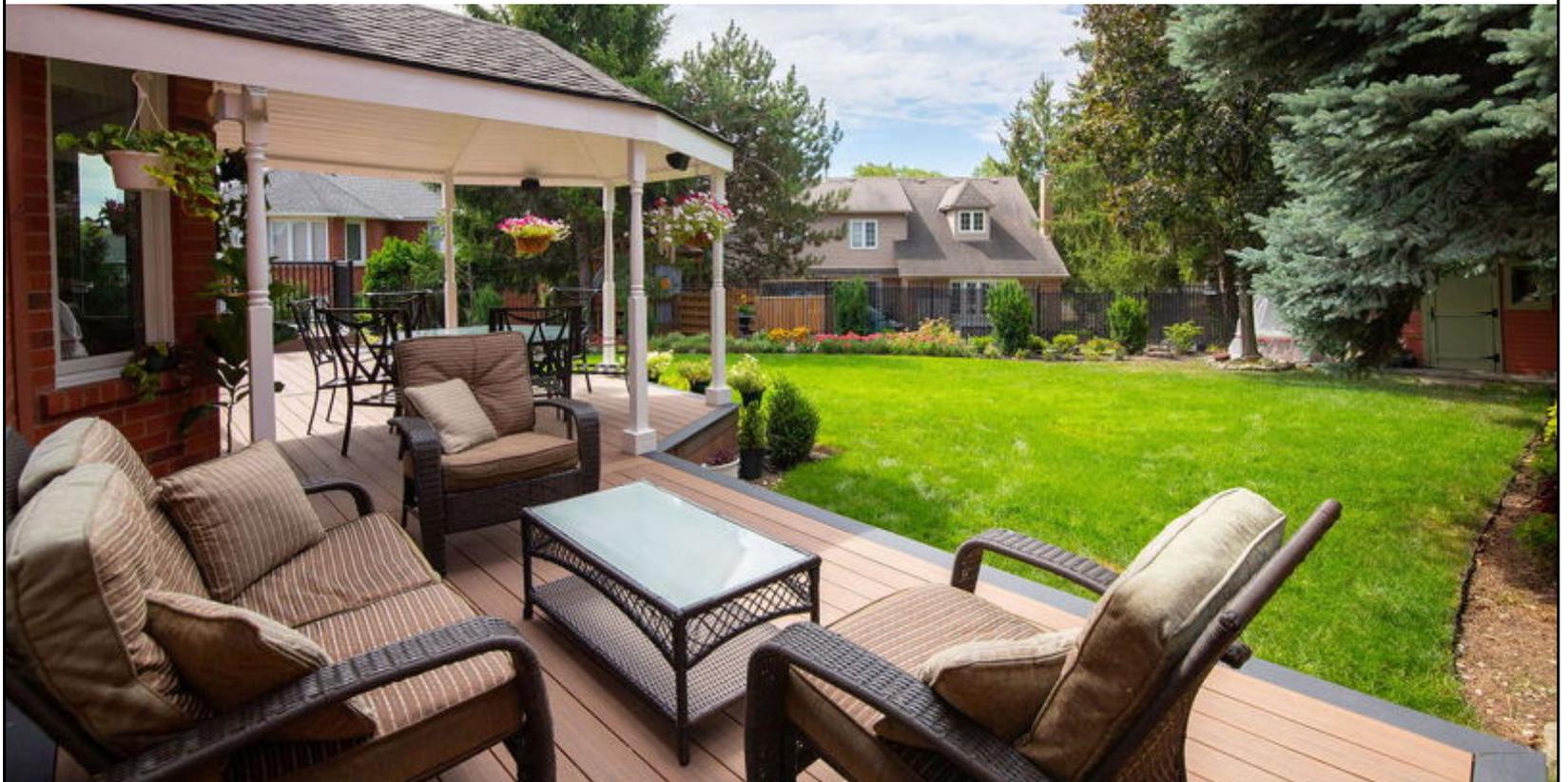
**Living Space:** 3,316 square feet

**Lot Size:** 113.79 x 131.89 feet

**Taxes:** \$8,201.00 in 2021

**Possession:** 30 - 59 Days

**Parking:** Double Attached Garage and Private Double Wide Paved Driveway





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## Daniella Aitken

Sales Representative

RE/MAX Escarpment Realty Inc.,  
Brokerage  
Independently owned and operated.  
Direct: 905.512.5547  
Office: 905.639.7676  
daniella.aitken@rmxemail.com  
www.daniellasells.com

For more photos and details, view the  
interactive storybook at

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