



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at [www.gogordons.com](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Welcome to 221 Hendrie Ave, a charming two-story detached single-family home nestled on a tranquil street in a quiet Burlington neighbourhood. This property offers the perfect blend of comfort and convenience, with easy access to the GO train station, making commuting a breeze.

As you approach the home, you'll appreciate the beautifully landscaped front yard adorned with mature trees, lush grass, and vibrant bushes. A double-wide driveway leads to a spacious double-car garage, ensuring ample parking for you and your guests.

Step inside, and a warm and inviting interior will greet you. The main floor boasts elegant living and dining rooms that are perfect for entertaining. In contrast, the cozy family/study room, complete with a gas fireplace, provides a welcoming retreat with easy access to the backyard. The kitchen is functional and well-suited for family gatherings, and the convenience of a laundry room on the main floor adds to the home's practicality.

This residence features three comfortable bedrooms on the first floor, including a primary suite with direct access to a four-piece bathroom. An additional two-piece bathroom is also conveniently located on the main floor, making it easy for guests.

The partly finished basement offers endless potential for customization, whether as an entertainment space, home office, or additional living area. Don't miss your chance to own this well-maintained property that perfectly balances peaceful living with modern convenience.

# Property Details

**ADDRESS:** 221 Hendrie Ave, Burlington, L7T4B2

**TYPE:** Single-family detached

**LEGAL DESCRIPTION:** PCL 43-1, SEC M124; LT 43, PL M124;  
S/T H52694 BURLINGTON

SQ. FT:	1,704 (MPAC)
BEDROOMS:	3 above grade
BATHS:	2: 1-4 pieces first floor; 1-2 pieces main floor
LAUNDRY:	Main floor
BASEMENT:	Partially Finished
AGE:	47 YO (1977)
ELECTRICAL:	100 amps electrical panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete
FLOORS:	Tile, hardwood
CEILINGS:	Plaster
WINDOWS:	Vinyl
EXTERIOR:	Brick, aluminum siding
INTERIOR:	Drywall
PARKING:	Double-wide driveway
GARAGE	Double car garage
LOT SIZE:	67.09x99.98 (GeoWarehouse)
ZONING:	R2.4

TAXES:	\$6,151.63 (2024)
ROLL #:	240201011018010
PIN #:	071200082
HIGH SPEED INTERNET:	Available
HEATING:	Natural gas, forced air
COOLING:	Central air
COSTS:	Monthly averages: Gas - \$130; Hydro - \$114; Water - \$82.85
RENTALS:	Hot Water Tank (Reliance Home Comfort) - \$60.28/month
WATER/WASTE:	Municipal
LOT DESCRIPTION:	Levelled landscaped with mature trees and bushes.
INCLUSIONS:	Fridge, stove, range hood, dishwasher, washer and drier
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of sale price
SUGGESTED CLOSING:	15-30 days

## Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour