



For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

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UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 772 Greg Drive, a wonderful opportunity to create a home that is distinctly your own. Tucked away on a quiet, established Burlington street, this property enjoys the charm and privacy of a mature neighbourhood, with leafy surroundings, established homes and a welcoming sense of community.

Inside, the two-storey layout offers three bedrooms and generous living space, while the full basement presents an exciting opportunity to create something more — whether that means a comfortable family retreat, recreation space, home office, hobby area or simply the additional living space your lifestyle calls for. A rear walk-up adds to the flexibility and possibilities of the lower level.

Outside, mature trees frame the property and the fully fenced rear yard offers a private setting to relax, entertain and enjoy the seasons. The attached double garage and spacious driveway add a practical touch to an otherwise wonderfully private residential setting.

And then there is the location. Burlington offers an exceptional balance of established neighbourhoods, beautiful parks, excellent schools, shopping, recreation and convenient connections throughout the city and beyond. Here, everyday life feels connected and effortless, while the character of the surrounding community gives the property a sense of permanence and place.

There is something special about a home that gives you the freedom to imagine what comes next. 772 Greg Drive offers the space, setting and potential to create a home that reflects your taste, your lifestyle and your vision — a place that can evolve beautifully with you.

PROPERTY DETAILS

ADDRESS: 772 Greg Drive Burlington, Ontario L7L5G2

TYPE: Single Family Residential

LEGAL DESCRIPTION: LT 100 , PL 1529 ; S/T 355414

BURLINGTON

SQ. FT:	1,217 above grade, 1,202 below grade.
BEDROOMS:	3 on top floor
BATHS:	2; 2 piece on lower level, 4 piece ensuite on top level.
LAUNDRY:	In basement.
BASEMENT:	Full, Partially finished, development potential with walk up.
AGE:	52 years (1974).
ELECTRICAL:	Glass fuse panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete.
FLOORS:	Carpet, Vinyl, concrete.
CEILINGS:	Plaster.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, vinyl siding.
INTERIOR:	Plaster.
PARKING:	Double wide private driveway.
GARAGE:	Double wide attached garage.
LOT SIZE:	50.65' x 100.59' (Geowarehouse).
ZONING:	LN4

PROPERTY DETAILS *continued*

TAXES:	\$4,848 (2025)
ROLL #:	240209090549400
PIN #:	070310097
HIGH SPEED INTERNET:	Available
HEATING:	Forced air natural gas.
COOLING:	Central Air conditioning.
RENTALS:	Hot water (Reliance) - \$71.58 every 3 months.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature trees, fenced in private rear yard.
INCLUSIONS:	Fridge, stove, washer, dryer (as is).
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.



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