

# 100 BURLOAK Drive Unit #2410, Burlington, Ontario L7L 6P6

Client Full  
**Active / Residential**

**100 BURLOAK Dr #2410 Burlington**

MLS® #: 40164107

Price: \$789,000



## Halton/33 - Burlington/332 - Elizabeth Gardens

### 1 Storey/Apt/Apartment/Condo Unit

	Beds	Baths	Kitch
Main	2	2	1

Beds: 2 ( 2 + 0)  
 Baths: 2 ( 2 + 0)  
 SF Fin Total: 1,465/Plans  
 SF Fin Range: 1001 to 1500  
 AG Fin SF: 1,465.00/Plans  
 Common Interest: Condominium  
 Tax Amt/Yr: \$3,376/2021  
 Condo Fee/Freq: 1,190.38/Monthly  
 Addl Monthly Fees: \$0.00

### Remarks/Directions

Public Rmks: **Welcome to Hearthstone by The Lake, a wonderful inviting place to retire with comfort and benefit from an amazing life style. Live independently while still having the amenities of the Wellness Centre, Concierge, Gym, In-door Pool, Library, Billiard Room, Lounge, Housekeeping, Hairdressing, Dining Room, Gardens and Shuttle Service. This beautiful almost 1500 sq. ft. corner-unit home includes 2 bedrooms plus an office/den, 2 full bathrooms, an eat-in kitchen, and dining room/living room with a walk-out to a balcony that overlooks mature trees and gardens. Kitchen cabinets and front hall tiles replaced 2015, 2nd bedroom flooring replaced 2018. Luxury window coverings, in-suite laundry with laundry tub and stacking washer/dryer-2015. Condo Corporation replaced the windows in 2019 (except corner window). Exclusive locker #132 and heated underground parking #175. Mandatory Basic Service Package \$1468.24 w/monthly meal credit of \$212. Don't miss out on the opportunity to just move in to this lovingly maintained home! Enjoy living a few steps to the lake and park while enjoying the luxury of everything that Hearthstone By The Lake has to offer.**

Directions: **Lakeshore Rd and Burloak Dr.**  
 Cross St: **Lakeshore Rd**

### Common Elements

Common Element Additional Fee: **0.00**

Common Element/Condo Amenities: **Car Wash, Concierge, Elevator, Exercise Room, Games Room, Library, Party Room, Pool, Visitor Parking**

Condo Fees: **\$1,190.38/Monthly**

Condo Fees Incl: **Building Insurance, Building Maintenance, Central Air Conditioning, Common Elements, Heat, Parking, Snow Removal, Water**

Locker: **Exclusive/132**

Pets Allowed: **Restricted**

Prop Mgmt Co: **Wilson Blanchard**

Prop Mgt Contact: **Simone Richards/905-540-8800**

Building Name: **Hearthstone by the Lake**

Balcony: **Open**

Condo Corp #: **377**

Condo Corp Yr End:

Status Certificate Date:

### Exterior

Construct. Material: **Brick**  
 Shingles Replaced: //  
 Year/Desc/Source: //  
 Other Structures:  
 Pool Features: **Inground**  
 Garage & Parking: **Underground Parking//Private Drive Double Wide, Visitor Parking//Exclusive Parking, Asphalt Driveway**  
 Parking Spaces: **1**  
 Parking Level/Unit:  
 Water Source: **Municipal**  
 Location: **Urban**  
 Area Influences: **Arts Centre, Lake Access, Place of Worship, Public Transit**  
 View:  
 Topography: **Flat**  
 Restrictions:  
 Foundation: **Poured Concrete**  
 Roof: **Tar and Gravel Attached**  
 Prop Attached:  
 Apx Age: **16-30 Years**  
 Winterized: **Fully Winterized**  
 Driveway Spaces: **0.0**  
 Parking Assigned: **175**  
 Water Tmnt:  
 Lot Irregularities:  
 Land Lse Fee:  
 Garage Spaces: **1.0**  
 Sewer: **Sanitary**  
 Retire Com: **Yes**  
 Fronting On: **West**  
 Exposure: **West**

### Interior

Interior Feat: **Elevator**  
 Laundry Feat: **In-Suite**  
 Cooling: **Central Air**  
 Heating: **Electric Forced Air**  
 Inclusions: **Dishwasher, Dryer, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**  
 Add Inclusions: **Dinette table and 4 chairs, all electrical light fixtures, all blinds and window coverings, floor water-warning system in laundry room. Everything working at time of vacating - "as-is" on closing.**  
 Furnace Age:  
 Tank Age:  
 UFFI: **No**

### Property Information

Common Elem Fee: **Yes**

Legal Desc:

**UNIT 26, LEVEL 4, HALTON CONDOMINIUM PLAN NO. 377 AND ITS APPURTENANT INTEREST; THE**

Local Improvements Fee:

**DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PT LT 1, CON 4 SDS NEL, PTS 1,2,3, 20R13675, AS IN SCHEDULE 'A' OF DECLARATION HR41559 ; CITY OF BURLINGTON**

Zoning: **Residential**  
Assess Val/Year: **\$433,000/2021**  
PIN: **256790133**  
ROLL: **240208080012950**  
Possession/Date: **Immediate/**  
Possession Rmks: **Vacant**

Survey: /  
Hold Over Days: **60**  
Occupant Type: **Vacant**  
Deposit: **\$40,000.00**

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**Brokerage Information**

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List Date: **11/02/2021**  
List Brokerage: **[Royal LePage Meadowtowne Realty Inc., Brokerage](#)**  
Source Board: **Oakville**

**Prepared By: Joseph Brazeau, Salesperson**

**Date Prepared: 11/02/2021**

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