

A wide-angle photograph of a modern, two-story interior space. The ground floor features a large glass wall with dark frames and red curtains, offering a view of a green lawn and trees. The floor is made of large, light-colored tiles that reflect the light. A balcony with a glass railing is visible on the upper level. In the background, there is a living area with a sofa, a lamp, and a framed picture on the wall. The ceiling has recessed lighting and skylights.

704 CEDAR AVENUE Feature Brochure

HIGHLIGHTS

- 5 bedrooms
- 5 full and 2 half bathrooms
- 1 kitchen and 1 kitchenette
- 2 laundry rooms
- Builder: Angelica Homes
- California style addition built in 2022, solid construction on insulated foundation
- Above ground 3,500 sq ft. excludes floor opening which is 150 sq ft.
- Below Ground 877 sq ft
- Separate entrance basement studio with kitchenette, office, full bathroom, laundry, 2 closets, and cold room.
- Main floor bedroom next to the full bathroom

INTERIOR

- Two Brazilian Cherry/Walnut staircases
- Custom glass and metal railings
- Granite countertops
- Designers high end painting throughout
- The main floor features designer Italian porcelain tiles from the award-winning Bits&Pieces Collection by Ceramiche Piemme. The collection blends ancient Roman and modern industrial styles, resulting in visually rich, historically inspired ceramics. It received the prestigious ADI Ceramics Design Award for the most innovative Italian products in 2016.
- The first floor bathroom features a striking porcelain tile accent wall from the Carpet Collection by Cerámicas Aparici, expertly crafted in Castellón – Alcora, Spain.

TECHNICAL

- Upgraded 1" waterline from the street
- New electrical and plumbing in the entire house 2012 - 2018
- Heated floors throughout feature 4 thermostats and 17 independent zones
- Two thermostatic self-regulated radiators adjust based on the set room temperature
- Four Heat pumps and an AC provide both heating and cooling, making it an energy-efficient alternative to traditional furnaces and central air conditioners
- Roughed-in additional living room air conditioner
- Tankless water heater
- Highly efficient heating/cooling system: hydro + water + gas = \$400/month with swim spa heater running year-round and constant electric car charging
- Airtight 2" spray foam insulation with R12-R14 Value
- Foam insulation stucco of the entire house
- Double brick original house
- Security system
- Surveillance cameras (perimeter)
- COGECO and BELL internet, two cable connections inside the house



Foam Insulation



Infloor Heating

EXTERIOR

- Partially metal roof
- Acrylic Aggregate Stucco, extra durable, crack, fade and fire resistant
- Two Level 2 electric vehicles charging stations, one pre-wired
- Carport easily convertible to 2-car garage
- Circular driveway
- Ten parking spots at the front
- Another parking spots for 2 cars or boat/RV within the fenced gated area on a side
- Outdoor post lights that illuminate driveway path and exterior wall lighting on 2 timers inside the house
- All rainwater diverted underground into French drain

BACKYARD

- Backing onto Greenwood city park
- L- Shape 0.6 acre backyard 72x303 +72x78, at rear 144 feet wide
- Year-round swim spa VortexAqua lap Pro+ (2019) 19ft length 59' depth , 3 swim and 57 hydrotherapy jets
- Mature tree canopy, berry garden includes red and black currants, gooseberry, and mulberry
- Unique opportunity: the property qualifies for an Accessory Dwelling Unit (ADU), allowing for the construction of a secondary residence for housekeeping, guests or generational living.
- Roughed-in water, sewer, electrical and gas lines for ADU and/or swimming pool
- Resent Surrey and Building Permit available
- 24X24 sq.ft. Garden shed split between garden tools storage and a 16X24 sq.ft. hobby space, electrical & roof 2022



Swim Spa Aqua Lap Pro+



SURROUNDINGS

- Burlington Downtown, Waterfront Pier and Spences Smith Park with winter skating
- Boutique shops, art galleries, theater, and cultural centers, 20 minutes walk
- Burlington Beach, good for swimming and sunbathing, path for biking, skateboarding, roller skating or scootering.
- Events and Festivals include Sound of Music, Canada's largest free music festival as well as Canada's Largest Ribfest
- Access to a 9-mile multi-use path Centennial Bikeway
- Burlington Golf and Country Club
- LaSalle Park and Marina
- Royal Botanical Gardens
- Fortino's, IKEA, Mapleview and Burlington Centre Mall
- Quick access to Burlington GO, 403/407/QEW in all directions Hamilton, Toronto, Niagara

PHOTOS



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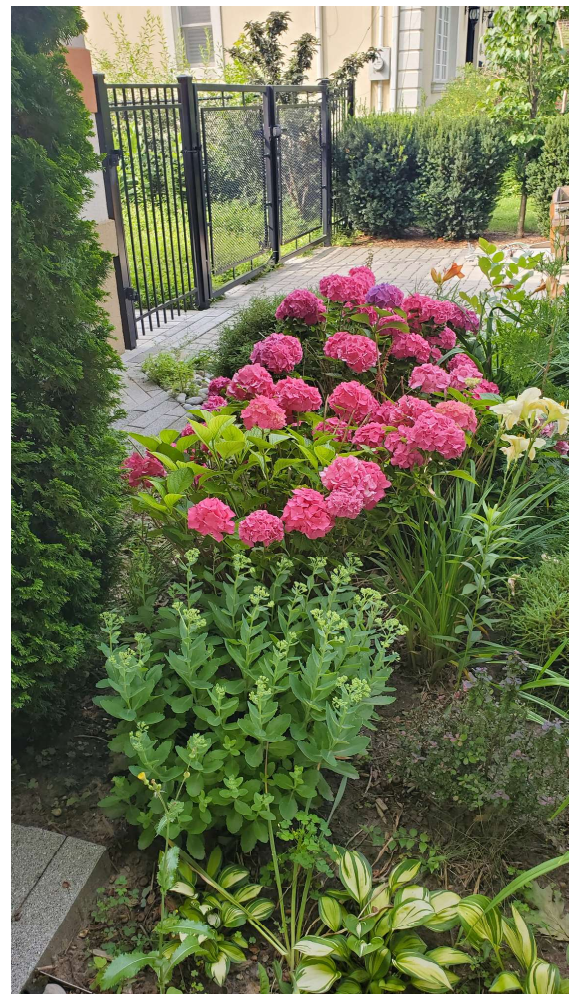
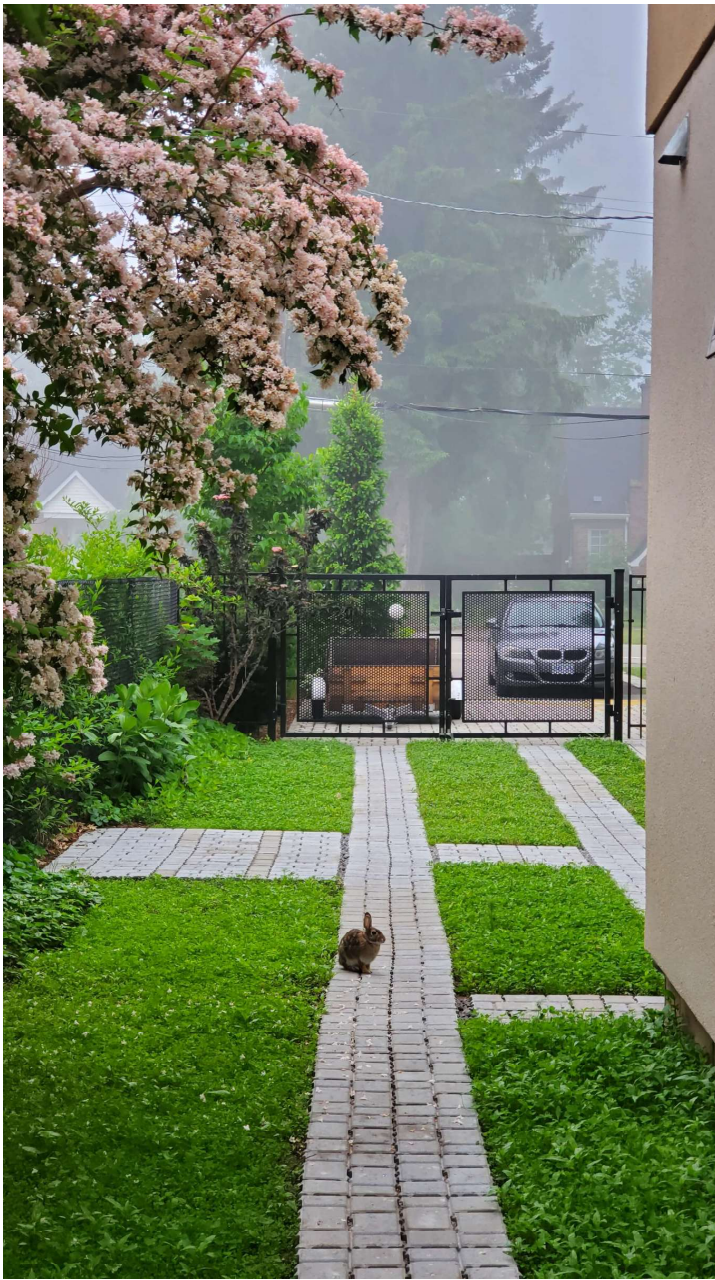
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