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407 - 5188 Lakeshore Road, Burlington

## Condominium Living At Burlington's Waterford Place

This lovely two bedroom, two bathroom condo offers 1408 square feet of bright, comfortable living space (plus a large balcony) - one of the largest floor plans in the building!

Thoughtfully designed floor plan offers large laundry room, separated bedrooms, generous eat-in kitchen, and very flexible living/dining area.

Waterford Place is located on the Shores of Lake Ontario, a classic brick and stucco building set amidst beautifully landscaped ground.

Convenient location with shopping located at Lakeside Village and Appleby Mall. Plenty of nearby attractions such as the Burlington Library, Bronte Village, Bronte Creek Provincial Park, hiking trails, golf courses, picnic areas and so much more.

Wonderful lakeside living at its best!



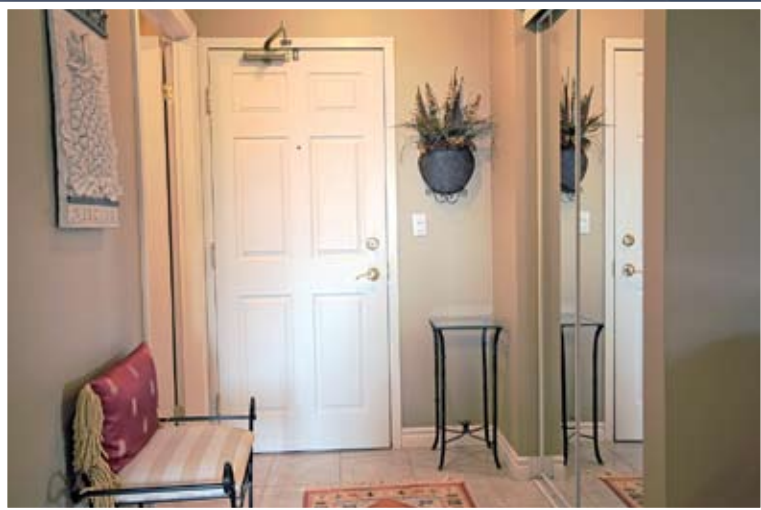
### First Impressions

Beautifully landscaped ground and quality amenities provide a welcoming first impression.



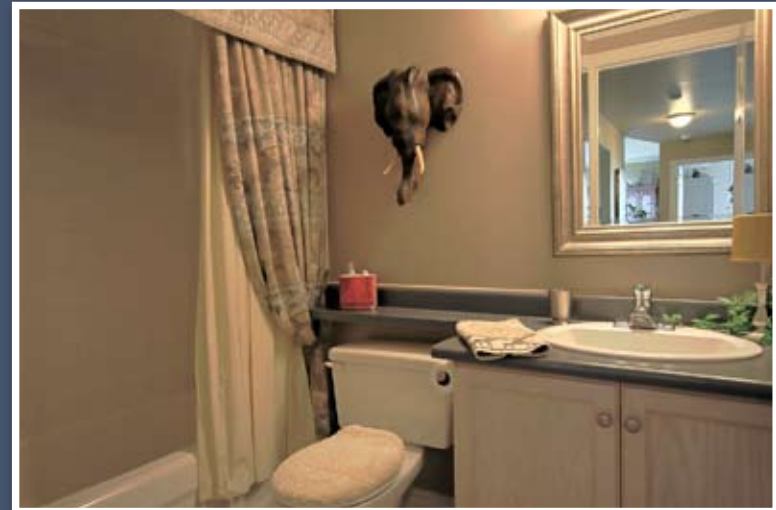
### Amenities

Waterford Lounge with kitchen, fireplace and big screen TV, fitness room with hot tub, hobby room with pool table, two BBQ areas and gazebo overlooking lake.



### Foyer

Good-sized foyer with double mirrored closet and ceramic flooring. Laundry room off the foyer - away from the main living areas.



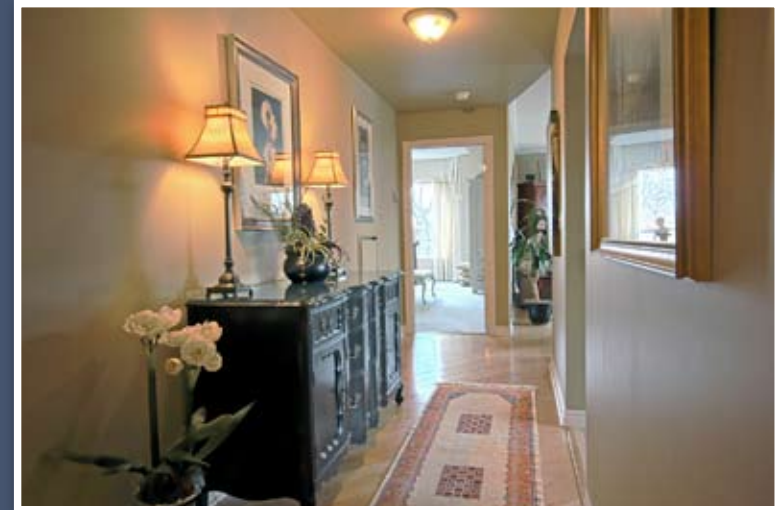
### Main Bathroom

Full 4-piece bathroom with clean, neutral décor and ceramic flooring.



### Second Bedroom (10'0" by 12'0")

Bright and spacious second bedroom. Large, east facing window lets in plenty of natural light. Good quality broadloom flooring.



### Main Hall

Main hall leads from foyer and second bedroom to the kitchen and main living areas. Features quality hardwood flooring.



### Kitchen (9'6" by 8'0")

Plenty of counter and cupboard space in this full-size kitchen. Pot and under cabinet lighting and ceramic flooring.



### Breakfast Area (9'6" by 7'10")

Bright breakfast area open to kitchen with upgraded light fixture, custom draperies and ceramic flooring.



### Living/Dining Room (21'10" by 16'9")

Generous, flexible space can be used as suits your lifestyle best. Two large windows and walkout to balcony provides for ample natural light. Quality hardwood flooring and custom draperies along with crown moulding completes the space. Perfect space for entertaining.



### Master Bedroom (17'0" by 12'6")

Impressive master bedroom with neutral decor, custom draperies and quality broadloom. Two full closets.



### En Suite

Full en suite with separate glass shower and jacuzzi tub. Over-sized vanity and sophisticated décor.

## Features and Highlights

- 2 Bedrooms and 2 Bathrooms
- Underground Parking
- Extra Parking Available for Rent
- Storage Locker
- In Suite Laundry Room
- Large Balcony Off Living Room
- Quality Broadloom, Ceramic and Hardwood Flooring
- Eat-in Kitchen
- Full En Suite With Separate Glass Shower and Jacuzzi Tub
- Two Closets in Master
- Central Air Conditioning
- Controlled Entry
- Party Room with Kitchen
- Fitness Room with Hot Tub
- Lakeside BBQ area and Gazebo
- Pet Friendly Building

**Inclusions:** Fridge, Stove, Dishwasher, Stacked Washer/Dryer, All Electric Light Fixtures, All Window Coverings and Custom Draperies

## Property Details

Bedrooms: 2

Bathrooms: 2

Approximate Size: 1402 square feet (plus balcony)

Condo Fees: \$504.67

Includes: Building Maintenance and Insurance, Heat, Water, Parking

Taxes: \$3,103/2010

Possession: Flexible

All information herein is deemed accurate, but not warranted. Room measurements as per builder's floor plan.

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