

JAMES NEIL
sales representative

RE/MAX
Aboutowne Realty Corp., Brokerage

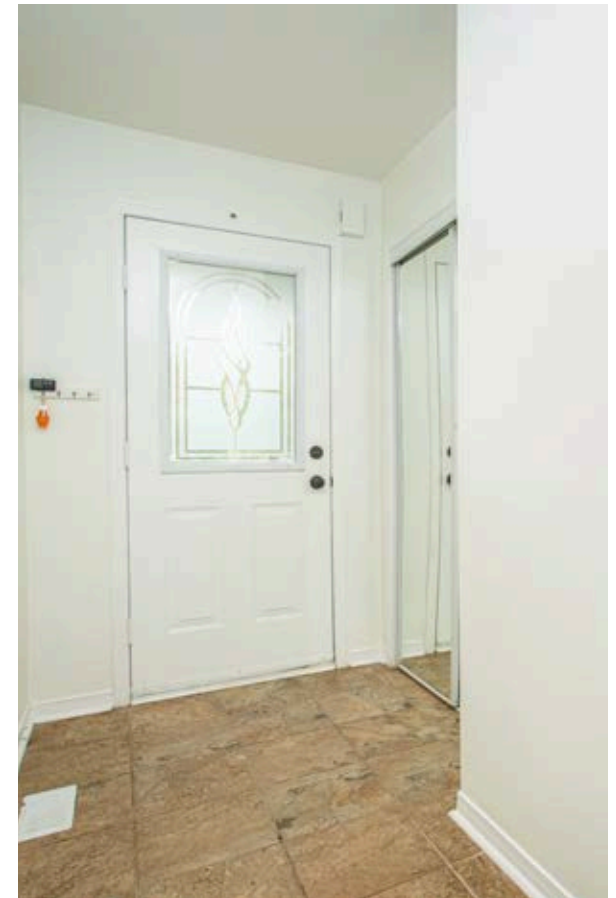


4459 Victory Court, Burlington

Updated 3-bedroom, 3-bathroom townhome located in southeast Burlington's desirable Longmoor neighbourhood. Offering 1,298 sq ft of living space plus a finished basement, this home features a spacious backyard backing onto greenspace and the Centennial Bikeway.

Inside, you'll find a bright, open layout with generously sized rooms and numerous updates throughout. The primary bedroom includes a walk-in closet and a full ensuite, while the finished lower level offers a large rec room and ample storage.

4459 Victory Court sits in Burlington's peaceful Longmoor neighbourhood, known for its leafy streets and family-friendly vibe. It's just minutes from scenic spots like Paletta Lakefront Park and Spencer Smith Park, with plenty of trails and greenspace nearby. The area is served by highly rated schools such as Pauline Johnson Public School, Nelson High School, and Corpus Christi Catholic Secondary. You're also close to shopping at Burlington Centre and Mapleview Mall, plus popular local restaurants and cafés. Commuting is easy with quick access to the QEW and nearby Appleby GO station. It's a great location for those who want a quiet suburban feel with everything you need just a short drive or bike ride away.



First Impressions

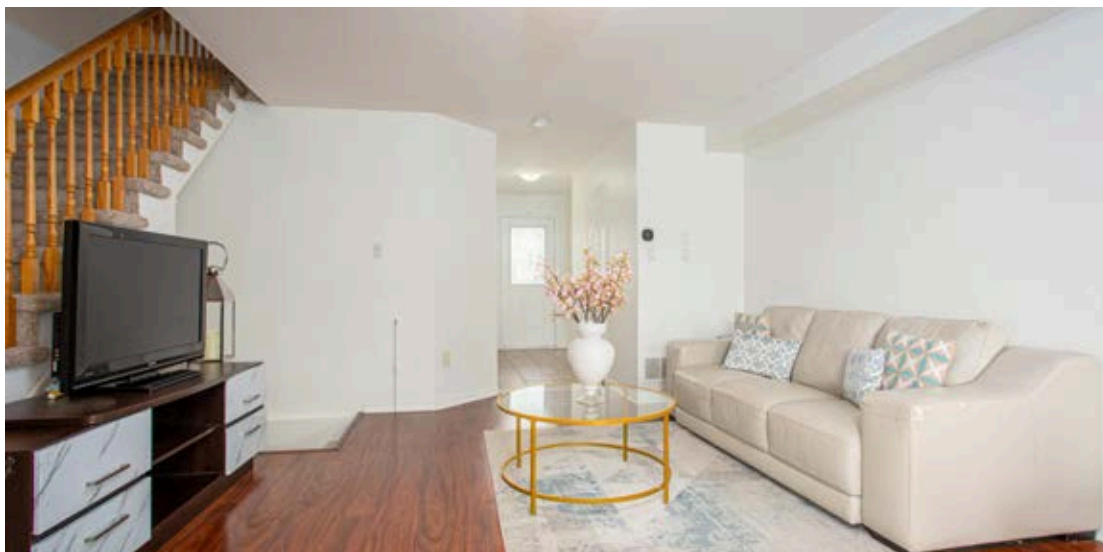
Welcoming first impressions with two car driveway and single garage with garage door opener. The tiled foyer has a double, mirrored closet for storage.

Living Room (14'0" by 15'4")

Bright, open living room with durable laminate flooring. Flows naturally into dining area and kitchen space making the main floor feel connected.

Dining Room (8'6" by 11'5")

The dining area ties the living room and kitchen together. Lots of natural light and sliding doors lead out to the large deck and generous backyard.





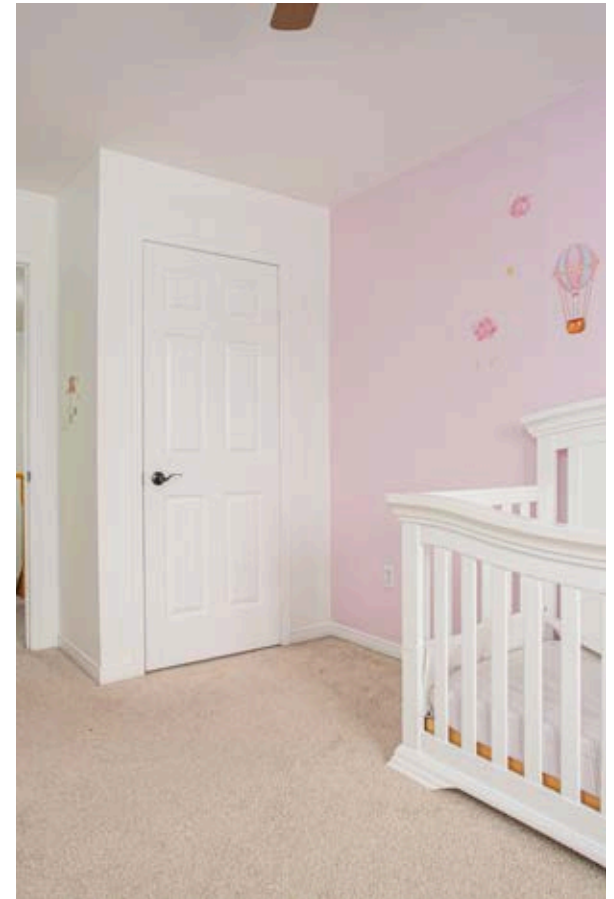
Kitchen (13'10" by 8'8")

Stunning kitchen with stainless steel appliances, granite counters, under cabinet lighting and tile backsplash. Double sink facing large window overlooking backyard and greenspace. Convenient centre island with breakfast bar provides extra counter space and storage.



Primary Bedroom (16'7" by 11'6")

Primary bedroom with updated broadloom, walk-in closet and full ensuite with updated vanity. Overlooks backyard and greenspace.



Bedroom (16'2" by 9'3")

This spacious bedroom features updated broadloom, a ceiling fan and single closet. Accent wall with fun decals (can be removed).



Bedroom (14'6" by 9'3")

Bright bedroom with updated broadloom, closet and room for a desk.



Recroom (17'2" by 25'8")

Large, flexible recroom with durable laminate flooring. The lower level also has a utility room with laundry, cold storage and another room (8'9" by 11'10") suitable a number of uses.



Backyard

Good-sized backyard with a large deck, backing onto greenspace. Gate access to Centennial Bikeway.



3



3



1298 sf

Lot Size: 18.08 ft x 106.12 ft

Legal Description: LOT 2, 20M670; S/T EASE 301561,H693358,H698611OVER PT 6, 20R12752

Possession: flexible

Property Taxes: \$4,003 (2025)

Inclusions:

Electric Light Fixtures, Window Coverings, Fridge, Stove, Dishwasher, Washer, Dryer

Exclusions:

Water Heater (rental - approximately \$40 per month)

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