

JAMES NEIL
sales representative

RE/MAX
Aboutowne Realty Corp., Brokerage



503-1201 North Shore Boulevard E, Burlington



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1330 square feet

This beautifully renovated condo offers 1,330 square feet of stylish living space, plus a spacious balcony to enjoy those outdoor moments. With recent updates like new flooring, fresh paint, an upgraded kitchen, and sleek bathroom vanities, it's move-in ready and full of modern charm.

Located in the 12-storey Lakewinds building, you'll have access to a great selection of amenities, including a party room, fitness room, outdoor pool, sauna, tennis court, workshop, and a patio with a community barbecue – perfect for those summer gatherings!

The neighborhood around 1201 North Shore Boulevard blends urban convenience with natural beauty. Just steps away from Spencer Smith Park and the waterfront trail, plus a short stroll to Burlington's lively downtown. From shopping and restaurants to the art gallery, there's always something to enjoy! And for those who love to shop, Maplevue Mall is just minutes away, with easy access to the 403 and QEW for quick trips anywhere.

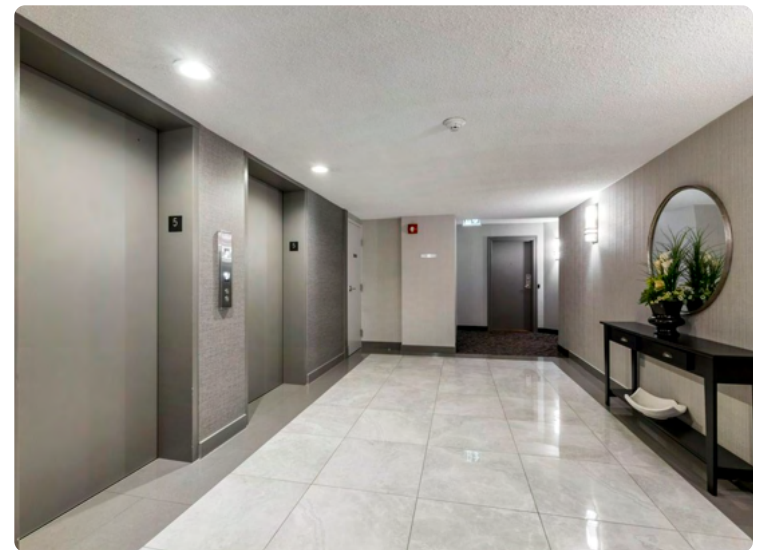
This condo comes with its own parking space and storage locker. Please note, the building is smoke-free and dog-free, keeping things peaceful and fresh for everyone.

Lakewinds Condominiums

Welcome to Lakewinds Condos, a charming 12-storey building nestled in the heart of vibrant downtown Burlington. Built in 1987, Lakewinds offers spacious two-bedroom and two-bedroom-plus-den layouts, perfect for those looking for comfort and style. From the warm front entrance to the cozy lobby, you'll feel right at home the moment you step inside.

The building has undergone some great updates over the years, adding both value and modern appeal. Residents here enjoy a wonderful sense of community, and the long list of amenities certainly doesn't hurt! Plus, there's plenty of visitor parking, secure entry, and a super helpful onsite superintendent to keep things running smoothly.

In 2018, Lakewinds made the shift to being a smoke-free building (including inside the units), and while dogs aren't allowed, it's still a perfect spot for anyone looking for a peaceful, pet-free environment.





Dining Area (27'7" by 13'6")

The dining area flows right into the living room space, creating a large, flexible room that's perfect for entertaining or relaxing. Recently painted with newer luxury vinyl flooring that is both elegant and durable.



Living Area

The living room offers plenty of space and easy access to both the sunroom and a large balcony. With over-sized balcony doors and lots of glass, the room is flooded with natural light, making it bright and inviting.



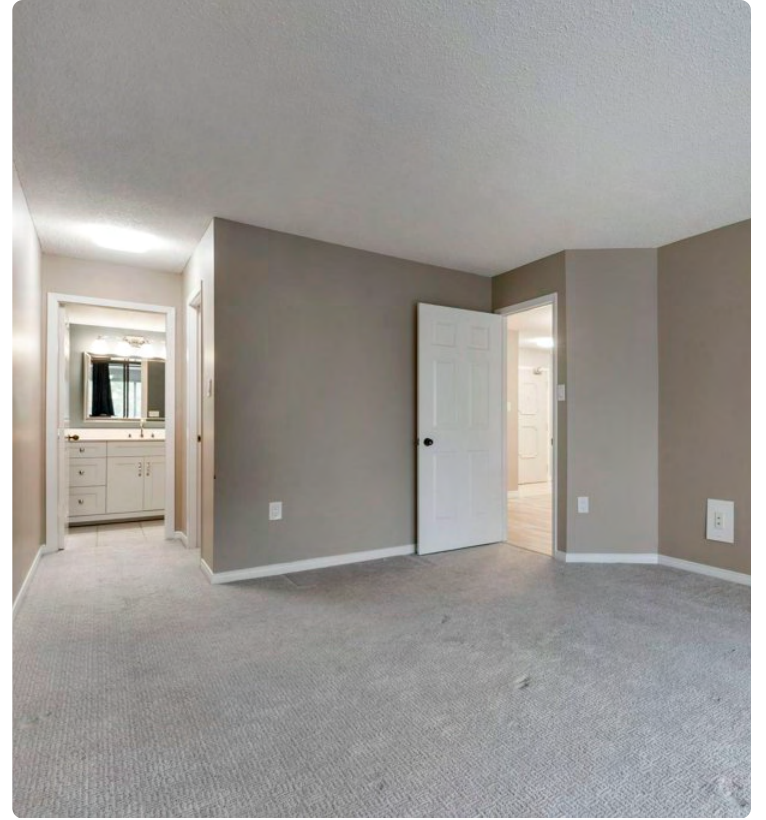
Kitchen (14'11" by 11'6")

The updated kitchen is a showstopper, featuring modern cabinetry, gorgeous stone countertops, and a stylish backsplash. Improved lighting with potlights and under-cabinet fixtures, making it both bright and functional. It also comes with newer stainless steel appliances, including a fridge, stove, and built-in microwave. There's even room for a cozy breakfast nook by the large window, where you can soak up all that natural light!

Primary Bedroom (15'6" by 11'7")

The spacious primary bedroom has been refreshed with newer broadloom and a fresh coat of paint. A glass wall with sliding doors connects the bedroom to the sunroom, letting the sunshine in. Plus, there's a large walk-in closet and a full en suite bathroom for added comfort.

The en suite has been updated with a new vanity, toilet, lighting, fixtures, and fresh paint, giving it a modern feel.





Second Bedroom (17'2" by 11'6")

The second bedroom is also generously sized, with fresh paint and newer flooring. An oversized corner window brings in plenty of natural light, making the space feel bright and airy. It features a double closet and convenient semi-ensuite access to the main bathroom



Main Bathroom

Three-piece bathroom has been refreshed with a new vanity, updated lighting, fixtures and fresh paint.

Sunroom (11'7" by 9'0")

The large, window-wrapped sunroom, accessible from both the living room and primary bedroom, offers a bright and inviting space that can be used however you like – perfect for relaxing, working, or anything in between!



In Suite Laundry (14'3" by 8'9")

It's always nice to have an in-suite laundry room, complete with extra storage for added convenience.





Balcony

The north-facing balcony offers lovely views of the pool, tennis/pickleball court, and barbecue area. The mature trees surrounding the property create a picturesque backdrop that changes beautifully with the seasons.



Amenities at Lakewinds

Residents at Lakewinds Condominiums enjoy a long list of great amenities. The outdoor area includes a pool, tennis/pickleball court, and a patio with a barbecue – perfect for gatherings or just relaxing. Head to the lower level, and you'll find a party room with a kitchen, a fitness room, and a sauna to unwind after a long day.

Location, location, location...

Lakewinds offers the perfect mix of lakeside living, urban convenience, and suburban calm. Residents love being close to Lake Ontario's scenic shoreline while enjoying the conveniences of downtown Burlington.

Just steps to Spencer Smith Park, right on the waterfront! It's the go-to spot for leisurely walks, picnics, or just soaking in the lake views. Plus, it hosts fun events like the Sound of Music Festival and Ribfest. If you're into staying active, you'll love the Waterfront Trail, a beautiful path for walking, jogging, or cycling along the lake.

A quick drive to all the shopping you need. Burlington Mall is close by, with stores like Hudson's Bay, Winners, and Indigo. For more variety, Maplevue Shopping Centre has everything from high-end shops to casual favorites.

When it comes to dining, head downtown to enjoy casual spots like The Coop Wicked Chicken and Lettuce Love Café or treat yourself to an upscale meal at Spencer's at the Waterfront, complete with lakeside views.

Commuting? No problem. You're just minutes from the QEW/403, making it easy to get to Toronto, Hamilton, or even Niagara. The Burlington GO Station is also close for quick train or bus trips to the city and beyond.



Condo Fee: \$1,047.78 per month

Includes: common element maintenance and insurance, heat, hydro, air conditioning, water, parking, locker

Amenities: party room, fitness room, sauna, outdoor pool, tennis/pickleball court, patio with barbecue, visitor parking

Property Taxes: \$3,810 (2024)

Legal Description: Unit 3, Level 5, Halton Condominium Plan No. 134

Possession: flexible

Inclusions:

Electric Light Fixtures, Window Coverings, Fridge, Stove, Dishwasher, Built-in Microwave, Washer, Dryer

Exclusions:

None

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