JAMES NEIL
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RE/MAX
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4286 Ingram Common

BURLINGTON

Welcome to 4286 Ingram Common in Burlington’s Longmoor neighbourhood. Built by Branthaven in 2007, this well-appointed two-bedroom townhome offers 1,495 square feet of living space across three levels.

The main level features a spacious living room with hardwood flooring, an eat-in kitchen with walkout to a private deck, and a convenient powder room. Upstairs, you’ll find two bedrooms, a four-piece bathroom and a conveniently located laundry closet. The lower level offers a versatile recreation room, ideal for a home office, guest room or additional living space, along with a generous storage closet and walkout to the backyard.

Ideally situated close to shopping, restaurants, parks and walking trails, this home offers excellent everyday convenience. Commuters will appreciate the proximity to Appleby GO Station, along with easy access to the QEW and Highway 407.



FIRST IMPRESSIONS

In addition to the single-car garage and driveway, residents of the Mayfair development enjoy access to convenient visitor parking. A covered front entrance welcomes you into a bright, inviting foyer.

LIVING ROOM

(16’8” × 10’8”)

The spacious living room features hardwood flooring and a large, front-facing window that fills the space with natural light.













KITCHEN

(13’0” × 14’0”)

The eat-in kitchen features hardwood flooring, stainless steel appliances and a tile backsplash, with views overlooking the private backyard and a walkout to the second-level deck.



POWDER ROOM

(5’0” by 5’9”)

Neutral 2-piece powder room conveniently located on the main level.





DECK

The deck off the kitchen overlooks the backyard and mature trees, offering an inviting outdoor space for relaxing, dining or barbecuing..







PRIMARY BEDROOM

(11’9” × 14’0”)

The generous primary bedroom features broadloom flooring, double closet and large window overlooking the backyard.





SECOND BEDROOM

(10’7 x 14’1”)

The second bedroom features broadloom flooring, closet and two windows for natural light.



MAIN BATHROOM

(9’1” × 6’3”)

Full 4-piece bathroom with neutral decor and tile flooring.



RECROOM

(10’7” × 14’0”)

Featuring broadloom flooring, a generous storage closet and a walkout to the backyard, this versatile space is ideal for a home office, guest room or additional living area.

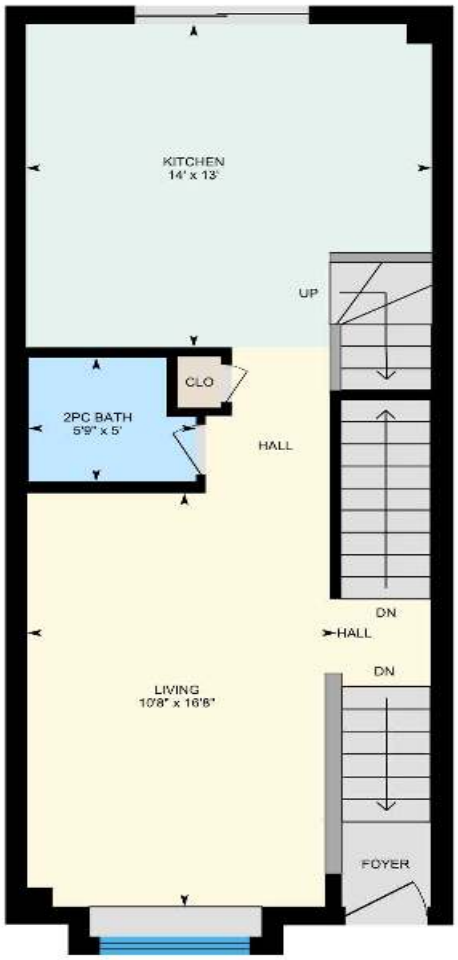






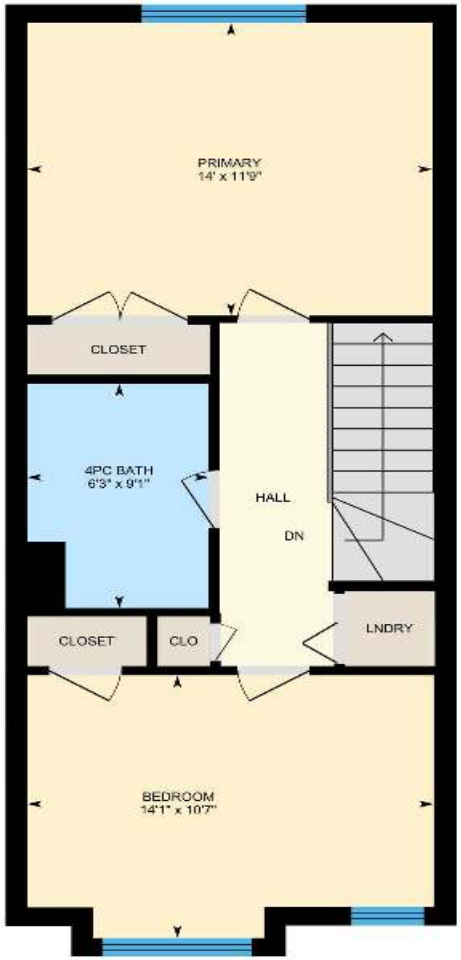
BACKYARD

The open backyard features a patio area surrounded by mature trees, providing a pleasant outdoor space for relaxing or entertaining.



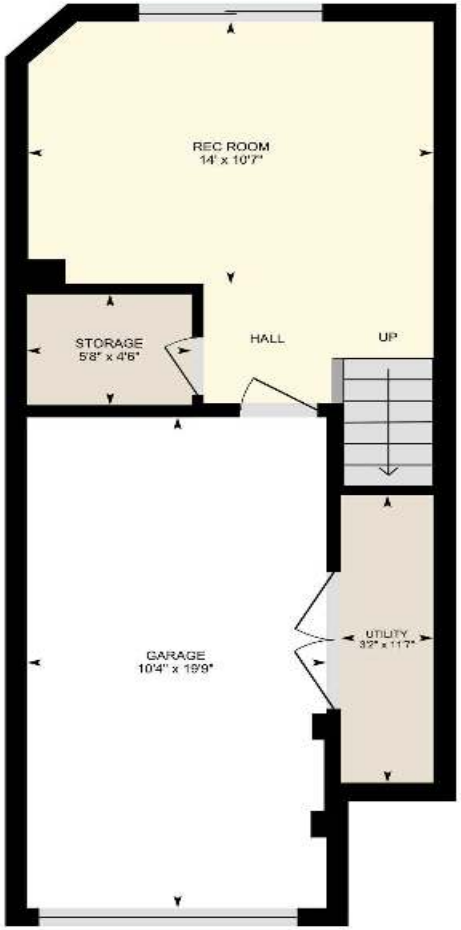
MAIN

583 square feet



UPPER

587 square feet



LOWER

326 square feet

LONGMOOR

In The Neighbourhood

Ideally situated in Burlington's desirable Longmoor neighbourhood, 4286 Ingram Common offers a convenient location close to parks, schools, shopping, restaurants and everyday amenities.

Nearby Centennial Trail provides a scenic route for walking, jogging and cycling, while local parks and green spaces offer opportunities to enjoy the outdoors. Burlington's beautiful waterfront, including Paletta Lakefront Park and Spencer Smith Park, is also just a short drive away.

Shopping centres, grocery stores, cafés, restaurants and services along Fairview Street, Appleby Line and Walkers Line make daily errands easy. Commuters will appreciate the close proximity to Appleby GO Station, with convenient access to the QEW and major routes throughout the region.

Combining an established residential setting with excellent commuter connections, nearby recreation and convenient shopping, Longmoor offers an appealing balance of comfort and everyday convenience.

2	1.5	1,495
bedrooms	bathrooms	square feet

Lot Size: 14.83’ by 68.41’

Property Taxes: $4,498 (2026)

Common Element Fee: $116

Possession: flexible

Inclusions:

Electric Light Fixtures, Window Coverings, Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener

Exclusions:

Hot Water Tank and Air Handler (rental items)

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