

## 3307 GRANITE GATE, BURLINGTON, ON L7M 0L7, CANADA

<https://www.gtarealestates.com>

Welcome to this exquisite corner-lot home in Burlington's sought-after Alton Village - where upscale finishes meet everyday functionality. Situated on the edge of Burlington with easy 407 access and hiking trails at your doorstep, including the nearby Mount Nemo Conservation Area, this is the ideal base for both commuters and outdoor enthusiasts alike. Professional landscaping,...

**\$1,599,000**

- 5 beds
- 4 baths
- Single Family
- Single Family
- 2000 - 2500 sq ft



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## Rooms & Units Descr

**RoomType1:** Bedroom 3

**RoomLength1:** 5.4

**RoomDimensions1:** 5.4 m X 3.5 m

**RoomLevel2:** Second level

**RoomWidth2:** 2.7

**RoomType3:** Laundry room

**RoomLength3:** 2

**RoomDimensions3:** 2 m X 3.2 m

**RoomLevel4:** Second level

**RoomWidth4:** 5.2

**RoomType5:** Bedroom 2

**RoomLength5:** 3.1

**RoomDimensions5:** 3.1 m X 4.5 m

**RoomLevel6:** Basement

**RoomWidth6:** 4.2

**RoomType7:** Bedroom 5

**RoomLength7:** 5.1

**RoomDimensions7:** 5.1 m X 3.3 m

**RoomLevel8:** Basement

**RoomWidth8:** 3.2

**RoomType9:** Office

**RoomLength9:** 3.7

**RoomDimensions9:** 3.7 m X 3.5 m

**RoomLevel10:** Main level

**RoomWidth10:** 4.2

**RoomType11:** Living room

**RoomLength11:** 3

**RoomDimensions11:** 3 m X 5 m

**RoomLevel12:** Main level

**RoomWidth12:** 3.3

**RoomLevel1:** Second level

**RoomWidth1:** 3.5

**RoomType2:** Bedroom 4

**RoomLength2:** 3

**RoomDimensions2:** 3 m X 2.7 m

**RoomLevel3:** Second level

**RoomWidth3:** 3.2

**RoomType4:** Primary Bedroom

**RoomLength4:** 4

**RoomDimensions4:** 4 m X 5.2 m

**RoomLevel5:** Second level

**RoomWidth5:** 4.5

**RoomType6:** Family room

**RoomLength6:** 6.1

**RoomDimensions6:** 6.1 m X 4.2 m

**RoomLevel7:** Basement

**RoomWidth7:** 3.3

**RoomType8:** Bedroom

**RoomLength8:** 3.1

**RoomDimensions8:** 3.1 m X 3.2 m

**RoomLevel9:** Main level

**RoomWidth9:** 3.5

**RoomType10:** Dining room

**RoomLength10:** 3.9

**RoomDimensions10:** 3.9 m X 4.2 m

**RoomLevel11:** Main level

**RoomWidth11:** 5

**RoomType12:** Kitchen

**RoomLength12:** 6.1

**RoomDimensions12:** 6.1 m X 3.3 m



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## Location Details

**City:** Burlington (Alton)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Alton

**Levels:** 2

**Stories:** 2

**FrontageLength:** 46 ft ,3 in

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## Property Features

**Heating:** Forced air

**HeatingFuel:** Natural gas

**CoolingYN:** True

**Cooling:** Central air conditioning

**ParkingTotal:** 4

**OpenParkingYN:** False

**GarageYN:** True

**AttachedGarageYN:** True

**CarportYN:** False

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** ROBIN HOOD REALTY LIMITED

**Office ID:** 296503

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 4

**Heating:** Forced air

**Sewer:** Sanitary sewer



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**Cooling:** Central air conditioning

