



**FOR SALE**

CUSTOM BUILT LUXURY HOME

**2265 LAKESHORE ROAD**

THE ROSE GARDEN  
**BURLINGTON**

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MIRETTE ZAKY\*\*, MIRETTE ZAKY\*  
Sales Representative\*, Broker\*\*

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# ABOUT US



## VENDOR



5M Symphony is a local home developer of communities and beautiful custom homes in the City of Burlington and Town of Oakville. Our mission and passion is to provide our homeowners with exceptional state of the art and practical designs using only the most durable and top of the line materials and technologies for you to enjoy luxuriously. All of our homes come with a promise of quality, reliability and complete satisfaction that go above and beyond industry standards. We stand by our product and will ensure the delivery of exceptional after sales service to all of our home owners.

As a personalized, community-driven local vendor we care about our home owners and community just as we do our integrity. As members of the community, we at 5M Symphony understand the local needs and demands of residents. That is why our developments are carefully planned to consider elements, big and small, such as: local demographics, schooling, parks & recreation, transit & accessibility and so much more.

Come see the quality of our homes for yourself today!

For more information about 5M Symphony's mission, vision and projects visit our website at

<http://www.5MSymphony.com>.

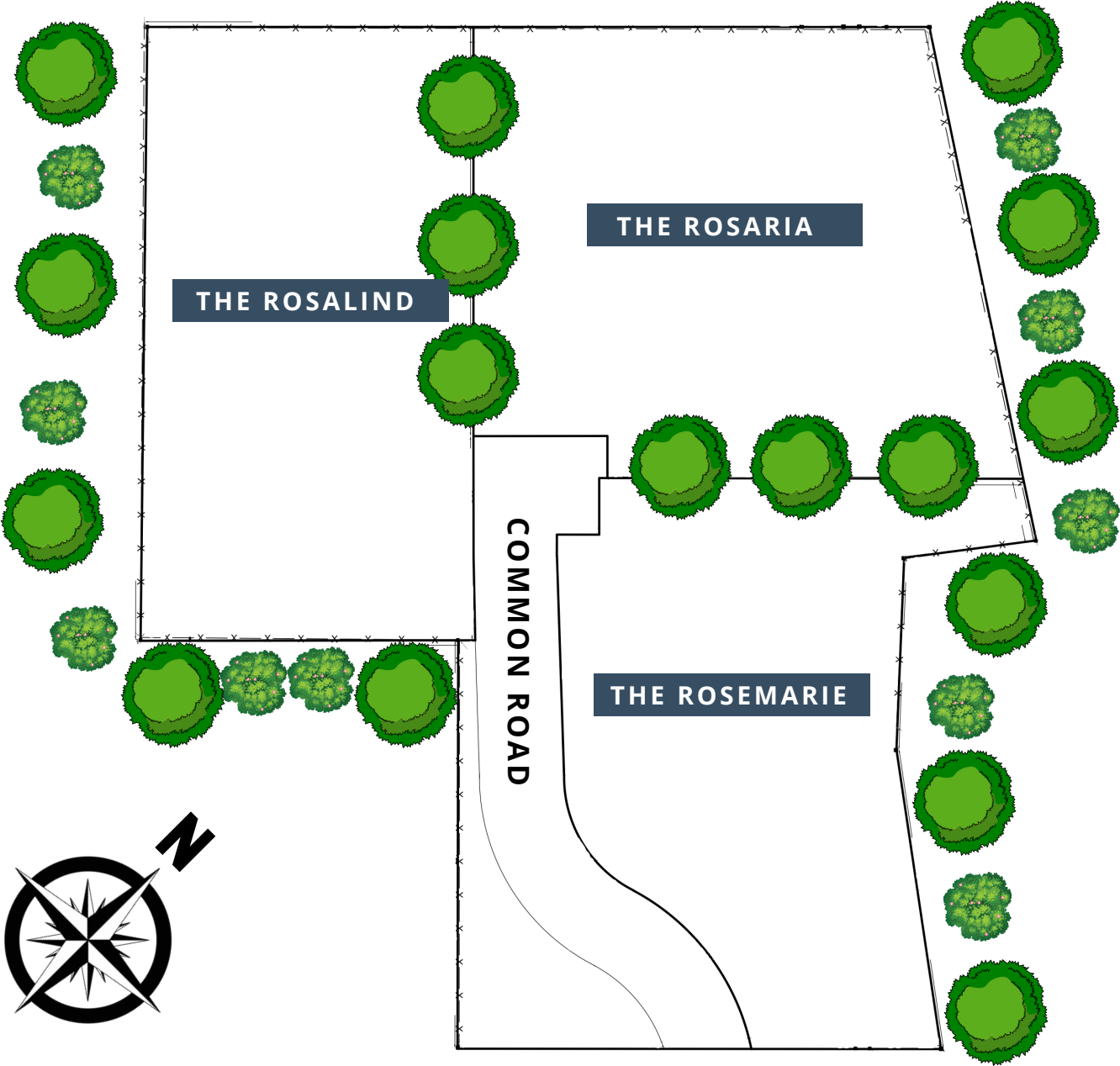
## BUILDER

Hanna Homes is a custom homebuilder operating out of the GTA. Hanna Homes is an innovative company that provides custom home building services. We have constructed exquisite custom homes all throughout Ontario.

Hanna Homes specializes in putting out exceptional and luxurious product over the past 20 years. We constantly aspire for excellence with every home built and our success has been the result of hard work backed by decades of experience. Our job is to tailor the design to what you want, and build it while sharing our knowledge and expertise.


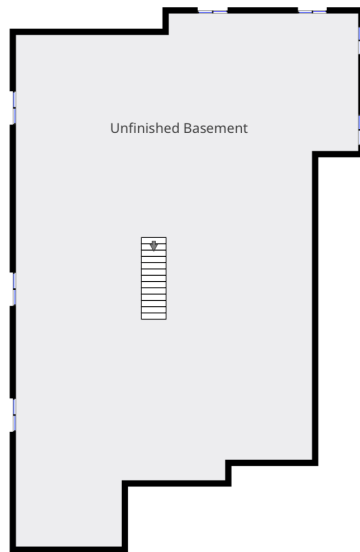



# SITE PLAN

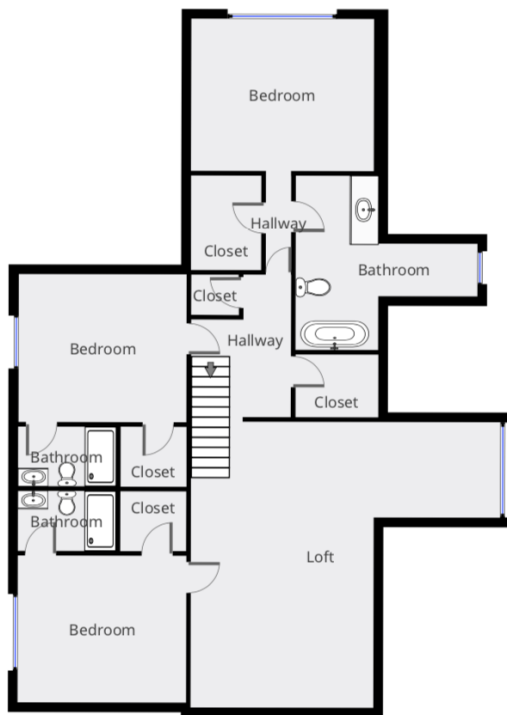


LAKESHORE ROAD

AREA 4400 SQ. FT.

4  4+1 

BASEMENT



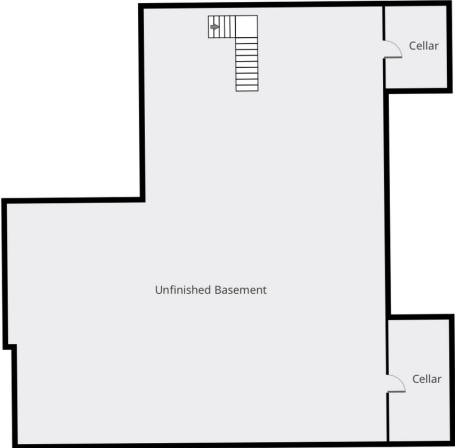
SECOND LEVEL



MAIN LEVEL

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# FLOOR PLAN THE ROSALIND



BASEMENT




SECOND LEVEL



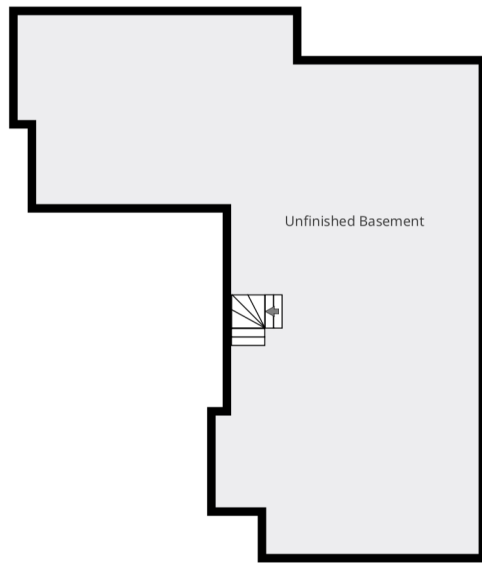
MAIN LEVEL

AREA 4400 SQ. FT.

4  4+1 

FLOOR PLAN  
THE ROSARIA





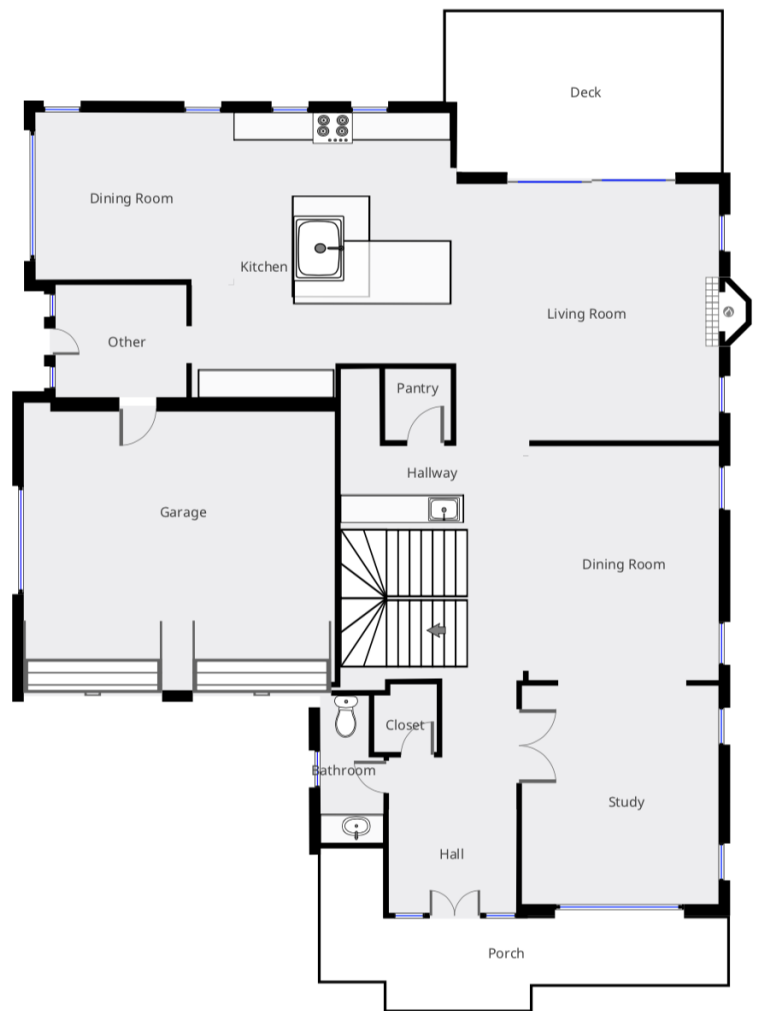
BASEMENT



SECOND LEVEL

AREA 4400 SQ. FT.

4  4+1 



MAIN LEVEL

FLOOR PLAN

THE ROSEMARIE

# HOME FEATURES

## EXTERIOR

- Architecturally controlled streetscape
- Professionally graded and sodded lot
- 1.8-2.1 meter high wood fence along lot boundaries
- Self sealing asphalt roof shingles with manufacturer's 25-year warranty
- Natural stone exteriors
- Concrete poured front porch
- Maintenance-free vinyl casement windows with dual glazing, Low-E and argon gas
- Windows installed with expandable air foam insulation
- Premium sixteen (16') foot wide sectional roll-up garage doors
- Increased attic insulation (R-60)
- Two (2) exterior water taps; one in garage and one at the rear of the house
- Sprinkle system with rain sensors throughout

## KITCHEN

- Granite/quartz countertops
- Custom crafted wood cabinetry
- All stainless steel appliances (fridge, stove, two ovens, double sink, convection microwave oven, dishwasher)
- Double kitchen sinks
- Custom pantry cabinets
- Heavy duty wiring and receptacle for stove
- Gas and electric rough-in connections for stove
- All soft close kitchen doors and soft close tandem drawers
- Electrical outlets for refrigerator and at counter level for small appliances.
- Rough-in plumbing and electrical for dishwasher

## INTERIOR

- Nine (9') foot ceilings basement
- Eight (8') foot ceilings on second floor
- Ten (10') foot ceilings on main floor
- Red oak main staircase with wrought iron pickets
- Cathedral or vaulted type ceilings (as per applicable plan/elevation)
- Eight (8') foot high doors on main floor
- 7-1/2" 2-step baseboards
- Porcelain floors in all foyer, bathrooms, ensuites, powder room, mudrooms, and laundry room
- Heated floors throughout
- Smooth finish ceilings
- Coffered ceilings
- Pre-finished natural finish strip 6" x 3/4" oak or maple engineered hardwood in all bedrooms, kitchen, office, living & dining room.
- Two (2) coats of paint (including a prime coat)
- Natural gas fireplace in family/living room with painted mantle and flat hearth
- Pot lights
- Custom wood wainscoting

## OTHER

- High efficiency forced gas central heating.
- State of the art entertainment, camera and alarm system
- Smart home technology
- NEST thermometer
- Insulation: R-60 blown- in Attic, R-24 in exterior walls and basement will have R-20 for the full height of the wall and R31 spray foam for all garage ceilings and overhang balconies
- Metal insulated entry door with glass insert and high quality weather stripping.
- Two (2) exterior weatherproof electrical plugs at the rear and front of house.
- Rough-in for central vacuum in finished areas dropped to the basement ceiling
- Carbon monoxide detector as per Building code
- Smoke detector on ceiling of every floor and every bedroom
- 70 recessed, EnergyStar rated ceiling pot lights
- Rough-in for cable T.V.
- Rough-in wiring for telephone
- Hot water tank rental











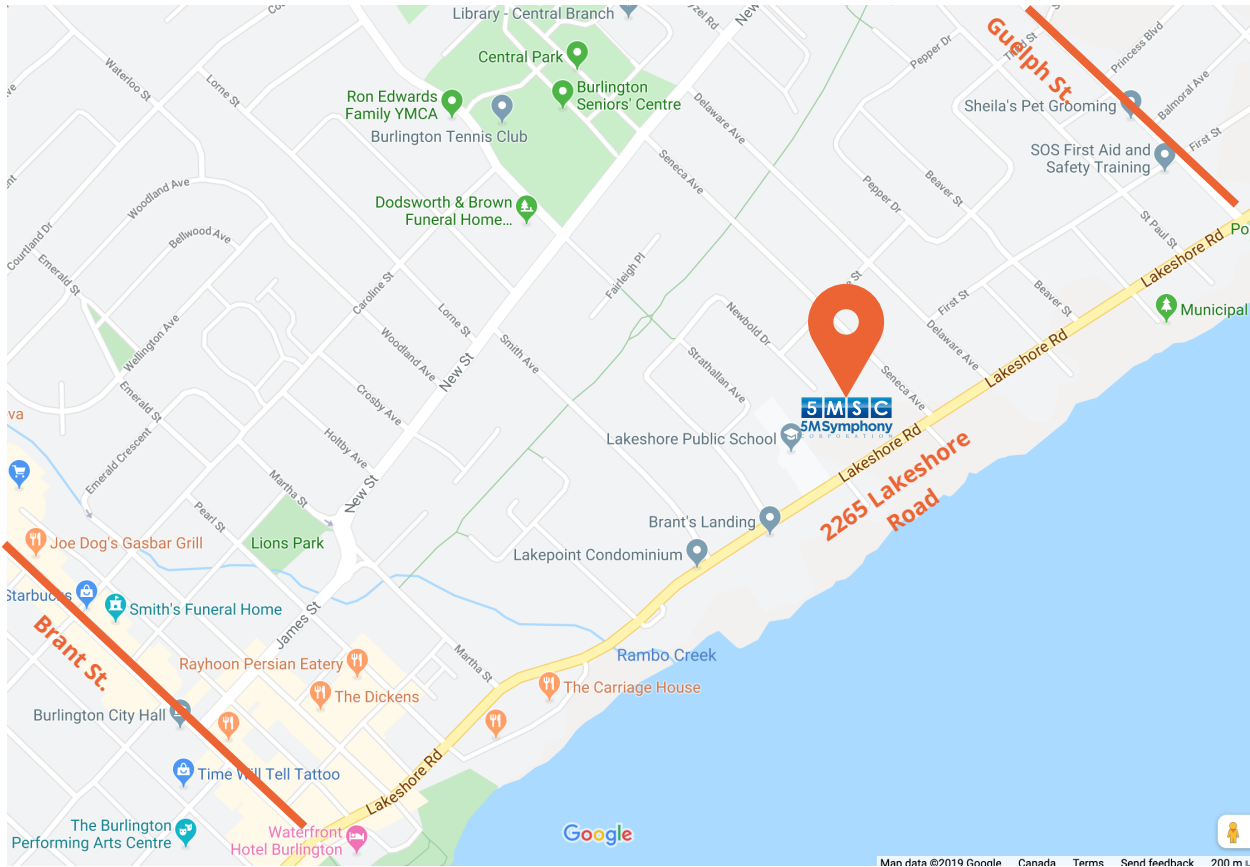




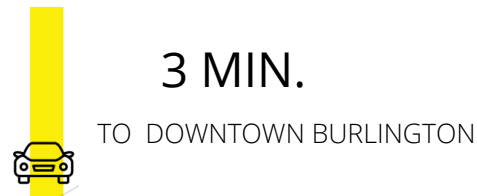
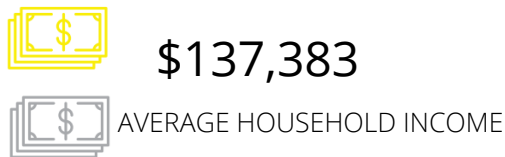
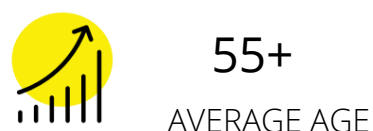
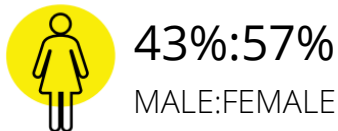
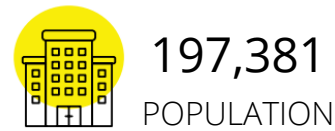








## COMMUNITY STATS



# LOCATION



# AREA AMENITIES

## SCHOOLS

With good assigned and local public schools near this home, your kids can thrive in the neighbourhood.



### Lakeshore Public School

Pk to Grade 6  
2243 Lakeshore Road  
0.08 km

### St. Paul Catholic Elementary School

530 Cumberland Avenue  
0.59 km

### Canadian Martyrs Catholic Elementary School

3201 Lansdown Drive  
4.66 km

### Assumption Catholic Secondary School

Grade 9 to 12  
3230 Woodward Avenue  
2.05 km

### Burlington Central Public School

Grade 7 to 12  
1433 Baldwin Street  
1.6 km

### Nelson High School

Grade 9 to 12  
4181 New Street  
3.55 km

## PARKS & REC

This home is located in park heaven, with 3 parks and a long list of recreational facilities within a 20 minute walk from this address.



### Roseland Park Country Club

3079 Princess Boulevard  
1.07 km



17 min



### Brock Park

450 Nelson Avenue  
1.59 km



21 min



### Spencer Smith Park

1400 Lakeshore Road  
1.41 km



18 min

### FACILITIES WITHIN A 20 MINUTE WALK

3 Parks/Playgrounds  
3 Libraries  
Local YMCA

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit top is only a 11 minute walk away and the nearest rail transit stop is a 42 minute walk away.



### Nearest Rail Transit Stop

Burlington GO



### Nearest Street Level Transit Stop

Greyhound Burlington Bus Hub

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 1.95 km.



### Joseph Brant Hospital

1245 Lakeshore Road



### Fire Station

4100 Dundas Street



### Police Station

3800 Constable Henshaw Boulevard

## CONVENIENCE

Daily errands are quick and easy in this neighbourhood, with 7 amenities within a 15 minute walk from this home.



### Grocery



### Bank



### Coffee



### Gas Station



### Gym



### Bars/Restaurants



### Mall



### Movie Theater

# WE ARE TARION REGISTERED

We assure you that customer care is a priority and we are committed to making your home buying experience a smooth one.



## Warranty advocated by TARION program

- 1 year Warranty Protection: All Workmanship and materials
- 2 Year Warranty Protection: Plumbing, heating and electrical systems
- 7 Year Warranty Protection: Major structural defects

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# WARRANTY

# CONTACT US FOR AN EXCLUSIVE SITE VISIT!

*Zaky*  
REAL ESTATE



**Mirette**

*Zaky*

**Melanie**

*Zaky*

**BROKER**

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