



LIVE ROSELAND

3058 ST. CLAIR AVENUE, BURLINGTON, ON

Sotheby's | Canada
INTERNATIONAL REALTY





PROPERTY DESCRIPTION

Head or heart? Here's a rare opportunity to purchase a home that appeals to both. Situated on a family-friendly street in Burlington's exclusive Roseland area, on a gorgeous lot of almost half an acre, 3058 St. Clair Avenue affords the luxury, lifestyle and location that you've been longing for.

Outside, the professionally landscaped estate-size lot boasts mature trees and a huge 207-foot deep backyard with a spectacular entertainment area. Inside, a generous marble foyer opens into a spacious home designed with a splendid lifestyle in mind.

An entertainer's delight, with approximately 4,338 sq. ft on the first and second floors and a total of approximately 6,165 sq. ft. of luxurious living overall. The beautifully designed Great Room is the perfect setting for Gatsbyesque events, with French Doors opening onto the charming front terrace and double sliding doors that allow access to the backyard entertainment area. Evident throughout the home are the superb quality and finishes, from the feature wall in the living room with its rich black walnut accent border to the plaster covered coffered ceiling in the dining room.

The opulent gourmet Prasada-designed kitchen perfectly handles everything from elaborate catered events to early-morning smoothies around the grand centre island. Top of the line appliances include a 48" Wolf gas range with six burners, 42" built-in side-by-side Jenn-Air refrigerator, Asko dishwasher and Vinopazzo Beverage refrigerator, and Panasonic Microwave. Off the kitchen, a formal dining room seats ten comfortably.

On the upper level, there are four spacious bedrooms with luxurious ensuite bathrooms. The spectacular master bedroom is breathtaking, the perfect retreat for optimal relaxation, with a Dimplex Prism multi-colour linear fireplace, a huge lavish walk-in closet with built-in cabinetry, a stunning 5+ piece ensuite bathroom and a large walk-out balcony. In total, there are five full bathrooms and a powder room with an exquisite quartz waterfall vanity.

This is a spectacular home, with high-end finishes on all three levels including 10-ft. ceilings on the main and lower levels, custom millwork, hardwood, marble, natural stone and detailed ceilings, three fireplaces, and an attractive stained-oak staircase with black décor spindles.

A large mudroom offers handy four-way access to the front and back yards, garage and main floor. And there's a convenient second-floor laundry room with Electrolux front-load washer and dryer. The garage with its towering ceiling height of 11'3" can accommodate up to six vehicles with lift. And the circular Armour stone lined driveway can accommodate a further 10+ vehicles.

This home definitely has it all. While the luxurious features will make your heart beat a little faster, the myriad Smart Home features will certainly appeal to the head. And it's located on a gorgeous premium lot in Burlington, voted as one of the top cities to live in five years in a row by Money Sense magazine.



3058 ST. CLAIR AVENUE FEATURES

LOCATION AND LOT

- Rare opportunity to purchase a property and home of this quality, size and location here in Burlington's prestigious Roseland community!
- Estate-sized property of almost half an acre!
- Completely private and enormous backyard, over 207 feet deep (211 ft east side) with spectacular sunny south exposure for maximum sunlight; perfect for the family and entertaining
- Majestic mature trees create a tranquil enclave
- Stunning curbside appeal with 100 foot frontage centrally located on the south side of St. Clair Avenue
- Professionally landscaped lot with extensive use of Armour Stone
- Roseland community location provides excellent access to parks (e.g. Roseland Club Park, Central Park, Sioux Lookout Park)
- Central Burlington location means excellent access to all major amenities

SQUARE FOOTAGE AND LIVING AREA

- Approx. 4,338 sq ft on the first and second floors
- Approx. 6,165 sq ft of total, luxurious finished living space in the home
- Approx 285 sq ft of covered and lit Terrace out the front accessed from the Great Room
- Approx 600 sq ft of Cedar Deck out the back accessed from both the Great Room and Kitchen; includes ambience of New England arbor style western cedar pergola
- Approx 107 sq ft of Balcony off of the Master Bedroom
- Total finished outdoor entertainment surface area off the home is nearly 1,000 sq ft!

GARAGE

- Approx. 882 sq ft of garage floor area for 4 vehicles to park
- Towering ceiling height of >11 ft 3 inches allows garage to accommodate 6 vehicles with lift
- Amazing garage floor professionally coated with epoxy resin, anti-slip agent and polyurethane sealant
- Two 3/4 HP wall mounted Liftmaster garage door openers
- 3 large operable windows to allow for maximum natural light and ventilation

DRIVEWAY

- Elegant circular driveway bordered by dazzling Amour Stone accommodates 10+ vehicles

INTERIOR DESIGN FEATURES

Gorgeous custom-built home with high-end finishes on all three levels including 10 ft ceilings on main floor and lower level, custom millwork, hardwood, marble, natural stone, detailed ceilings, and all bedrooms have ensuites. Meticulously crafted with no detail spared!

Ceilings

- 10 ft high ceilings in lower level and main floor; 9 ft high ceilings on the second floor
- 10 ft high tray ceiling with plaster crown moulding in the Master Bedroom
- Spectacular oval ceiling design with plaster finishes in the Great Room
- Superb coffered ceiling in the Dining Room
- Extensive use of plaster crown moulding elsewhere on the main floor and second floor

Hallways

- Large, inviting marble front entrance foyer with open ceiling to second floor
- Expansive hallways on both main and second floors

Doors and Moulding:

- Classic Shaker-style doors
- 7 1/4" poplar wood baseboard with accompanying shoe moulding throughout
- Main floor arches have panelling detail

Staircase:

- Attractive stained oak with black décor spindles

Windows:

- Extensive placement of large windows throughout provides abundant natural light
- Large Casement windows provide option for maximum air flow
- 'Energy Star' rated and tested to an E. R. rating of 27
- Oval window in front bedroom provides unique signature accent
- Over-sized sliders in lower level offer maximum light and ventilation option

Floors:

- 5 inch Ash hardwood floors on main and second floors
- High-end SmartStrand broadloom throughout lower level
- Exquisite marble floors in hall foyer and second floor bathrooms
- Shining porcelain floors featured in mudroom and laundry room
- Heated floors in Master Ensuite and lower level bathroom
- Custom-made flush hardwood floor vents; custom-made flush marble vents for marble foyer, Master Ensuite and mudroom floors

Kitchen:

- Luxurious transitional gourmet kitchen design by Prasada featuring a grand centre island
- Eye-catching quartz countertops and wall panel exude opulence
- High-end millwork with extensive counter space and cabinet lighting
- Top of the line stainless steel appliances (e.g. 48" Wolf Oven/Range; 42" Built-in Jenn-Air Refrigerator; Asko Dishwasher; Panasonic Microwave; Vinopazzo Beverage Fridge)
- Servery off of kitchen offers convenience and elegance
- Soft-close doors and drawers radiate quality

Great Room:

- Fabulously large open-concept entertaining area connected to the kitchen
- Access to both the front and back outdoor entertainment areas by French doors at the front and double sliding doors at the back
- The unique 10 ft high, plaster 8" coved oval ceiling design is truly a work of art!
- Continental Fireplace's largest model gas fireplace with remote control

Living Room:

- Feature wall with rich Black Walnut accent border
- Open arch entranceway with abundant natural light
- Perfect ante room for receiving guests and relaxing

Dining Room:

- Seats 10 comfortably
- Four-chambered plaster coved coffered ceiling

Bathrooms:

- Five full bathrooms and a powder room; each bedroom has own ensuite
- Master ensuite is state-of-the-art and has quartz 'His and Hers' double sink vanity, oversized shower, marble heated floor, sumptuous free-standing soaking bathtub, private water closet with chic frosted door
- Two other ensuite bathrooms also have oversized showers with extensive use of marble and glass
- Floating vanities in two bathrooms
- Powder room has exquisite quartz waterfall vanity
- Lower Level bathroom has heated floor
- Stylish water fixtures throughout
- Upgraded toilets (e.g. Powder Room with motion sensor flush; water efficient)

Office:

Frosted glass entrance door makes a statement
Large windows for natural light

Mudroom:

Spacious linear layout with handy four-way access (front yard, back yard, garage, main floor)
Double set of custom built-in cabinetry for convenience and storage
Large and glistening porcelain floor emanates both beauty and functionality

Bedrooms:

- Four spacious bedrooms on second floor, each with own ensuite bathroom and walk-in closet
- Master bedroom is spectacular! - featuring:
 - large, gorgeous 5+ piece ensuite bathroom
 - huge, lavish walk-in closet with resplendent built-in cabinetry
 - unique tree-draped walk-out balcony oasis
 - Dimplex Prism multi-colour linear fireplace offers warmth, atmosphere and beauty
 - 10 ft high coved tray ceiling makes the room distinctive and spacious
- Fifth bedroom option is afforded in the lower level

Laundry Room:

- Convenient and spacious second floor laundry facility with Electrolux Front Load Washer & Dryer
- Features gleaming contemporary 24" sq porcelain tiles and built-in cabinetry

Lower Level:

- Completely finished, immense lower level with 10 ft high ceilings!
- Gas fireplace provides a dramatic focal point, with contemporary horizontal design showcased with polished 3 ft long Turkish marble
- Mohawk Horizon Collection SmartStrand broadloom with transferable life-time stain/soil warranty and 25 year quality warranty Custom bar with built-in beverage fridge
- Custom bar with built-in beverage fridge
- Over-sized Armour Stone window wells are impressive, providing both character and abundant natural light
- Room adjacent to bathroom can be used as fifth bedroom, gym, office, etc.
- Intriguing glassed wine room stores and displays 84 bottles for the aficionado
- Extra room beside wine room provides further options
- Additional finished storage space located under staircase landing
- Finished Utility room is immaculate; it clearly is the 'nerve centre' of the home and accommodates:
 - high efficiency Goodman GMSS96 Gas Furnace integrated with 4 Ton VSX13 Goodman Air Conditioner (96 AFUE Rating for both units)
 - heat recovery ventilator by Fantech
 - humidification system by Aprilaire
 - 200 amp electrical panel

- ground water and ejector sumps
- water meter and 3 dedicated mains for: 1) internal water supply, 2) outdoor faucets and 3) sprinkler system
- separate gas line shutoffs for back deck barbecue, fireplaces and Wolf oven
- central terminal at shelving unit for wiring relating to cable, telephone, security camera system, sound system, Wi-Fi and Cat 5 wiring; also holds security camera monitor
- rented water heater

Closets:

- Generous closet space throughout
- All upper bedrooms have walk-in closets
- Master walk-in closet is exquisite and spacious at 13' 3" by 9' 3" - absolutely a dream closet!!!
- Two double-door closets in both main and second floor halls; front bedroom has double-door closet in addition to walk-in closet
- Door activated lighting for both main floor hall closets

Lighting:

- Contemporary lighting fixtures throughout (e.g. >100 LED potlights)
- Natural light provided for staircase by ~12 sq ft skylight

Fireplaces:

- Three fireplaces in the house:
 - Continental gas log set in Great Room with remote control
 - Continental gas linear design ember bed in lower level
 - Dimplex electric linear design in Master Bedroom with remote control

Top of the Line Appliances:

- Wolf 48" Gas Range with 6 Burners, Infrared Griddle and 2 Ovens
- 42" Built-in Side-by-Side Jenn-Air Refrigerator; chic obsidian interior
- Asko Dishwasher
- Panasonic Microwave
- Vinopazzo Beverage Refrigerator
- Electrolux Front Load Washer and Dryer

Smart Home:

- Automated Features:
 - Night Owl wired-in six camera security system with monitor
 - Nest Hello front doorbell system provides another layer of remote security
 - Nest Thermostat controllable through phone, Google Home, etc.
 - Speaker system wired in on all 3 floors including front Terrace and back Deck (speakers in Great Room, Kitchen, Dining Room, Powder Room, Lower Level, Master Bedroom, as well as

outside entertainment areas)

- Kichler Ceiling fan with remote control enhances air flow on front Terrace
- Great room, Master bedroom and Lower Level wired for television, as well as sound systems to augment built-in speaker system above (NOTE: cable and Cat 5 wire terminals, and electrical receptacles, are located above and beside each fireplace)
- Central wiring terminal in Utility room (see above)
- Built-in central vacuum system

MAJOR STRUCTURAL AND EXTERIOR FEATURES

- Poured foundation with 10 inch-thick walls
- Certaineed Landmark Series roofing shingles with lifetime limited warranty
- All living space walls and attic ceilings insulated to >R20, and R50 respectively
- 200 amp electrical service
- Contemporary Maibec cladding elegantly combines upper shakes with lower horizontal boards and accent borders, all in striking tones
- 40 inch-high accent stone skirt fronts the home
- The soft, subtle iron ore colour of all windows, entrance doors and garage doors exudes a richness
- The substantial outdoor entertainment areas combine elegance with functionality
- Impressive front portico with attractive front door and sidelite windows creates a riveting and inviting focal point
- Fluted wrought iron railings on Master bedroom balcony and front portico are distinctive
- Other special features such as contemporary over-sized columns contribute to the outstanding curbside appeal of this fabulous home!

EXCLUSIVE ROSELAND AREA

3058 St. Clair Avenue, Burlington, Ontario
4 + 1 BED 5.5 BATH 6,165 SQ.FT. 0.46 ACRES.

\$3,398,000

Burlington's exclusive Roseland area! Professionally landscaped estate-size lot. 6,165 sq. ft. of luxurious living overall. Beautifully designed Great Room is the perfect setting with French Doors opening onto the charming front terrace. The opulent gourmet Prasada-designed kitchen features top of the line appliances including a 48" Wolf gas range. Off the kitchen, a formal dining room seats 10 comfortably. 4 spacious bedrooms with luxurious ensuite bathrooms. Spectacular master bedroom with Prism fireplace & stunning ensuite & balcony. 10-ft. ceilings, custom millwork, hardwood, marble, natural stone and 3 fireplaces. Garage can accommodate up to 6 vehicles with lift. Myriad Smart Home.

MCLEOD TEAM

mcleodteam@sothebysrealty.ca
800.626.8996
mcleodteam.com



MEGAN MCLEOD

Broker

c 705.571.5757
mcleod@sothebysrealty.ca



SHELLEY GOOD

Sales Representative

c 800.626.8996
shunter@sothebysrealty.ca



Sotheby's | Canada
INTERNATIONAL REALTY