



**699 CEDAR AVENUE** | Burlington

[www.699CedarAve.com](http://www.699CedarAve.com)

**CENTURY 21.**

Miller Real Estate Ltd.

BROKERAGE

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Clean, easement-free, 73' x 170' lot. Lush backyard with sunny, NW exposure. Comes with architectural drawings for 2 options to choose from: a new build (3,911sqft GFA), and a reno/addition plan (3,179 sqft GFA). Both are for 4-bdrm homes with circular drives. Approvals are well underway. Drawings, reports, applications and 2018 survey are included with purchase. Lot area 12,409.28 sqft (1,152.86 m<sup>2</sup>). R2.1 zoning allows for 35% lot coverage. Build up to 5,584 sqft GFA.

The existing house is charming, with a distinct, cottage-like feel. Live in or rent out while finalizing plans to build your dreams. Ideal for contractors, outdoor enthusiasts, or anyone with lots of vehicles and/or toys (small boat, motorcycle, ATV, etc.). Lots like this with huge, circular driveways and side yard storage are exceedingly rare. Home is being offered in as-in condition.



Located in upscale Aldershot South. Sidewalk-free neighbourhood budding with luxury new builds. Close to the lake, marinas, conservation areas, Burlington Golf & Country Club (2km), plus all amenities. Walk or cycle to Spencer Smith lakefront park to enjoy Ribfest and the Sound of Music festival with no parking hassles. Just 2 km to the shops, restaurants and nightlife of downtown Burlington.

*Architectural drawings and associated reports are available upon request.*

For more details, including specs & features of the plans and existing house, plus floor plans, survey, etc., please visit:

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## 699 CEDAR AVENUE

2020 Taxes \$4,769 | Bdrms 2 | Baths 1 | Lot 73'x170' |  
Zoning R2.1 | 35% lot coverage | Build up to 5,584 sqft

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## OVERVIEW

- Lot size 73' x 170
- Lot area 12,409.28 sqft (1,152.86 m2)
- Zoned R2.1, allowing for 35% lot coverage
- Build up to 5,584 sqft GFA max
- Survey available (May 2018)
- Sunny, northwest facing backyard
- Two different plans are currently in place for major renovations with additions (including one that is classified as a new build; drawings are included with purchase:

**Option 1** = 3,911 sqft GFA; 4 bdrms; plans are classified as a new build (it's up to the buyer whether or not to completely demolish the existing home); municipally approved pending demo permit

**Option 2** = 3,179 sqft GFA; 4 bdrms; application in progress for minor variance regarding setbacks and dwelling depth

- Existing house is a 2 bdrm, 1 bath, 1½ storey home with 3-season sunroom, a hot tub, and a rough-in for a bathroom in the unfinished basement

## OPTION 1: NEW BUILD details

- **STATUS:** Municipally approved pending demo permit, which will be released when services are disconnected
- Plans are for a major reno with addition that is classified as a new build (it's up to the buyer whether or not to completely demolish the existing home)
- 3,911 sqft GFA (includes an addition of 2,206 sqft), plus finished basement
- 4 bdrms
- 4½ baths
- 9-foot ceilings on main
- 9-foot vaulted ceilings in all bedrooms
- 8'6" ceilings in basement (with underpinning or demo)
- **MAIN FLOOR:** Walk-in coat closet; mud room; inside entry from garage; separate dining room; office; solarium; open concept great room with gas fireplace; kitchen overlooks great room and solarium, features island with breakfast bar, a walk-in pantry and a server; 9' ceilings
- **SECOND LEVEL:** 4 bedrooms, all with ensuite baths (2 private ensuites, and one shared 5-piece ensuite with pocket door); principal bedroom features a large 14'x8' walk-in closet and a 5-piece ensuite with double vanity and private water closet; top floor laundry; 9-foot vaulted ceilings in all bedrooms
- **BASEMENT:** Basement plans include a media room; 2 rec rooms; 22-foot long storage area; 4-piece bathroom; space for an office, gym or 5th bedroom
- **GARAGE:** Oversized double garage (1,038 sqft) features drive-through to backyard (third overhead garage door in back); storage space big enough to fit a third car; inside entry to home; pedestrian side door
- **EXTERIOR:** Circular driveway; new covered front porch; existing covered deck in back; existing extensive wood fencing; existing "smart" irrigation system in back
- **DOCUMENTS AVAILABLE upon request:**
  - Survey (May 2018) Site Plan (Feb. 2019)
  - House Drawings (Feb. 2019), including Elevations, Floor Plans for all 3 levels, Basement Underpinning Plan, Roof Plan, Demolition Plan, Wall Section Detail, etc.
  - Arborist Report (May 2019) Floor and Roof Truss Layout (Dec. 2019)
  - HVAC Design and Energy Report (July 2019)
  - Building Permit Application Status Report (Feb 2020) - an updated report is pending
  - Garage Demolition Permit (April 2020)



## OPTION 2: MAJOR RENO WITH ADDITION details

- **STATUS:** Application in progress for minor variance regarding setbacks and dwelling depth (expected to be approved, but seller cannot warrant outcome)
- 3,179 sqft above grade, plus basement
- 4 bdrms
- 3½ baths
- **MAIN FLOOR:** 9' ceilings; laundry/mud room with inside entry to garage; eat-in kitchen with large island with breakfast bar; separate dining room; solarium-style great room; den
- **SECOND LEVEL:** 4 bedrooms, including two with private ensuites and walk-in closets; all bedrooms with cathedral or vaulted ceilings; 4-piece main bath; 5-piece principal ensuite; 2 linen closets
- **GARAGE:** Oversized double garage with extra storage space; side door entry by front porch; inside entry to home
- **EXTERIOR:** Circular driveway; covered front porch; existing covered deck in back; existing garden shed; existing extensive wood fencing; existing "smart" irrigation system in back
- **DOCUMENTS AVAILABLE upon request:**
  - Survey (May 2018)
  - Application for Minor Variance (June 2020)
  - House Drawings (June 2020), including Elevations, Floor Plans for 2 levels
  - Site Plan (June 2020)

## EXISTING HOME details

- 1½ storey
- 1,770 sqft above grade (including sunroom); 1,510 sqft above grade (not including sunroom) ; unfinished basement is 822 sqft
- 2 bedrooms (principal bedroom on upper level, second bedroom on main)
- Kitchen features newer cabinetry on one wall (grey cabinets installed Sept. 2020); 4 appliances, including a gas range, and a newer stainless steel Bosch top-control dishwasher (2020)
- Living room features stone fireplace with gas insert; 2 LED pot lights
- 4-piece bathroom on main level features a soaker tub and a vast corner vanity with built-in lighting and two medicine cabinets
- 3-season sunroom (no HVAC), walks out to 2-tier deck
- Loft-style family room in upper level
- Unfinished basement with rough-in for a bathroom (existing toilet kept for construction use)
- Central vacuum, featuring a sweep inlet in kitchen
- Being sold in as-is condition without representation or warranty
- **RECENT DEMOLITIONS:** Attached garage (which was in disrepair when purchased) has been torn down; basement finishes have been torn out
- **EXTERIOR:**
  - Circular driveway connects 2 extended length single driveways providing plenty of room for multiple vehicles, large vehicles, trailer, etc., plus it has a drive-through gate to backyard for side yard storage of small boat, motorcycle, etc.
  - Smart, in-ground sprinkler system by "Hunter" in backyard, with zones available to connect to future in-ground sprinklers in front, if desired (smartphone-controlled zones and watering schedule; "HydroWise" automatically adjusts watering to temperature and rainfall conditions; 5 of 16 potential zones currently in use)
  - 2-tiered rear deck (480 sqft total; each tier measures 20'x12') features covered top tier, hot tub with privacy blind, gas bib for barbecue
  - Extensive wood fencing (newer fencing along east side – rear portion in 2018, front portion in 2020)
  - Front portion of shingles replaced in 2019



## INCLUSIONS & EXCLUSIONS

### INCLUSIONS

- All drawings, reports, applications and documents in the seller's possession, relating to design and municipal approval of the two plans in place
- All light fixtures and ceiling fans
- All window coverings
- Central vacuum and attachments
- Hot tub
- Garden shed
- Whirlpool fridge
- GE gas stove
- Kenmore range hood
- Panasonic microwave oven
- Bosch dishwasher
- LG front load washer and gas dryer

### EXCLUSIONS

- None

## AREA AMENITIES

Burlington Golf and Country Club 2 km

Downtown Burlington 2 km  
(shops, restaurants, bakeries, nightlife)

Spencer Smith Park 2.7 km  
(avoid parking hassles by walking or cycling to special events, like Burlington's renowned Ribfest and Sound of Music Festival)

Beachway Park 3.5 km

Lasalle Park Marina 4 km

Joseph Brant Hospital 2 km

IKEA, Mapleview mall, restaurants, shops and services

Parks, bike trail, conservation areas

Burlington and Aldershot GO stations

Major hwy's 407, 403, QEW