



55 - 4055 Forest Run Ave



**BURLINGTON, ON**

Move-in ready!





# FREEHOLD END UNIT townhome in a coveted location!

3 + 1 Bed, 3.5 Bath, inside entry from garage, with tons of upgrades and finished lower level . . . Best of all, a private backyard backing onto Tansley Woods Park, pickle ball and basketball courts!

Welcoming flagstone porch leads you into the bright, open concept layout, new light fixtures and beautiful hardwood throughout. Gorgeous custom kitchen with walk-out to patio, KitchenAid fridge, convection stove and Bosch dishwasher. Family room plus Living Room/Office/Den on main level.

New hardwood staircase leads you upstairs to the spacious primary bedroom complete with custom focal wall, large window, ensuite and walk-in closet featuring PAX storage units, plus 2 more spacious bedrooms and main bathroom on Upper Level.

Fully renovated Lower Level offers an additional bedroom and full bathroom, workout room, laundry, custom roller shade with power wands and plenty of storage.

Professionally landscaped yard with pavestone walkway and stone patio, fully fenced with wrought iron allowing for ravine views, is perfect for outdoor entertaining. Many improvements meticulously made to this home: California blinds, pot lights, updated light fixtures, Roof (2021), Furnace & A/C (2023), Storage Shed (2023), New Rheem Water Heater (2023 owned), fenced yard, LG Washer & Dryer and the list goes on . . . Stunning well-maintained home in family-friendly neighbourhood — walk to schools, trails, shops, parks and easy HWY access.

3 + 1 BEDS	3.5 BATHS	1,750 SQ FT	LOT SIZE 47' X 87'
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