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REAL ESTATE



2078 Broadleaf Crescent



ORCHARD, BURLINGTON



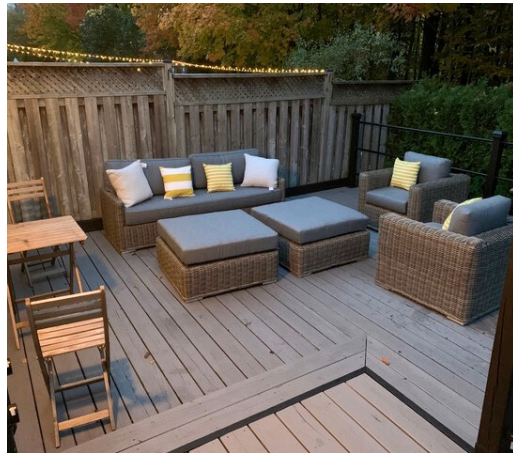
Welcome to 2078 Broadleaf Crescent



FULLY RENOVATED FREEHOLD townhome located in one of Burlington's most sought-after neighbourhoods, The Orchard.

Situated on a quiet, premium crescent, it offers a private, serene view overlooking a rare greenspace RAVINE lot. Impeccably maintained with a strong sense of pride in ownership, this home features upgrades throughout, including beautiful hardwood flooring, potlights, renovated 3 bathrooms and a newly updated kitchen with quartz countertops, a modern faucet, stainless steel appliances and plenty of cabinets.

Separate dining room. Living room boasts an expansive window giving you loads of natural light, opening to a large two-tiered deck—perfect for relaxation and entertaining in the fully fenced yard. The new stairs and railing lead to the second floor, where you'll find three bedrooms with nicely appointed focal walls, including a large primary suite with a walk-in closet, charming window seat to enjoy the peaceful view and a stunning ensuite.



3 BEDS	2.5 BATHS	1,403 SQ FT	LOT SIZE 23.33' X 80.38'
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Lower level professionally finished in 2024 offers gorgeous hardwood floors, Rec Room, rough-in for wet bar and plentiful storage space. So many upgrades: windows, front door, rear sliding door, Bosch Energy Efficient Furnace/AC, Exterior Siding (2023), all bathrooms updated, inside entry from garage . . . and the list goes on.

Ideal for commuters, this move-in ready home is conveniently close to the Go Train and highway access, and within walking distance to schools, restaurants, shopping, and all other amenities.















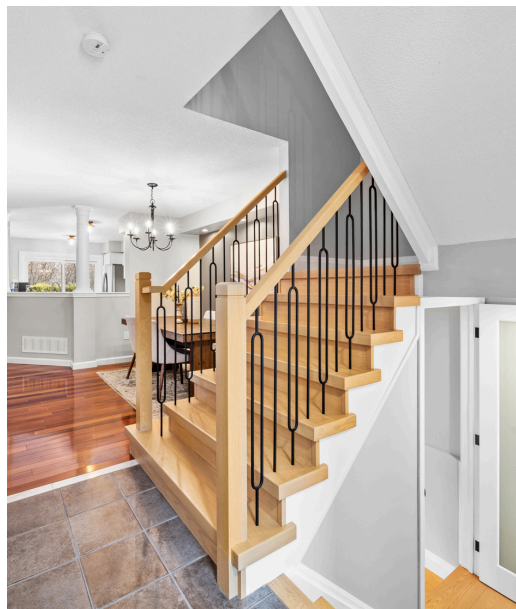






Upgrades & Features

- Kitchen Countertops and Sink (2025)
- New Stairs and Handrailing (2024)
- Professionally Completed Basement (2024)
- Tankless Hot Water Heater (2024) rental \$60.10 per month
- Triple Pane Windows (2023)
- Front Door (2023)
- Rear Sliding Door (2023)
- Attic Insulation (2023)
- Bosch Furnace (2023) Energy Efficient
- Bosch Air Sourced Heat Pump/AC (2023) (provides heating and cooling)
- Front Exterior Siding (2023)
- All Bathrooms Updated (2021)
- New Fridge (2021)
- Humidifier (2021)
- Potlights
- Roof (2014)





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