



SCARLETT  
STRATI  
REAL ESTATE



# 5449 Valleyhigh Drive

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ORCHARD, BURLINGTON







# Beautiful 4-Bedroom Family Home in Sought-After Orchard Neighbourhood

Nestled on a tranquil, tree-lined street in Burlington’s highly coveted Orchard community, this beautifully updated, move-in-ready 4-bedroom, 3-bathroom home offers the perfect blend of style, comfort, and functionality for modern family living.

Boasting exceptional curb appeal, a double car garage, and a welcoming foyer with soaring ceilings, this home impresses from the moment you arrive. Step into a bright and airy open-concept main floor featuring rich hardwood flooring, neutral tones, and elegant finishes throughout. The spacious living and dining areas flow seamlessly into an updated, eat-in kitchen outfitted with quartz countertops, stainless steel appliances, custom cabinetry, a stylish tile backsplash, and a large breakfast island, plus dinette area—ideal for both casual meals and entertaining.

The inviting family room, complete with a cozy gas fireplace and expansive picture window, offers serene backyard views and a perfect place to unwind. A separate vaulted-ceiling living room adds flexibility—ideal as a formal sitting area, den, or home office. Enjoy the convenience of a main-floor laundry/mudroom with inside access to the garage.

Upstairs, retreat to the primary suite with a large walk-in closet and spa-like ensuite featuring a soaking tub and walk-in shower. Three additional generously sized bedrooms and an updated full bathroom provide ample space for family or guests. The fully finished lower level expands your living space with a large recreation room, bonus office or gym area, and a rough-in for an additional bathroom—perfect for future customization.

4 BEDS	2.5 BATHS	2,650 SQ FT	LOT SIZE 44.01' x 98.37'
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Step outside to your private, fully fenced backyard with a patio area perfect for morning coffee or summer barbecues. Additional features include a resurfaced driveway, owned hot water heater, and abundant storage throughout.

Enjoy all the benefits of living in The Orchard—one of Burlington's most family-friendly neighbourhoods—just steps from top-rated schools, parks, shopping, and amenities. With direct access to the Sixteen Mile Creek Trail and nearby Bronte Creek Provincial Park, outdoor enthusiasts will love the endless walking, hiking, and biking options.

Don't miss this rare opportunity to own a beautifully maintained home in one of Burlington's premier communities.











































# Upgrades & Features

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- Updated Kitchen
- Stainless Steel Appliances
- Quartz Counters
- Hardwood Flooring
- Custom Shutters
- Potlights
- Roof 2023
- Air Conditioner 2023
- Water Heater Owned
- Furnace 2020
- Driveway Resurfaced 2022
- Most of the Windows Regassed
- Finished Lower Level
- Rough-in 3rd Bathroom in Lower Level
- Gas Fireplace in Family Room
- Inside Entry from Garage
- Fenced Yard







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