



*4837 Capri Crescent*

FIONNA GOSSLING

BROKER

**ROYAL LEPAGE**

ROYAL LePAGE REAL ESTATE  
SERVICES LIMITED, BROKERAGE



# Welcome to 4837 Capri Crescent, Burlington

Terrific value in this freehold Alton Village Town House! This house is priced to sell with 3 bedrooms and 3+1 bathrooms. Huge master with en-suite and large walk in closet.

The main floor has lots of natural light, a large eat-in kitchen with stainless steel appliances, a breakfast bar and heaps of cupboard space. It opens up onto a large deck-no lawn to mow! 2 piece powder room and convenient inside access to single garage complete the main floor.

Fully finished basement with a playroom, 3 piece bathroom, laundry room and lots of storage.

Situated on a quiet crescent across from green space, just 500m to Appleby Line and walking distance to amenities.



Foyer



Living Room





Dining Room



Kitchen





Kitchen



Master Bedroom





Master Bedroom with Walk-in & 4 Piece Ensuite



Bedrooms 2 & 3





Basement



Basement & 3 Piece Bathroom





Deck





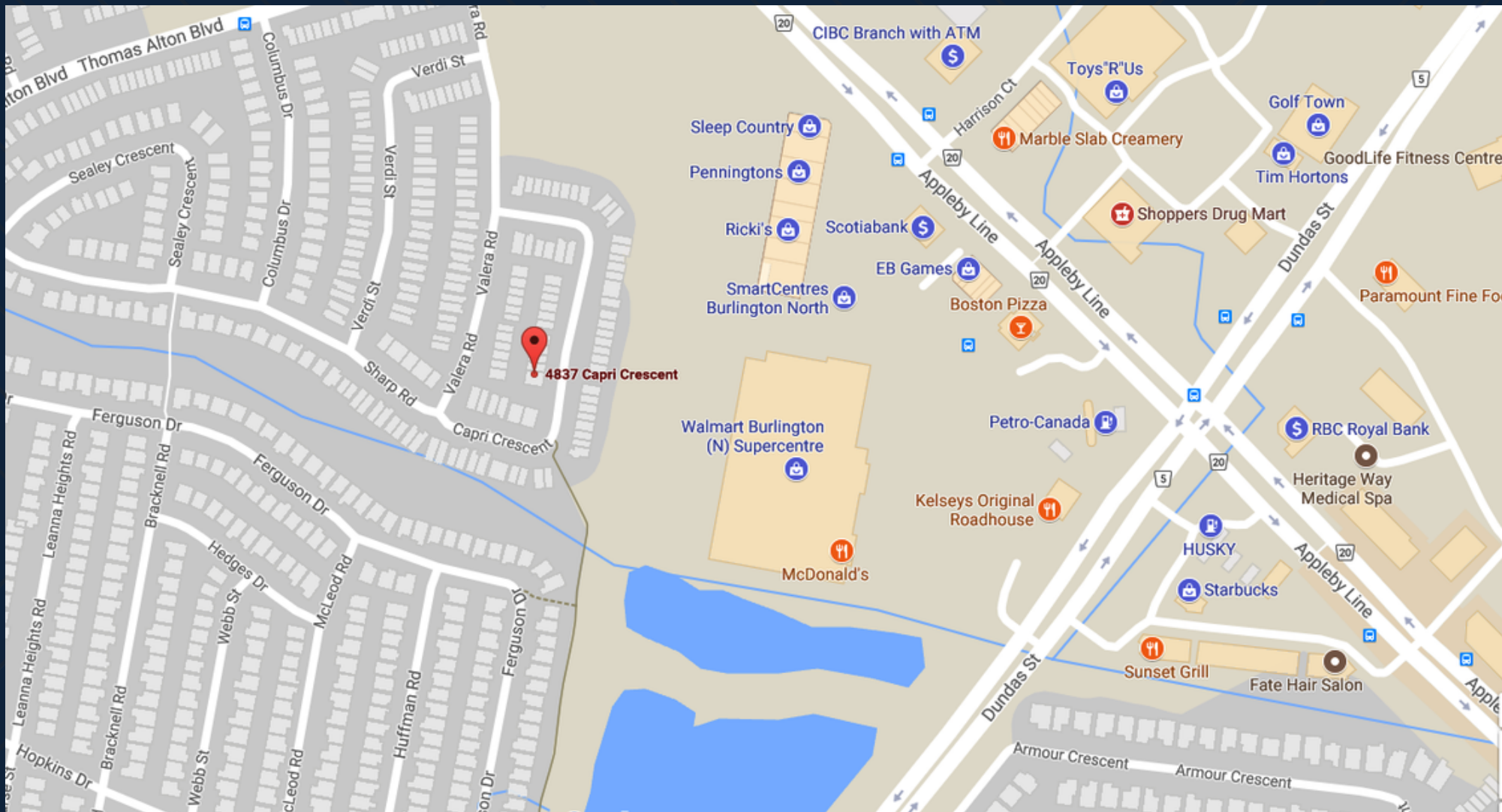
Fenced Backyard





Quiet Crescent across from Green Space





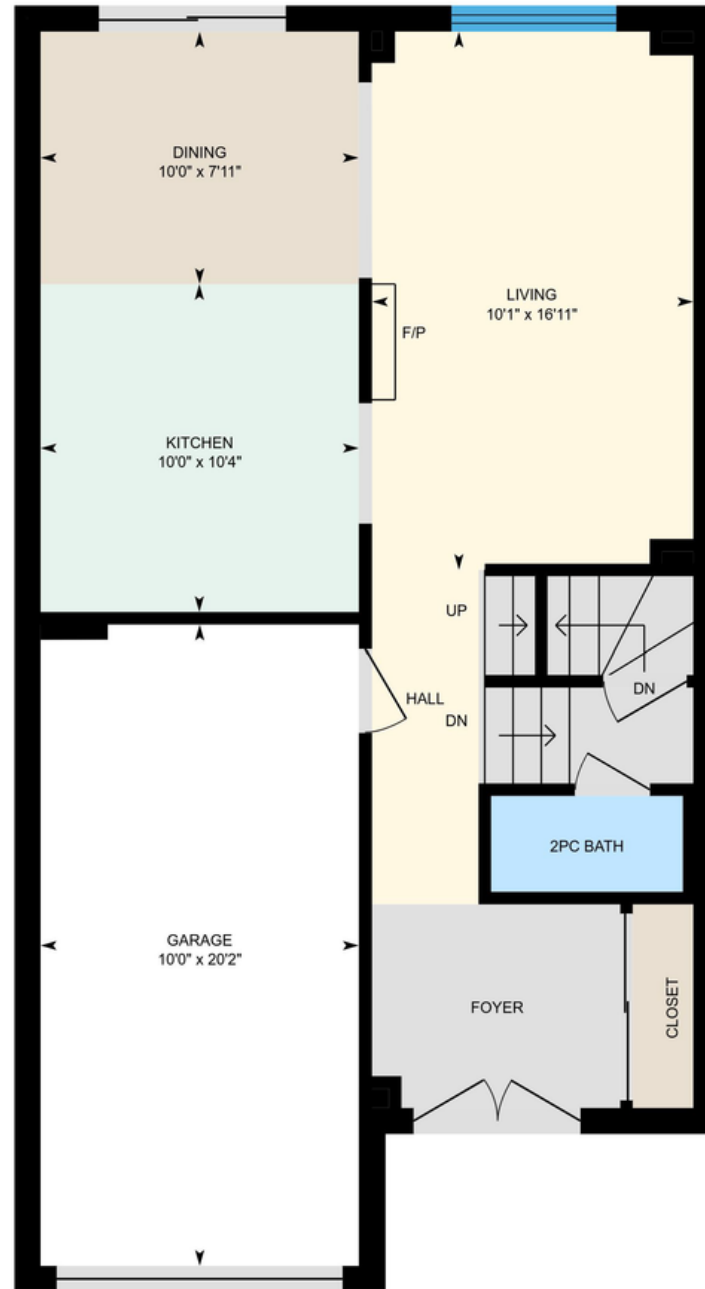
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# Main Floor

Total Exterior Area 622 sq. ft.  
Total Interior Area 530 sq. ft.



0 2 4  
ft

PREPARED: Nov, 2017



## 2nd Floor

Total Exterior Area 758 sq. ft.  
Total Interior Area 664 sq. ft.



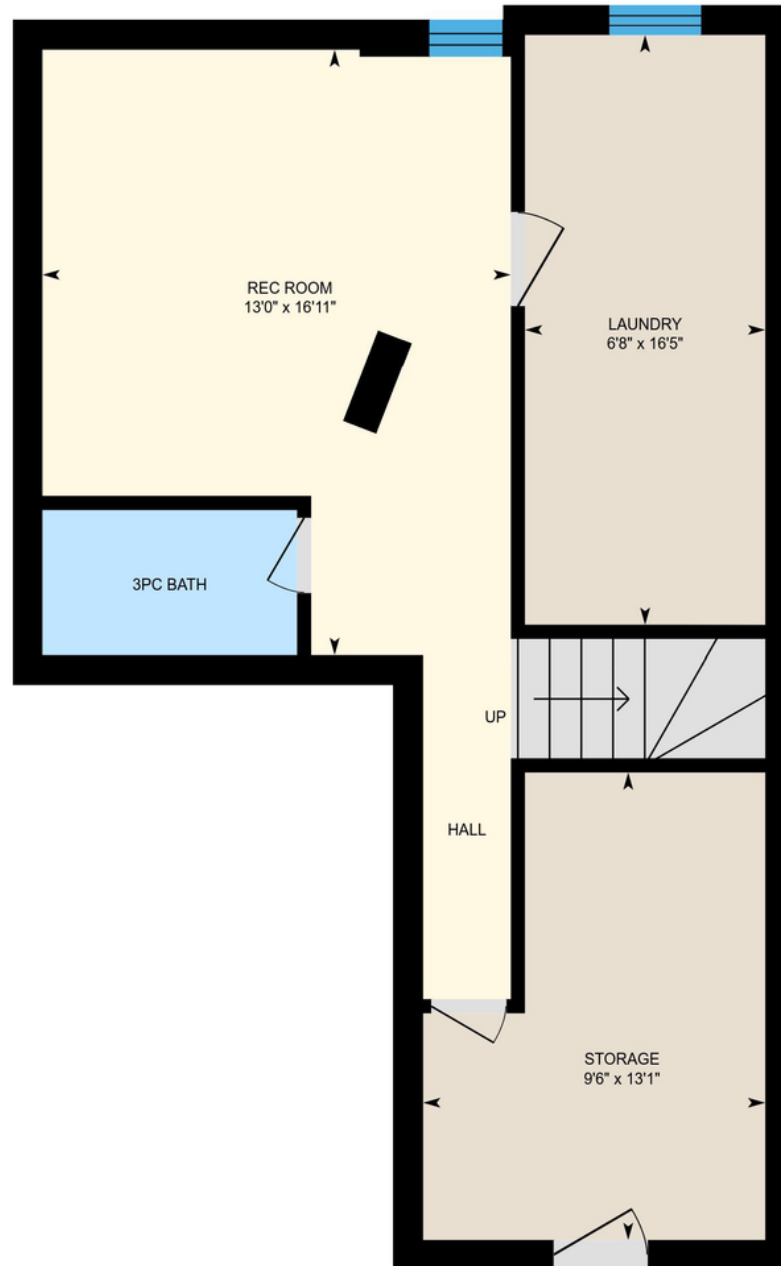
0 2 4  
ft

PREPARED: Nov, 2017





**Basement** Total Exterior Area 588 sq. ft.  
Total Interior Area 497 sq. ft.



0 2 4  
ft

PREPARED: Nov, 2017



## FEATURES:

- Stainless steel appliances
- Master bedroom with ensuite and walk-in closet
- Full of natural light
- Finished basement
- Single car garage with inside access
- Large deck
- Fully fenced back yard

## NEIGHBOURHOOD:

- Walking distance to shops, cafes, restaurants, grocery stores, banks & gym
- Green space, pond, and walking trails
- Haber Recreation Centre
- Norton Park incl. skateboard park, playground, splash pad, sports field & leash free area
- Easy access to 407



## INCLUSIONS:

- Fridge
- Stove
- Dishwasher
- Microwave
- Washer and dryer
- All electric light fixtures
- All window coverings

## EXCLUSIONS:

- Electric fire place

## RENTED:

- Water heater

## Burlington Business Directory

<http://bedc.ca/burlington-business-directory/>

## Halton District School Board - School Locator

<https://www.hdsb.ca/schools/Pages/Find-My-Local-School.aspx>

## Burlington Transit

<http://www.burlingtontransit.ca/en/index.aspx>

## Burlington Live And Play, Parks & Recreation

<https://www.burlington.ca/en/live-and-play.asp>

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# Hello!

Pleased to 'meet' you! I was born and raised in Oakville and know first-hand what a special place it is to call home.

Not only do I have an in-depth understanding of what the different neighbourhoods have to offer, I also grew up in a real estate family and watched my mother build respect and trust in the community as a Broker.

Form an early age, I learned that selling real estate isn't just about doing deals, it's about taking time to help people find the right home from them and their families. I've modelled my business principles on listening well and working hard to help people meet their individual goals. It's simple formula that works.

Constantly ranked among the top Royal LePage agents nationally, you're in safe hands when you trust your real estate sale or purchase to me (and Rachel - my administrative genius!). Together we help families home.

I hope I'll have the chance to get to meet you soon and learn more about your real estate needs. Come say hello at:

FACEBOOK  
YOUTUBE  
LINKED-IN  
GOOGLE+



# Contact

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Fionna Gossling - Broker

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