



6505 CEDAR SPRINGS ROAD  
BURLINGTON



**ROBERT SADLIER, B.Sc., A.S.A.**  
SALES REPRESENTATIVE

Your BEST Interest is our ONLY Interest

CELL: 289-828-LIST (5478)  
BOBSADLIERREALTOR@GMAIL.COM  
WWW.SADLIERSELLSREALESTATE.CA

**REALTOR.ca**  



5111 NEW STREET SUITE 103  
BURLINGTON ONTARIO L7L 1V2  
OFFICE: 905-637-1700  
FAX: 905-637-1070

Not intended to solicit properties already listed for sale, or buyers under contract

PRESENTED BY  
**ROBERT SADLIER**





Nestled among the trees is where you will find 6505 Cedar Springs Road.

This is a Marvelous Board and Batten home in the Village of Kilbride only minutes to the city of Burlington. The Completely Renovated 2808 sq. ft. home boasts a 76 x 264 ft. lot backing onto a ravine. This is surely going to be the perfect place to drink your morning coffee sitting on any of the three rear private decks watching the birds and wildlife in your backyard.

With 5 bedrooms and 2 bathrooms and a large country kitchen for those family gatherings, this property is sought after by the young wanting to raise their family in the country, or those looking to escape the noise and bustle of the city.

The Main level is open concept and the Kitchen has a large Quartz Island with ample space for your entertaining requirements. The Master bedroom has ensuite privileges and a private second level deck off of it. The Bonus Room is a 465 sq. ft. Attic with Large Window waiting for your finishing touches and last but not least, there is a single car garage with workshop for the craftsman in the house. Kilbride has a General Store, Post Office, Library and Kindergarten to Grade Eight Public School. Catholic, Public and Private Schools nearby in Burlington. Many Conservation Areas, Golf Courses and the Bruce Trail are within minutes to explore. Amenities and Hospitals are minutes away in Burlington and Milton.

You are here today looking for Peace and Tranquility. WELCOME HOME!







Light-colored wood cabinetry with a shaker-style door and a silver pull handle. The cabinets are arranged along the wall and under the countertop.

A window with a white frame, providing natural light to the kitchen. Two decorative pendant lights hang above the countertop.

Black granite countertop with a double sink, a stainless steel dishwasher, and a stainless steel refrigerator. A small potted plant and a glass pitcher with lemons are on the counter.

A central island with a black granite countertop and a cooktop. The island has dark wood cabinets with silver handles. A glass pitcher with lemons and a small potted plant are on the counter.

A stainless steel refrigerator with a water dispenser and a pull-out freezer drawer.

Dark wood flooring in the foreground, transitioning to light-colored stone tiles in the rest of the kitchen.

A white ledge or countertop in the foreground, featuring a potted plant with large green leaves in a black pot.

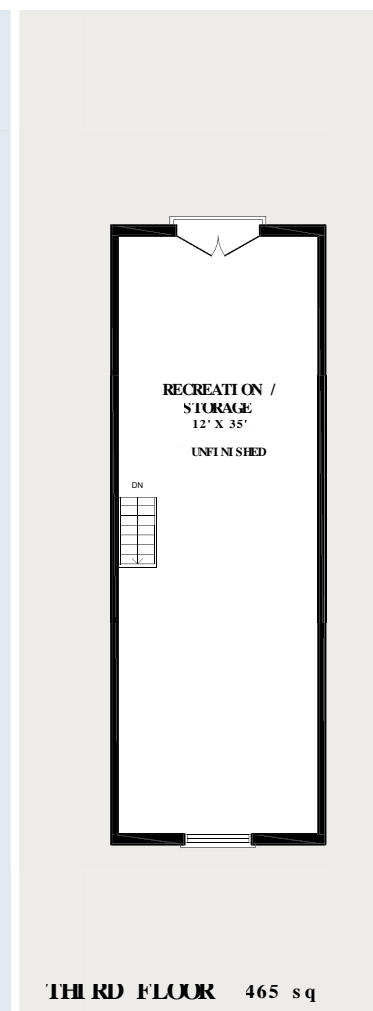
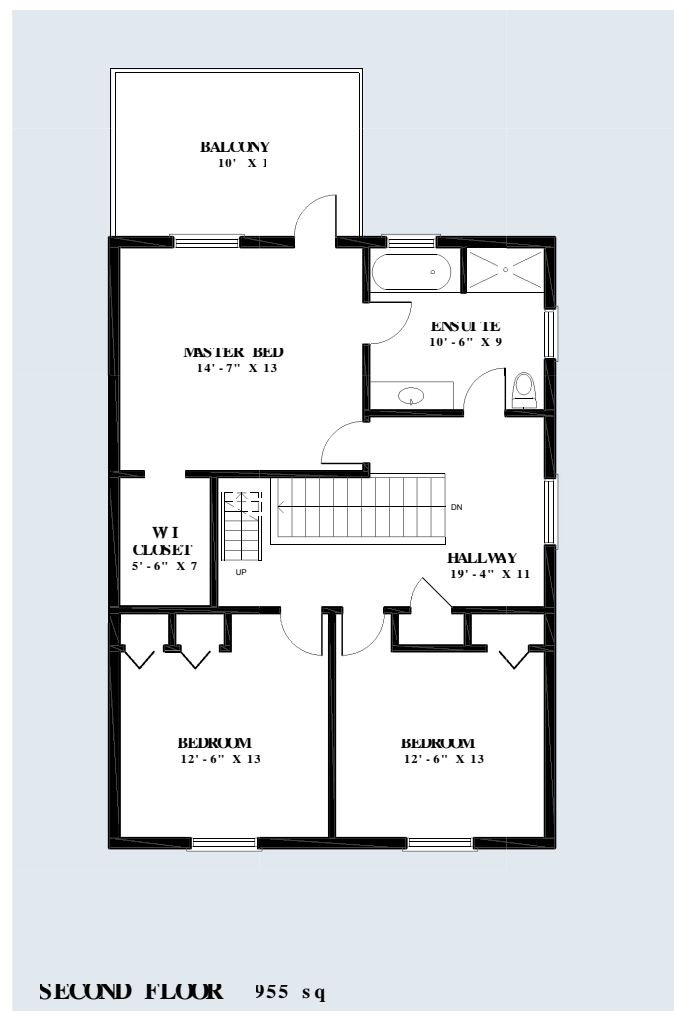
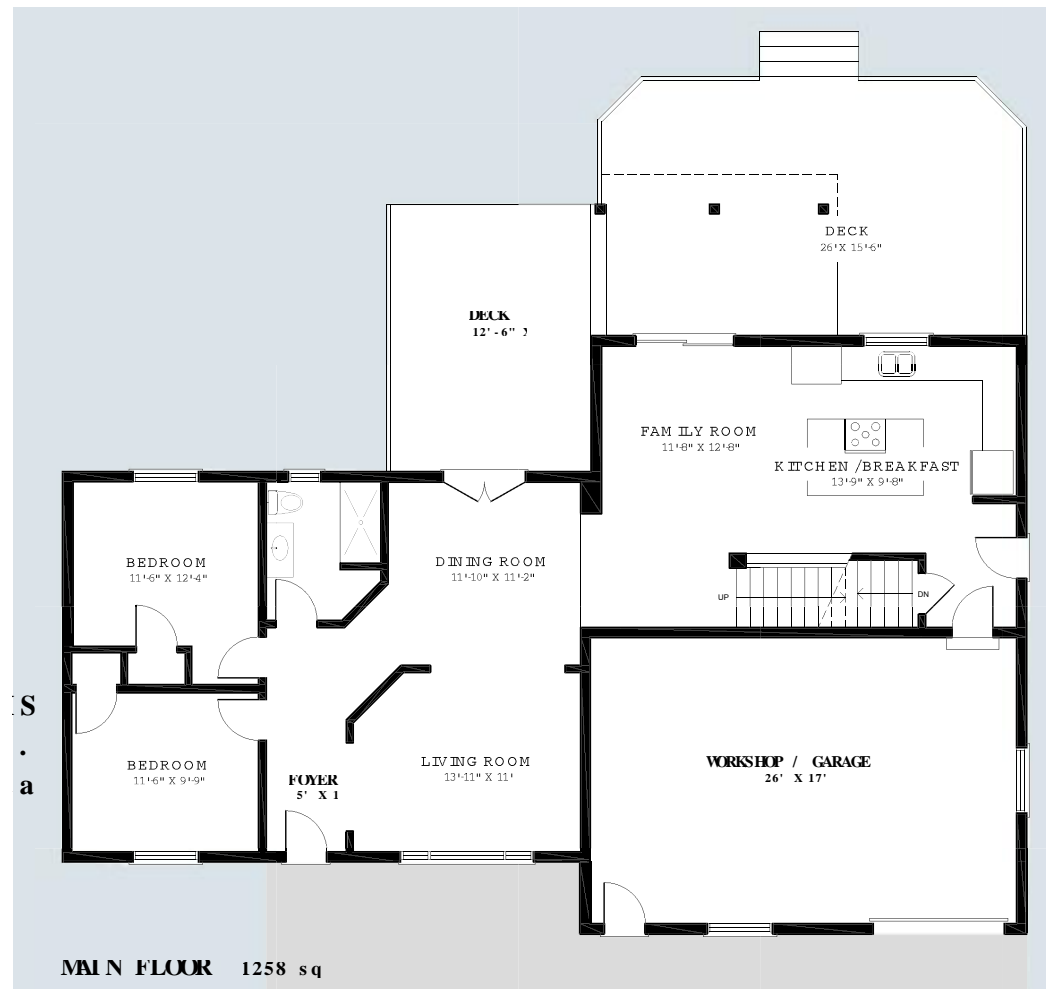












## PROPERTY FEATURES

LOT SIZE	75.98 X 264 Backing onto Ravine, Part of Niagara Conservation Authority Residential Rural Property, Cross Street is Alice Street
PROPERTY TAXES	\$4,477.00 YEAR 2019
HOUSE STYLE	2 Storey, Board and Batten Exterior
SQ. FT.	2,808 Sq. Ft.
KITCHEN	Large Country Kitchen with Quartz Island & French Doors To Private and Secluded Backyard
BEDROOMS	5 (2 on Main Level) (3 on Second Level) Private Second Storey Balcony off Master Bedroom
BATHROOMS	(2) One 3 Piece on Main Level, One 4 Piece on Second Level
BONUS ROOM	465 sq. ft. Attic Room with Window, Framed and ready to be Insulated & Dry Walled
FURNACE	Forced Air Natural Gas, 2 years old
ELECTRICAL	200 Amp Service
WATER	2000 Gallon Cistern
SEWAGE	Septic Tank
GARAGE	Single Car Garage/Inside Entry, Outside Pkg for 4 Cars Newly Paved Driveway
DECKS	Two Decks (One with French Doors Entrance from Living Room) (One Covered Deck with Sliding Door Entrance from Kitchen)
KILBRIDE	Village of Kilbride is Quaint, with General Store /Public Library
COMMUTE	10 km to Burlington, 407 East & West, QEW Niagara, QEW Hamilton, Hwy # 6 to 401 East & West
AMENITIES	Shopping in Burlington & Milton, Joseph Brant Hospital, Milton General, Several Conservation Areas/Parks & Several Golf Courses in Close Locale, Minutes to the Bruce Trail
SCHOOLS	Kilbride Public School, K-8, Several Catholic, Public & Christian Elementary and Secondary Schools in Halton District