

3123 VELEBIT PARK BLVD

BURLINGTON, ONTARIO



Luxury and elegance awaits in this truly spectacular 4 bdrm, 4 bath semi-custom home in desirable Alton Village. Featuring only top quality, high end finishes and premium lot backing onto Norton Park, this home is unlike any other. One of a kind stucco and stone exterior, large principal rooms, completely custom kitchen as featured on Houzz.com with premium Jenn Air appliances that will bring out the Top Chef in you. Gracious Great Room with designer details. All bedrooms with en-suite spa-inspired luxurious bathrooms. Skylight and unique staircase detail. In-ceiling surround sound speaker system, 4 camera alarm system. Custom composite wood deck for fabulous outdoor fun. Enjoy the view of Norton Park on the premium lot with no neighbours at the rear. All this and much more in a fabulous North Burlington home.













MAIN FLOOR

FOYER & HALLWAY

- 8ft solid wood door with 4 bolt locking mechanism
- 24" x 24" porcelain tiles
- Two storey open ceiling height
- Motorized Hunter Douglas Pirouette window coverings
- Italian brand Nemo chandelier
- Touch screen tablet for camera alarm system

DINING ROOM

- 5" hickory mesquite solid sawn hardwood floor
- Customized open concept layout
- Walk-through to kitchen
- Pot lights
- Designer chandelier
- Hunter Douglas Pirouette window coverings
- In-ceiling surround sound speaker system with wall control pad

KITCHEN

- Full custom kitchen as featured on Houzz.com
- Extended height solid maple cabinetry, crown moulding and pantry
- Soft close cabinets with Blum hinges
- Carrera marble backsplash
- KWC chrome faucet and Kohler double sink
- Espresso 11ft two tier island with breakfast table seating for 8, KitchenAid wine fridge, Panasonic microwave
- High end stainless steel Jenn Air appliances
 - Double wall ovens and warming drawer
 - 42" double door fridge with water and ice
 - 6 burner gas range
 - Dishwasher
- Custom two tone hood with Venta-hood fan insert
- 5" hickory mesquite solid sawn hardwood floor
- Walk out to deck and backyard
- 4.5" Eclipse California shutters
- Restoration Hardware pendant lighting
- Pot lights
- In-ceiling surround sound speaker system with wall control pad

GREAT ROOM

- 5" hickory mesquite solid sawn hardwood floor
- Gas fireplace
- Large south facing double windows overlooking

- Norton Park
- Hunter Douglas Pirouette window coverings
- Touch screen tablet for camera alarm system
- Designer wallpaper feature wall
- Pot lights
- In-ceiling surround sound speaker system with wall control pad

POWDER ROOM

- 24" x 24" porcelain tiles
- Designer wallpaper
- Restoration Hardware
- TOTO pedestal sink, soft close toilet & fixtures

SECOND FLOOR

MASTER BEDROOM

- 5" hickory mesquite solid sawn hardwood floor
- Two closets: walk-in and double
- Designer wallpaper feature wall
- Designer chandelier
- In-ceiling surround sound speaker system with wall control pad
- Hunter Douglas Pirouette window coverings with blackout

MASTER ENSUITE - 4 PIECE

- 24" x 24" porcelain Calacutta floor tile
- Modern freestanding soaker tub
- Walk-in rainhead floor to ceiling frameless glass shower with porcelain tiles and marble mosaic tile detail
- Double sink vanity with Calacutta marble countertop
- TOTO soft close toilet
- Crystal vanity pulls
- Raised height vanity
- Designer light fixtures
- Pot lights
- Custom mirror
- Heated floor
- In-ceiling surround sound speaker system with wall control pad

2nd BEDROOM

- 4.5" Eclipse California shutters
- 5" hickory mesquite solid sawn hardwood floor
- Pendant light fixture

- Double closet
- 4pc private en-suite bathroom
 - Single vanity with ample storage
 - Noble grey marble countertop
 - TOTO soft close toilet
 - Window with 4.5" Eclipse
 - California shutters
 - Rectangular porcelain floor and tub wall tile
 - Rainhead shower

3rd BEDROOM

- 5" hickory mesquite solid sawn hardwood floor
- Vaulted ceiling
- Double closet
- Hunter Douglas Pirouette window coverings
- Designer wallpaper feature wall
- In-ceiling surround sound speaker system with wall control pad
- 'Jack and Jill' semi-ensuite bathroom shared with 4th bedroom

4th BEDROOM

- 5" hickory mesquite solid sawn hardwood floor
- Double closet
- 4.5" Eclipse California shutters
- 'Jack and Jill' semi-ensuite bathroom shared with 3rd bedroom

SEMI EN-SUITE BATH

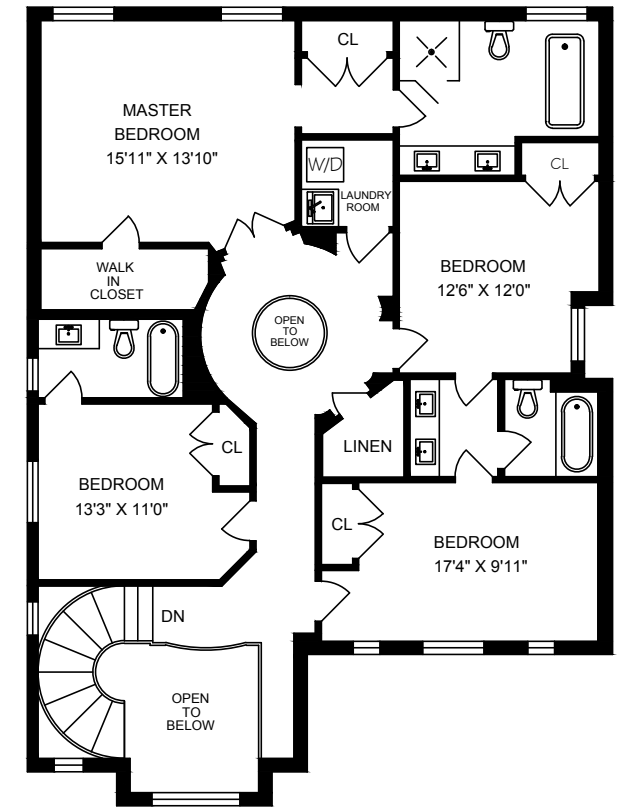
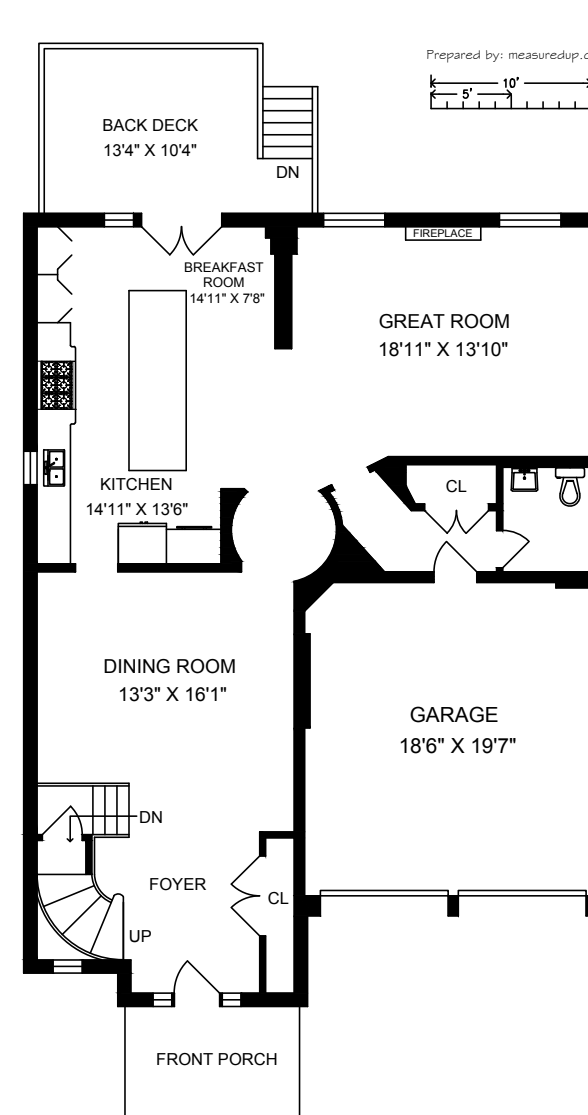
- Custom mirror
- Designer lighting
- Double sink vanity with noble grey marble countertop
- TOTO soft close toilet
- Rectangular porcelain floor and wall tile
- Rainhead shower

HALLWAY

- Large walk-in linen closet
- 8ft x 4ft skylight
- 5" hickory mesquite solid sawn hardwood floor

LAUNDRY ROOM

- Front loading high end Maytag washer and dryer
- Sink with upper and lower cabinet storage
- Ceramic floor tile



MAIN FLOOR - 1302 SQUARE FEET
 SECOND FLOOR - 1526 SQUARE FEET
 TOTAL - 2828 SQUARE FEET
 GARAGE - 350 SQUARE FEET

Measurements and Calculations are approximate.
 To be used as guidelines only

FEATURES

- Custom stone and stucco exterior
- 2818 sq ft excluding basement
- 4 bedroom, 4 bath
- Fernbrook Homes built, modified 'Stonefield' floor plan
- Premium look out lot backing onto Norton Park with no neighbours at rear
- 8ft entry door, 8 foot doorways on main floor
- Solid wood doors on main
- 9ft ceiling height on main
- Smooth ceilings throughout
- 8" baseboards throughout
- 3.5" doorway trim throughout
- All bathroom accessory fixtures from TAPS
- Large look out basement windows
- Double car garage
- Private driveway, total parking for 4 cars
- Dimmer switches on pot lights in Great Room, Dining Room, Kitchen, 2nd Bedroom, 3rd Bedroom,
- Master Bath En-suite
- Skylight on 2nd floor
- Wood staircase with iron pickets and open to below feature
- 4 camera alarm system with 2 touch screen tablet pads and DVR recorder
- New Kinetico water softener and purifying system
- Custom composite wood deck
- Home is under balance of Tarion Warranty



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