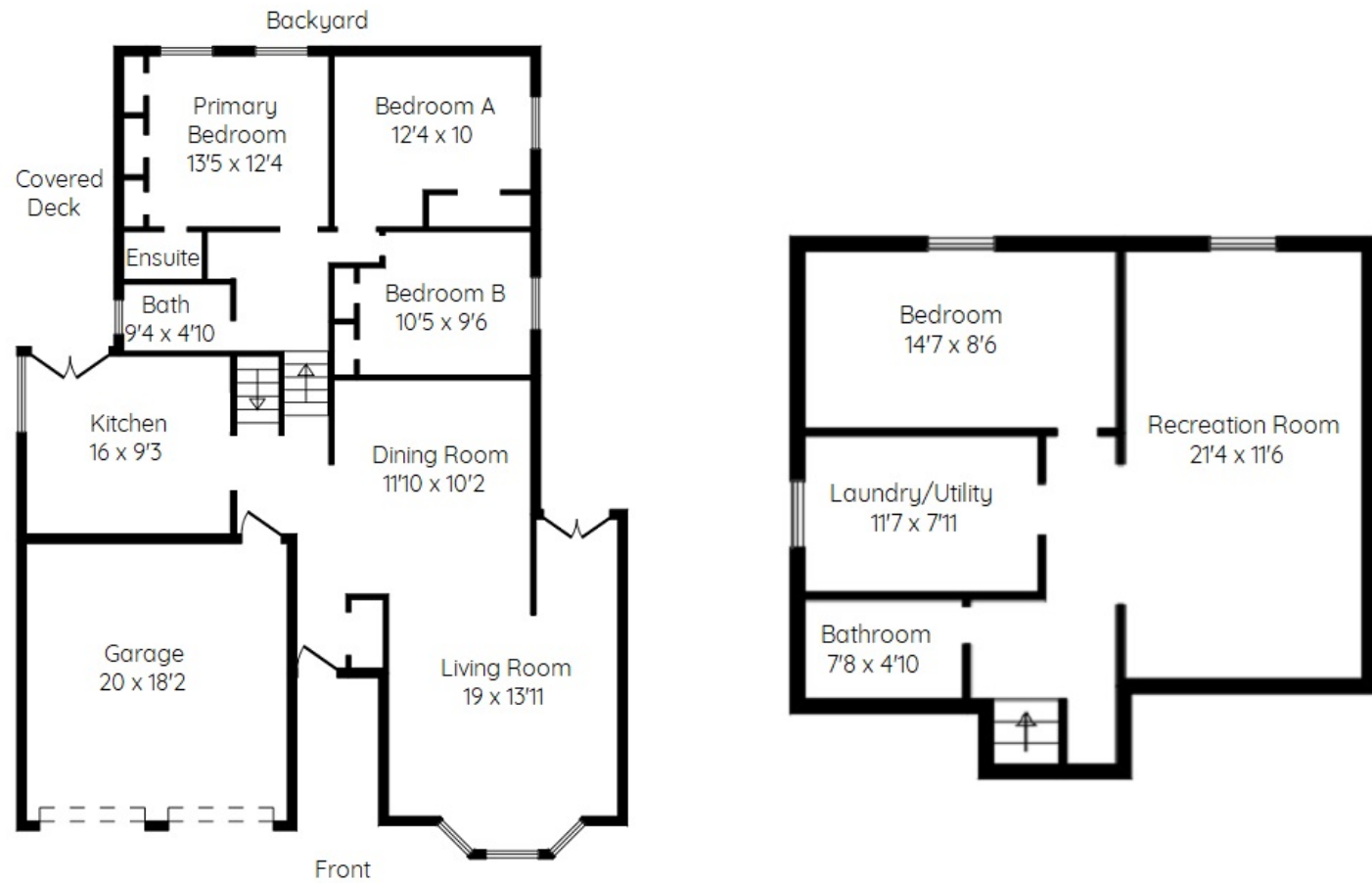
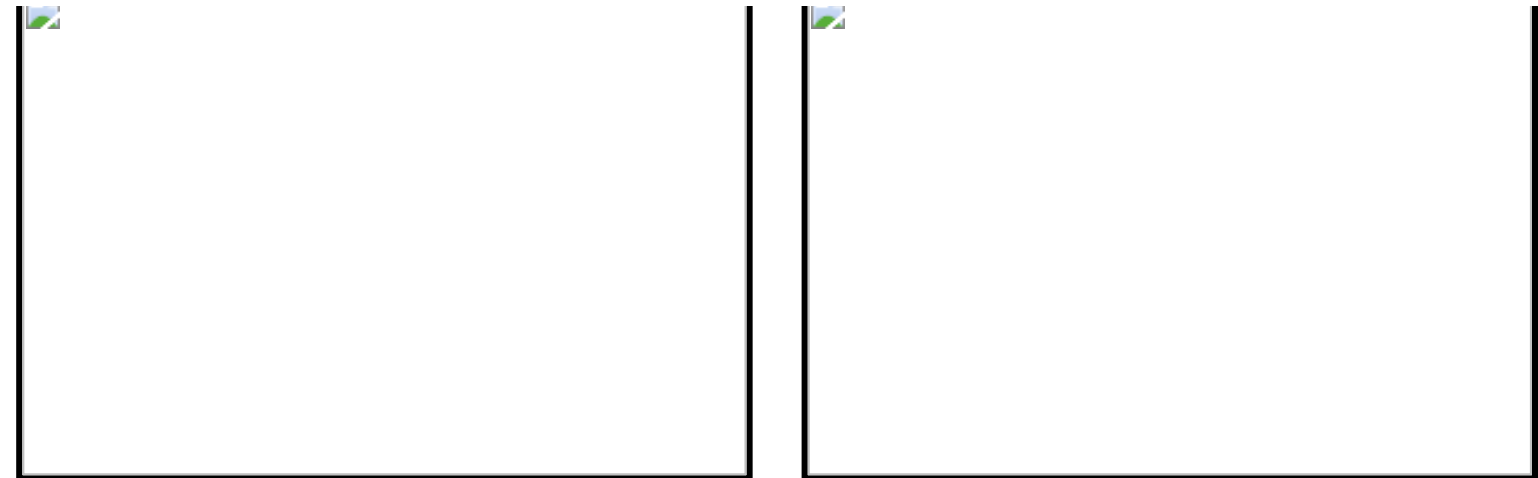


2346 Cavendish Drive, Burlington



\$1,199,900



Kris Gray

Real Estate Sales Representative
905.407.5716 |

COM/CHOICE Realty Inc. Brokerage
44 York Road | Dundas



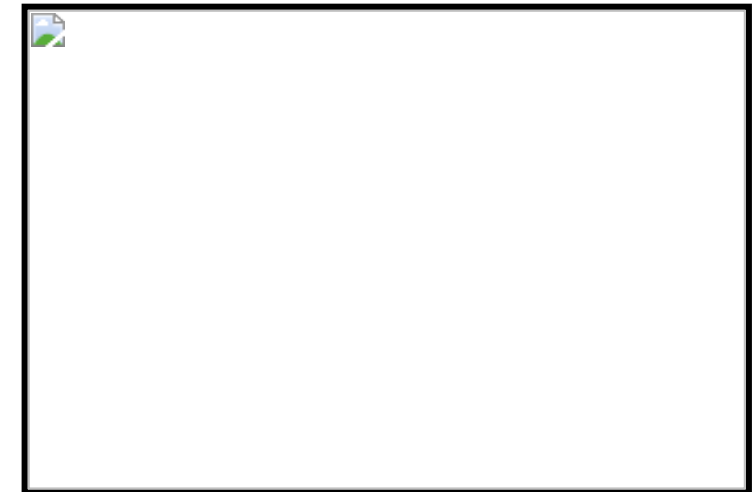
Allyson Slater

Real Estate Sales Representative
905.639.3355 |

Coldwell Banker Burnhill Realty Brokerage
44 York Road | Dundas



\$1,199,900 2346 Cavendish Drive, Burlington



Start 2026 off in your NEW home! This beautifully updated 3-level backsplit blends family living, style, and outstanding outdoor fun. Get ready to enjoy spring and summer in your saltwater inground pool, fully fenced for kids and pets, complete with two gazebos, a mounted outdoor TV, and gas hookups for both your BBQ and fire table. Whether hosting friends, or enjoying quiet evenings, this backyard feels like your own private resort. Sliding doors off the kitchen make indoor-outdoor living effortless. A beautiful concrete front walkway and patio create wonderful curb appeal. Walk in the front door and the dramatic Zebra wood hardwood flooring immediately makes a memorable first impression, leading into the open-concept living and dining area, perfect for family life and entertaining. The kitchen features a full-size fridge AND full-size stand-up freezer, with direct access from the double garage—making grocery unloading easy and convenient.

Above Grade Square Footage: 1500 sqft (139.35m²)

Below Grade Finished Space: 500 sqft (46.45m²)

Main Level

Living Room 19 x 13'11 (5.79m x 4.24m)
Dining Room 11'10 x 10'2 (3.61m x 3.10m)
Kitchen 16 x 9'3 (4.88m x 2.82m)

Upper Level

Primary Bedroom 13'5 x 12'4 (4.09m x 3.76m)
Bedroom A 12'4 x 10 (3.76m x 3.05m)
Bedroom B 10'5 x 9'6 (3.18m x 2.90m)
3 Piece Ensuite 7'7 x 4'11 (2.31m x 1.50m)
4 Piece Bathroom 9'4 x 4'10 (2.84m x 1.47m)

Lower Level

Recreation Room 21'4 x 11'6 (6.50m x 3.51m)
2 Piece Bathroom 7'8 x 4'10 (2.34m x 1.47m)
Laundry/Utility 11'7 x 7'11 (3.53m x 2.41m)
Bedroom 14'7 x 8'6 (4.45m x 2.59m)

For Sale/Lease: \$ 1,199,900

Type: DETACHED

Storeys: BACKSPLIT

Property Size: 59.13 X 110

Rooms: 13

Bedrooms: 3+1

Bathrooms: 3

Taxes: \$ 5548 in 2025

Possession: Flexible

Age: 51

Fireplaces: 1 - Electric

Exterior: Brick

Type Of Ownership: Freehold

Basement: YES

Garage/Parking: DOUBLE garage plus 2 driveway parking spots

Water: Municipal

Cooling: A/C

Heat: Forced Air Gas

Topography: Flat

RentalEquipment: None

Survey: Unknown

Neighbourhood: Brant Hills

Features: INGROUND SALT WATER POOL, ZEBRA WOOD HARDWOOD FLOORING, DOUBLE GARAGE, GREAT LOCATION

