

# JUST LISTED!

3105 JENN AVENUE, BURLINGTON ON



4 BEDS | 4+1 BATHS | 2,750 SQ FT

LISTED AT \$1,758,000

## Welcome to 3105 Jenn Avenue, Burlington!

Welcome to this incredibly bright detached home located in Alton Village and built by the reputable Fernbrook Homes. Spanning 2,750 sq/ft & sitting on a 56' x 87' corner lot, this home boasts an open-concept design with natural sunlight in every corner. Offering 4 spacious bedrooms, 5 bathrooms, main floor office & a finished basement. Throughout the home, you will find stunning hardwood flooring complimented by pot lights, crown molding, California shutters and wainscoting, adding a touch of timeless elegance. Upon entry, you are greeted by a large foyer that leads into a beautifully appointed dining area. This flows seamlessly into the sun filled kitchen and inviting living room, creating an ideal space for both entertaining and everyday living. The large kitchen features all-new smart appliances, granite

countertops, and ample storage with extra deep cabinetry and pull-out shelving. On the main floor, you will also find a convenient laundry room and a dedicated office with tons of natural light, perfect for working from home. The second floor offers 4 generously sized bedrooms and 3 bathrooms, ensuring comfort and privacy for all. In addition, there is space for either a second office or kids play area. All bedroom closets feature custom-made built-in organizers. The primary bedroom features excellent natural light from all angles, a large walk-in closet and a 5-piece ensuite retreat. Lower level offers finished basement with 3-pc bathroom & lots of room for entertainment area & gym area. Step outside & enjoy the benefits of a large corner lot with excellent possibilities to entertain and enjoy with the family. Close to excellent amenities including parks, schools, trails, HWY 407/403/QEW & major shopping.



# 3105 JENN Avenue, Burlington, Ontario L7M 0K7

Client Full  
**Active / Residential**

**3105 JENN Av Burlington**

Listing ID: 40634088  
 Price: **\$1,758,000**



## Halton/36 - Burlington/360 - Alton West

### 2 Storey/House

	Beds	Baths	Kitch
Basement		1	
Main		1	1
Second	4	3	

Beds (AG+BG): **4 (4 + 0)**  
 Baths (F+H): **5 (4 + 1)**  
 SF Fin Total: **4,022**  
 AG Fin SF Range: **2001 to 3000**  
 AG Fin SF: **2,750/Plans**  
 BG Fin SF: **1,272/Plans**  
 DOM:  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$6,857.08/2023**

### Remarks/Directions

Public Rmks: **Welcome to this incredibly bright detached home located in Alton Village and built by the reputable Fernbrook Homes. Spanning 2,750 sq/ft & sitting on a 56' x 87' corner lot, this home boasts an open-concept design with natural sunlight in every corner. Offering 4 spacious bedrooms, 5 bathrooms, main floor office & a finished basement. Throughout the home, you will find stunning hardwood flooring complimented by pot lights, crown molding, California shutters and wainscoting, adding a touch of timeless elegance. Upon entry, you are greeted by a large foyer that leads into a beautifully appointed dining area. This flows seamlessly into the sun filled kitchen and inviting living room, creating an ideal space for both entertaining and everyday living. The large kitchen features all-new smart appliances, granite countertops, and ample storage with extra deep cabinetry and pull-out shelving. On the main floor, you will also find a convenient laundry room and a dedicated office with tons of natural light, perfect for working from home. The second floor offers 4 generously sized bedrooms and 3 bathrooms, ensuring comfort and privacy for all. In addition, there is space for either a second office or kids play area. All bedroom closets feature custom-made built-in organizers. The primary bedroom features excellent natural light from all angles, a large walk-in closet and a 5-piece ensuite retreat. Lower level offers finished basement with 3-pc bathroom & lots of room for entertainment area & gym area. Step outside & enjoy the benefits of a large corner lot with excellent possibilities to entertain and enjoy with the family. Close to excellent amenities including parks, schools, trails, HWY 407/403/QEW & major shopping.**

Directions: **From Dundas turn right on Cornerstone, left onto Hopkins Drive, and left onto Jenn Ave.**

### Exterior

Exterior Feat: **Lawn Sprinkler System, Lighting, Porch**  
 Construct. Material: **Brick Facing/Brick Veneer, Stone, Stucco (Plaster)**  
 Shingles Replaced:  
 Year/Desc/Source: **2008//Other**  
 Other Structures: **Fence - Full, Playground, Shed**  
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Asphalt Driveway**  
 Parking Spaces: **4**  
 Water Source: **Municipal**  
 Lot Size Area/Units: **/**  
 Lot Front (Ft): **56.00**  
 Location: **Urban**  
 Area Influences: **Ample Parking, Corner Site, Dog Park, Golf, Lake/Pond, Open Spaces, Park, Playground Nearby, Public Transit, Ravine, Rec./Community Centre, Regional Mall, School Bus Route, Schools, Shopping Nearby, Trails**

Foundation: **Poured Concrete**  
 Driveway Spaces: **2.0**  
 Water Tmnt:  
 Acres Range: **< 0.5**  
 Lot Depth (Ft): **87.00**  
 Lot Irregularities:  
 Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **16-30 Years**  
 Winterized:  
 Garage Spaces: **2.0**  
 Sewer: **Sewer (Municipal)**  
 Acres Rent:  
 Lot Shape:  
 Land Lse Fee:  
 Topography: **Fronting On: North**

### Interior

Interior Feat: **Auto Garage Door Remote(s), Built-In Appliances, Central Vacuum, Sump Pump, Water Heater**  
 Security Feat: **Security System, Smoke Detector(s), Other**  
 Basement: **Full Basement**  
 Laundry Feat: **Main Level, Sink**  
 Cooling: **Central Air**  
 Heating: **Forced Air, Gas**  
 Fireplace: **1/Natural Gas**  
 Under Contract: **Hot Water Heater**  
 Inclusions: **Central Vac, Smoke Detector, Other**  
 Add Inclusions: **Fridge, Stove, Built-In Dishwasher, New Microwave (still in box), Basement Freezer, Clothes Washer & Dryer, All Existing Light Fixtures, Window Coverings & Rods, Security System, Garage Door Remotes, Backyard Shed, Sprinkler System**  
 Exclusions: **All TVs and Mounts**

Basement Fin: **Fully Finished**  
 FP Stove Op: **Yes**  
 Contract Cost/Mo:

### Property Information

Common Elem Fee: **No**  
 Legal Desc: **LOT 53, PLAN 20M1010, BURLINGTON. S/T EASEMENT FOR ENTRY, AS IN HR607357. S/T EASEMENT FOR ENTRY AS IN HR718399.**  
 Zoning: **RAL1**

Local Improvements Fee:  
 Survey: **Unknown/**