



5394 MURRAY CRESCENT  
BURLINGTON, ON

**ROACH**  
*family*  
REAL ESTATE TEAM



## WELCOME HOME!

Welcome to this charming 3-bedroom bungalow, perfectly situated on a spacious 60x120ft lot in a highly sought-after, family-friendly neighbourhood. This inviting home features hardwood floors throughout the main level, adding a touch of elegance to the living spaces. The cozy family room, complete with a gas fireplace, is perfect for relaxing evenings. The partially finished basement offers additional living space, ideal for a playroom, home office, workshop or gym.

Step outside to the backyard, where you'll find a delightful deck, perfect for outdoor entertaining and family gatherings. Located close to the lake, this home is surrounded by top-rated schools, picturesque parks, scenic trails, and convenient shopping options. Ready for a new family's personal touches, this bungalow is an excellent opportunity to create your dream home in a welcoming community. Don't miss out on the chance to live in this delightful neighbourhood!

You'll love calling this home!







LIVING





DINING





KITCHEN





**LOVE** is patient  
It does not envy, it does not boast, it is not proud.  
It is not *love*, it is not self-seeking,  
it is not easily angered,  
it does not delight in evil, but rejoices with the truth.  
It always *protects*, always *builds*, always *helps*,  
always *perseveres*. *Love never fails.*



# BEDROOMS





BASEMENT



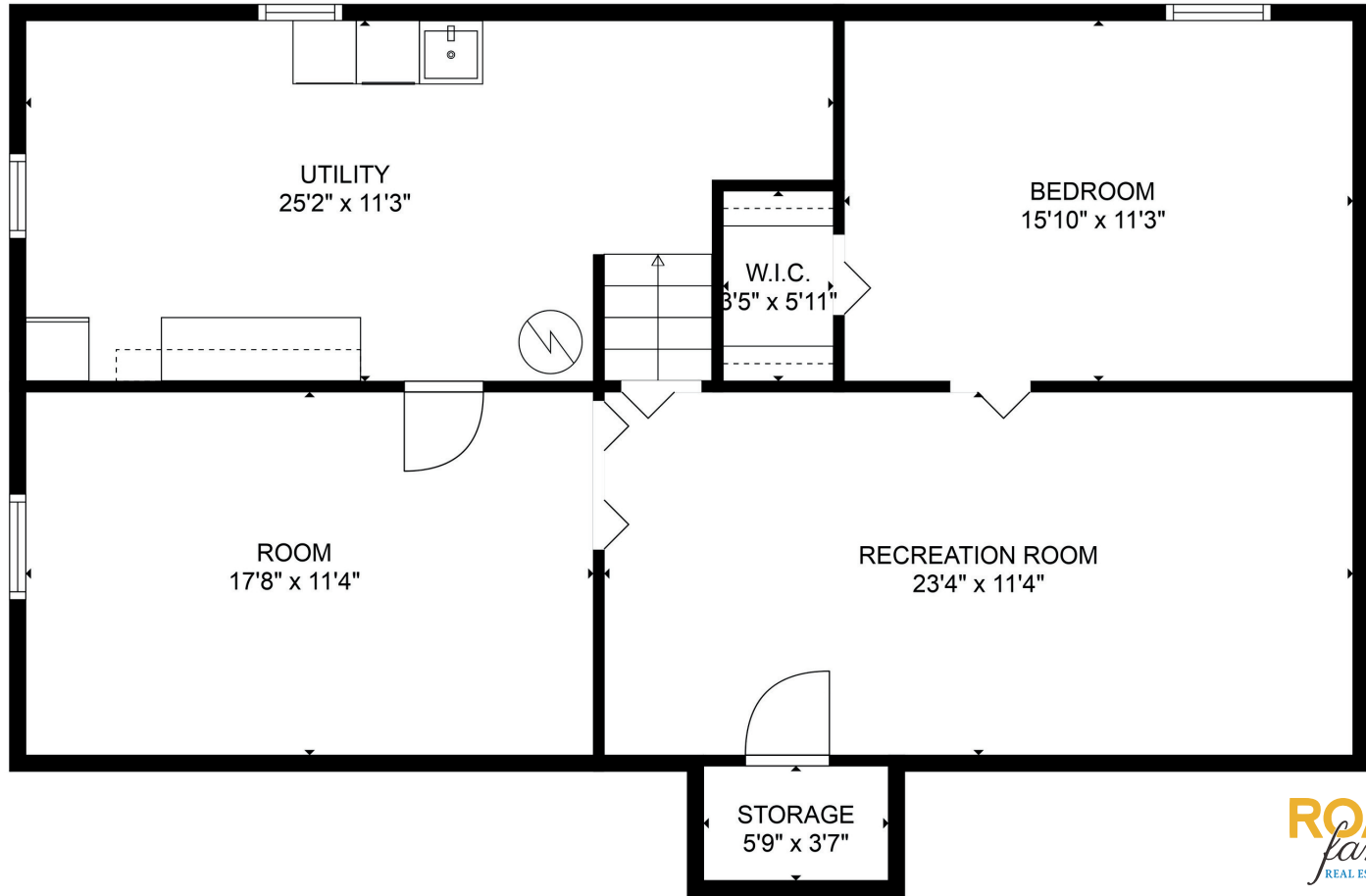


BACKYARD





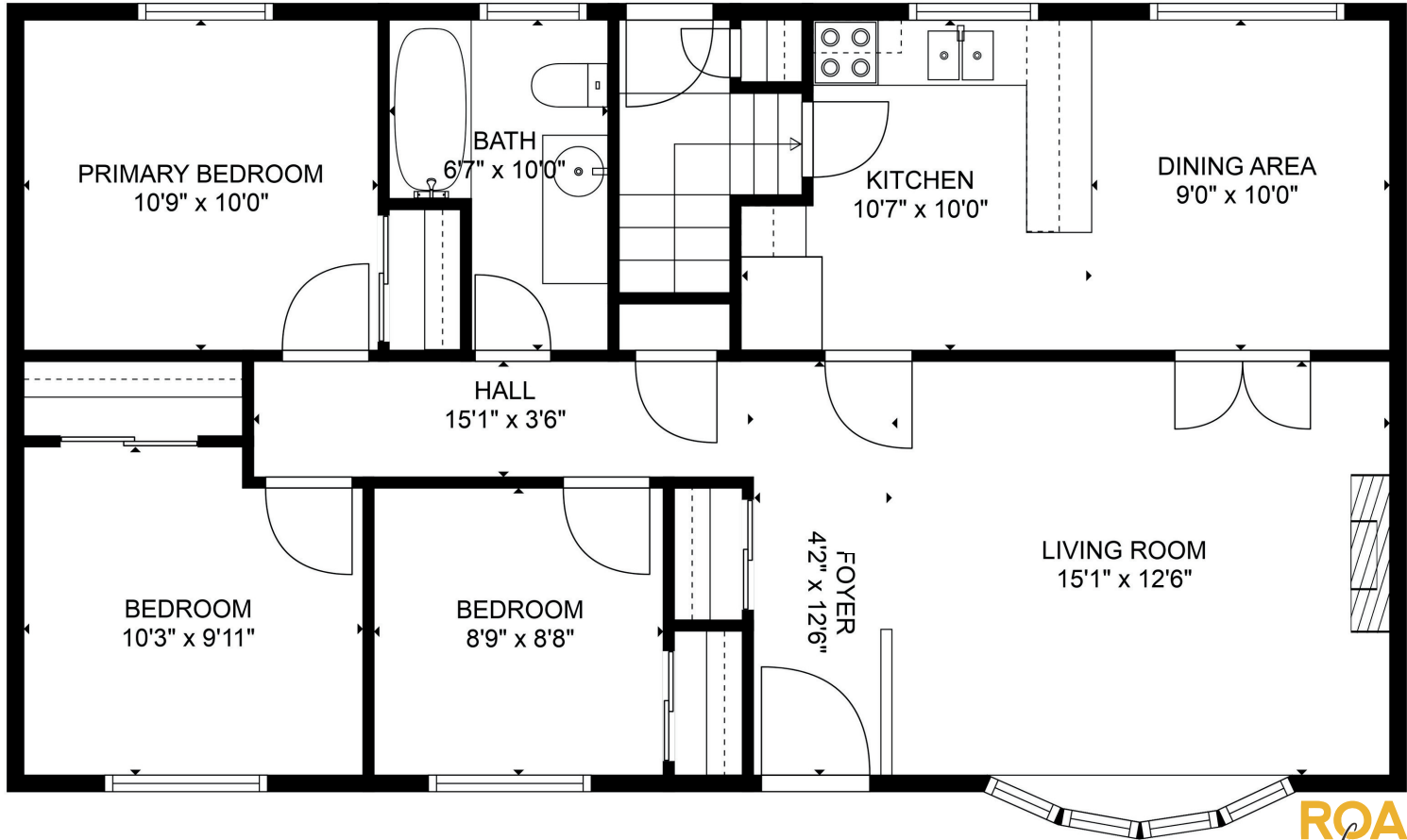
# FLOOR PLAN







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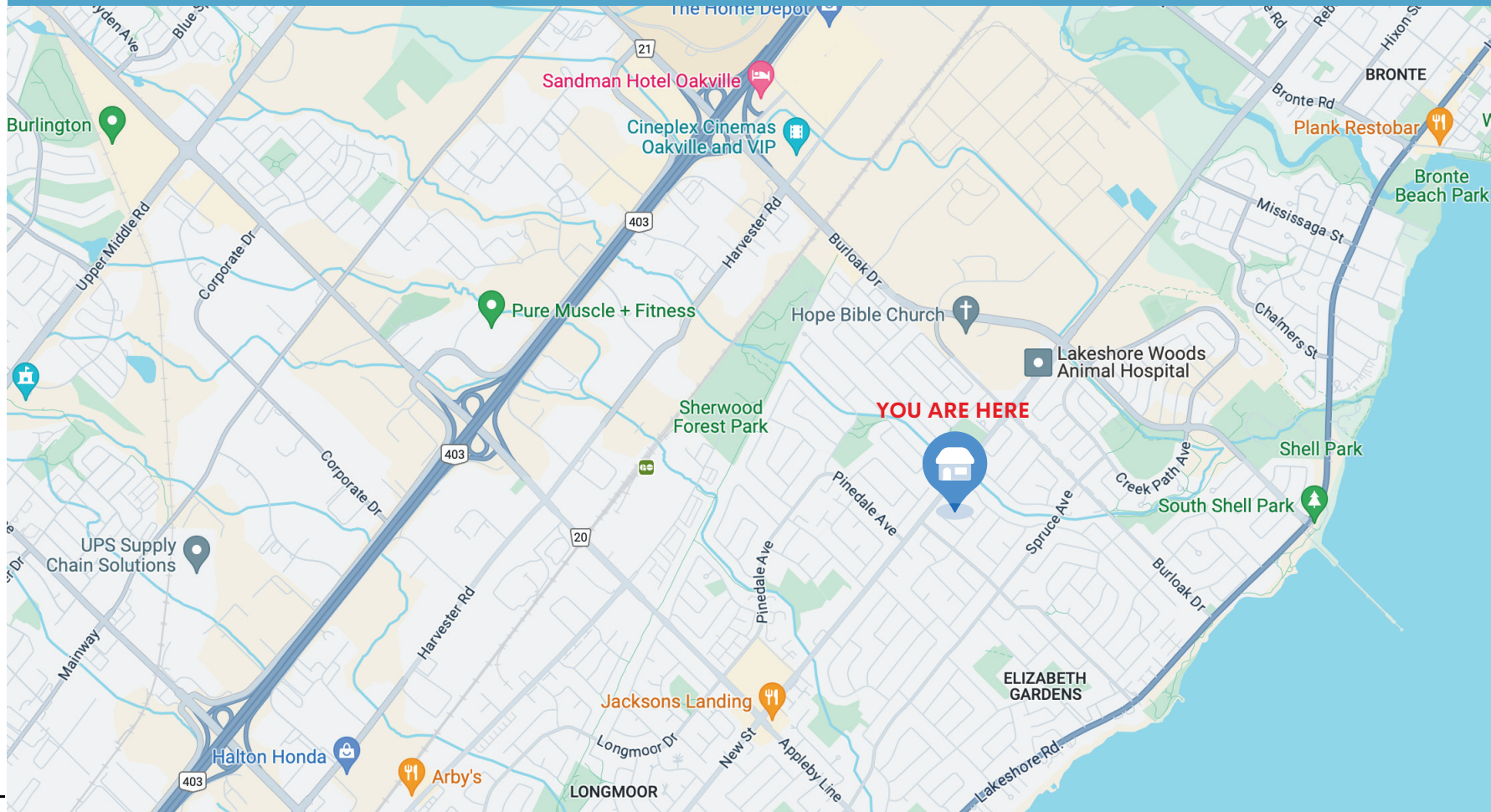


TOTAL: 1258 sq. ft  
BELOW GROUND: 303 sq. ft FLOOR 2: 955 sq. ft

# PROPERTY DETAILS

|                  |  |
|------------------|--|
| YEAR BUILT       | 1963   |
| SQUARE FOOTAGE   | 1091 sq ft above grade + 303 sq ft finished basement space   |
| DRIVEWAY         | Private driveway - Tandem 3 car parking  |
| INCLUSIONS       | Fridge, Stove, Washer, Dryer, All Light Fixtures   |
| EXCLUSIONS       | None   |
| ROOF             | Approximately 10 years old   |
| FURNICE          | 2021   |
| AC               | 2024   |
| RENTAL           | Hot Water Tank \$20/mo.  |
| BASEMENT         | Partially Finished   |
| PROPERTY TAX     | \$4747 - 2024  |
| PUBLIC SCHOOLS   | MOWHAWK PS Regular Track JK-Grade 6<br>FRONTENAC PS Regular Track Grades 7-8<br>PINELAND PS French Immersion Grades 2-8<br>NELSON SS Regular Track 9-12 / French Immersion Grades 9-12 |
| CATHOLIC SCHOOLS | ST. PATRICK CES Regular Track JK-Grade 8<br>ASSUMPTION CSS Regular Track Grades 9-12   |

# BURLINGTON, ONTARIO





# ROACH

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REAL ESTATE TEAM



## PROPERTY LISTED BY:

Andrew Roach, Broker  
Lisa Roach, Sales Representative

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Purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. Although all details are believed to be accurate, we assume no responsibility for the information contained herein.