

# 310-5188 LAKESHORE ROAD



PRIME  
LOCATION

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2 BEDROOM  
2 BATHROOMS

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TURN KEY  
LIVING

5188 5194  
WATERFORD  
PLACE



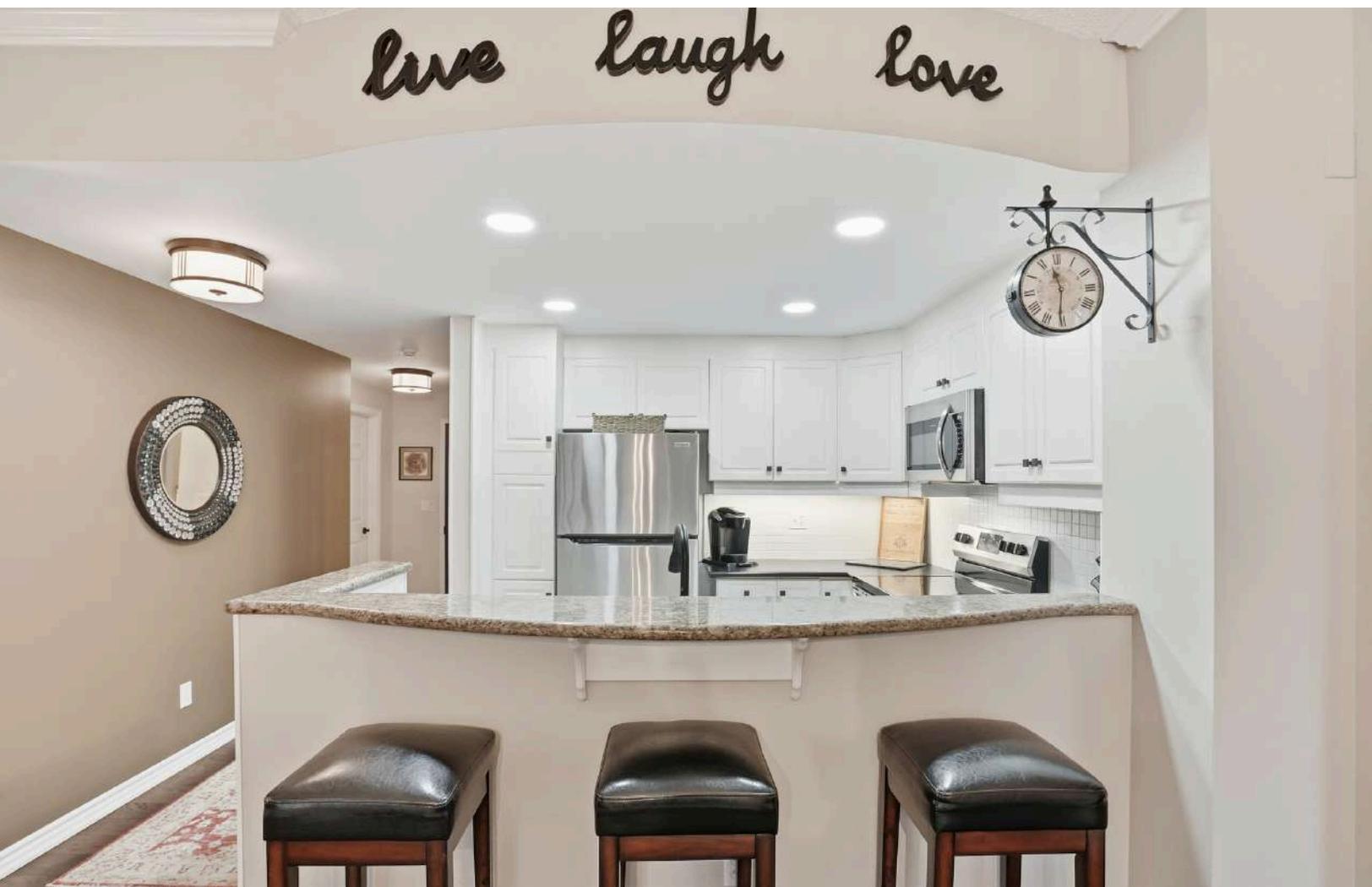
## TURN KEY LIVING | PRIME BURLINGTON LOCATION

WELCOME TO THIS BEAUTIFULLY UPDATED CONDO OFFERING SPACIOUS OPEN-CONCEPT LIVING, EXCEPTIONAL FINISHES, AND A SPECTACULAR PROPERTY WITH WATER'S EDGE VIEWS. SOARING 9-FOOT CEILINGS ENHANCE THE LIVING AND DINING ROOMS, CREATING A BRIGHT AND REFINED SPACE THAT FLOWS SEAMLESSLY TO A WALK-OUT BALCONY. THE GLASS-FRAMED BALCONY (APPROXIMATELY 100 SQ. FT.) IS PERFECT FOR RELAXING. THE KITCHEN IS A STANDOUT, FEATURING A BREAKFAST BAR, STAINLESS STEEL APPLIANCES, UNDER-COUNTER TASK LIGHTING, POT LIGHTS, A DOUBLE-DEPTH PANTRY, AND TASTEFUL FINISHES. RECENT UPDATES INCLUDE A NEW COUNTERTOP, SINK, FAUCET, AND BACKSPLASH (2021), ALONG WITH NEW FLOORING, FRESH PAINT, FOUR NEW POT LIGHTS, AND A NEW MICROWAVE HOOD FAN (2024). THIS CONDO FEATURES PRIMARY SUITE WITH A WALK-IN CLOSET AND 5-PIECE ENSUITE WITH A NEW TOILET AND VANITY COUNTER, AND A SPACIOUS 2ND BEDROOM AND 4 PIECE MAIN BATHROOM. ADDITIONAL UPGRADES INCLUDE NEW BEDROOM FLOORING (2021), NEW FRONT HALL AND KITCHEN FLOORING, UPDATED CLOSET DOORS (2022), AND FRESHLY PAINTED LIVING AND DINING ROOM CEILINGS. ENJOY THE CONVENIENCE OF A SEPARATE IN-SUITE LAUNDRY ROOM AND PARKING LOCATED ADJACENT TO THE BASEMENT ENTRY. THE WELL-MAINTAINED BUILDING OFFERS OUTSTANDING AMENITIES, INCLUDING A LARGE PARTY ROOM FOR SPECIAL EVENTS, A WALKOUT PATIO WITH BBQ AREA, LAKESIDE GAZEBO, WELL-EQUIPPED EXERCISE ROOM, LARGE HOT TUB, AND PLENTY OF ABOVE-GROUND VISITOR PARKING. THIS IS A RARE OPPORTUNITY TO ENJOY STYLISH CONDO LIVING WITH EXCEPTIONAL OUTDOOR VIEWS AND RESORT-STYLE AMENITIES.

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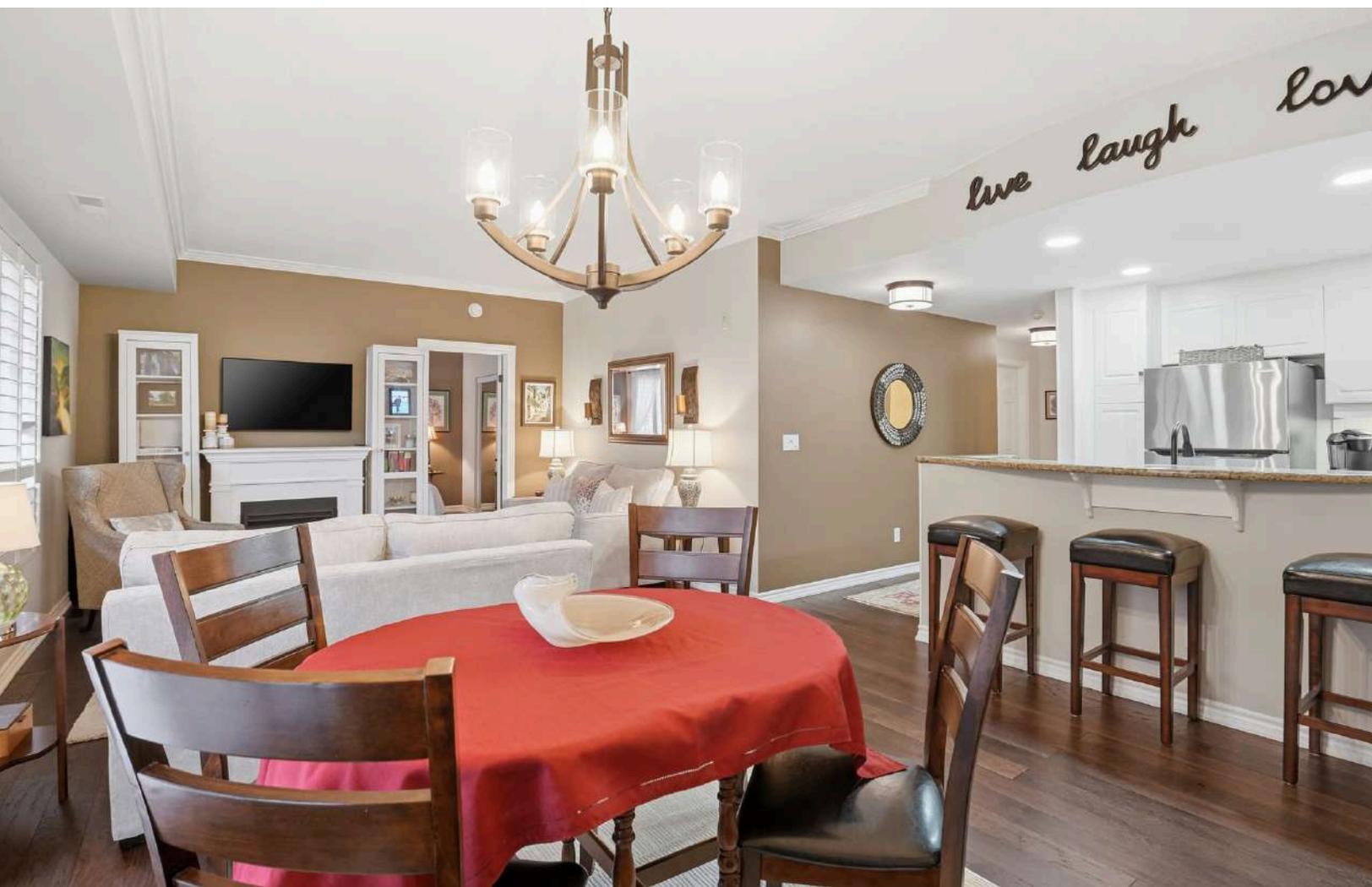


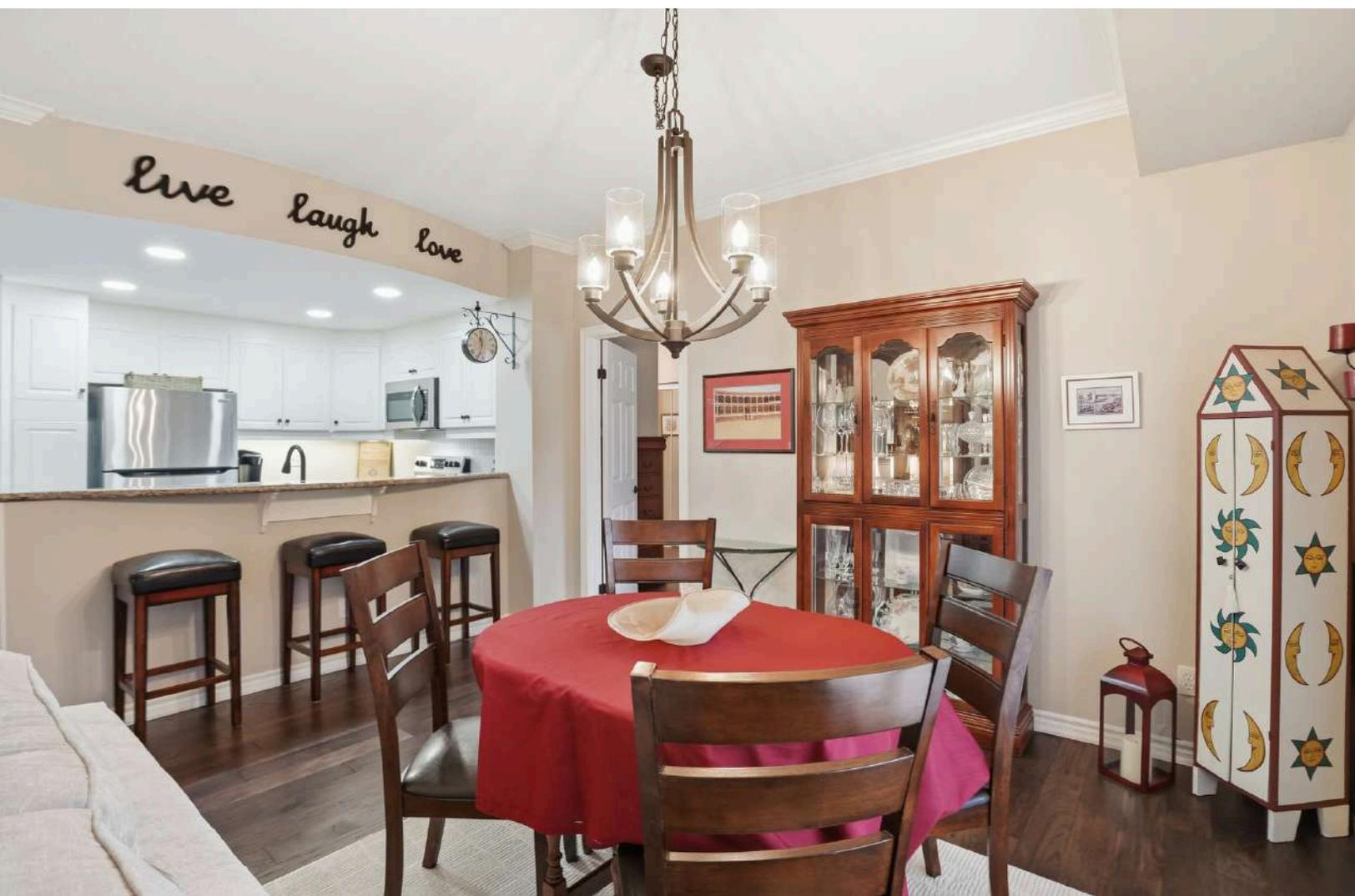










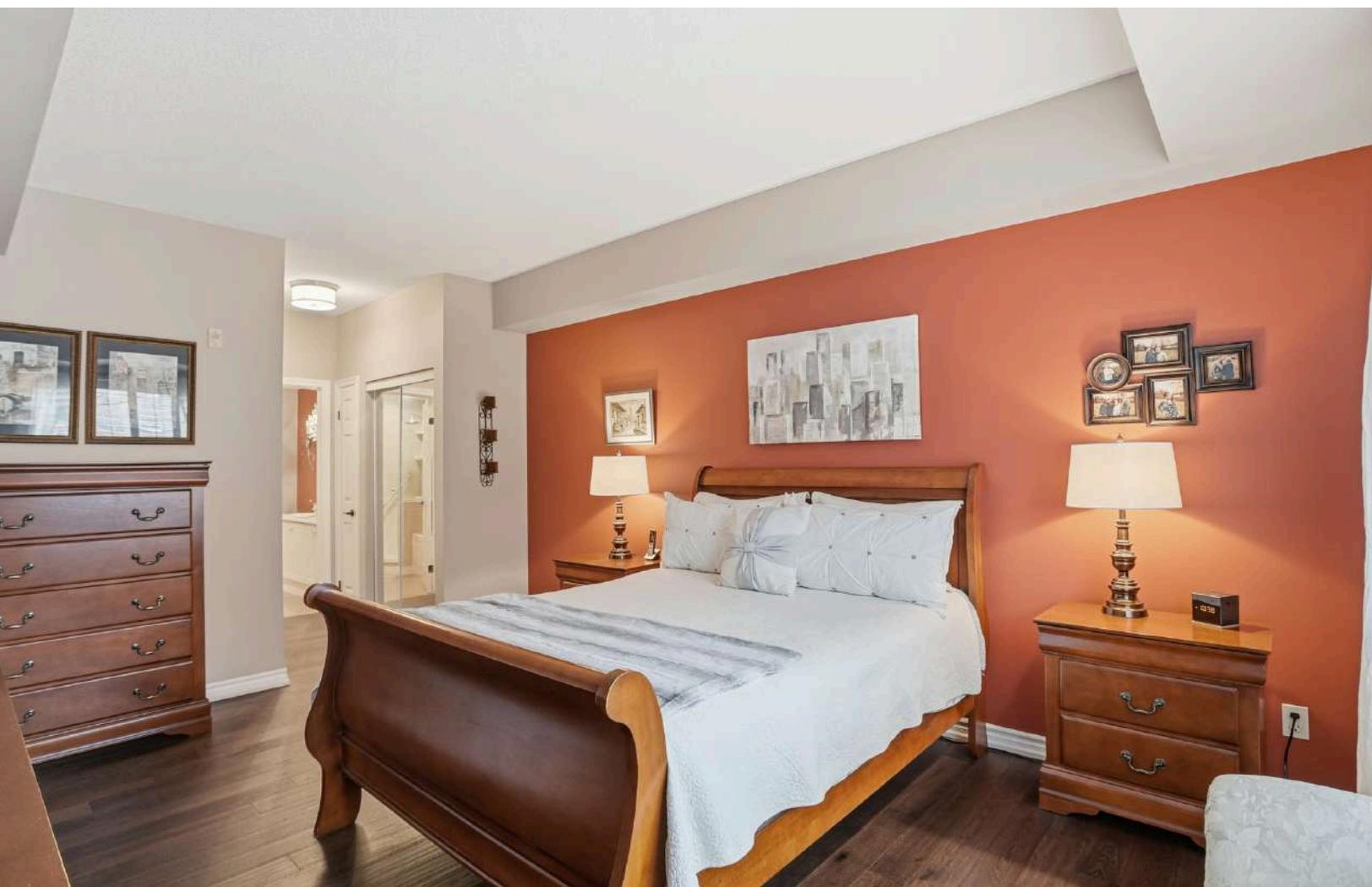


















# #310 - 5188 LAKESHORE ROAD



# PROPERTY INFORMATION

- Taxes: \$4381.88 for 2025
- Maintenance Fee: \$1031.01 Includes - Water, Heat, Air Conditioning, Insurance, Visitor Parking

## ADDITIONAL FEATURES

- 2015 - Updated master bath faucets (x2) & sinks, new powder room vanity
- 2016 - Updated flush mount ceiling lighting (x3)
- 2017 - Updated sliding door screen
- 2021 - New laminate kitchen countertop, new kitchen sink & faucet, kitchen backsplash, master bathroom chandelier, new hardwood flooring in bedrooms
- 2022 - New front hall closet doors, filler above kitchen cabinets & paint, living/dining room ceilings painted, new flooring in front hall & kitchen
- 2024 - New kitchen microwave hood fan, 4 new kitchen pot lights, new toilet & countertop in master bath, dryer vent relocated for easy access
- 9-foot ceilings
- Glass-framed balcony (approximately 100 sq. ft.)
- Kitchen features a breakfast bar, stainless steel appliances, under-counter lighting, pot lights, a double-depth pantry, and tasteful finishes.
- New flooring, fresh paint, four new pot lights, and a new microwave hood fan
- Primary suite with a walk-in closet
- Spacious 2nd bedroom and 4 piece main bathroom.
- In-suite laundry room
- One parking space located adjacent to the basement entry.
- Outstanding amenities, including a large party room for special events, a walkout patio with BBQ area, lakeside gazebo, well-equipped exercise room, large hot tub, and plenty of above-ground visitor parking.

## INCLUSIONS

- All light fixtures
- All appliances
- All window coverings

## EXCLUSIONS

- Electric fireplace

Wendy Saunders | Broker  
Kim Saxton | Broker

# SAUNDERS, SAXTON & WINTER

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