

KP & ASSOCIATES

KELLER WILLIAMS EDGE REALTY

BURLINGTON, ONTARIO

2376 8 Side Road

A buyer guide to the home and everyday living

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KP & ASSOCIATES

WELCOME

Room to breathe.
Views for miles.

Picture 1.796 acres of rolling countryside, a timber-framed home filled with light, and the Toronto skyline glowing on the horizon at night. This guide walks you through the home, the land and the life the owners have built here, so you can see how it would feel to make it yours.

1.796
ACRES
In rural Burlington

6
BEDROOMS
5 above ground, 1 on the lower level

5
BATHROOMS
4 full bathrooms and 1 powder room

8,509
SQUARE FEET
Finished space based on plans, 6,801 above ground and 1,708 lower level

2.5
STOREYS
Freehold ownership

$17,835
PROPERTY TAXES
Reported for 2026

THE VIEW FROM YOUR PORCH

From the wraparound porch, you look out over rolling countryside toward Burlington, Milton, Mississauga and the Toronto skyline, CN Tower included. Rattlesnake Point sits on one side, Mount Nemo on the other. In the evening, the light shifts across the hills and the city lights come on in the distance.

COUNTRY QUIET, CLOSE TO EVERYTHING

Kilbride, the Bruce Trail, golf, tennis and hiking are all nearby, with city conveniences an easy drive away. Canada Post delivers to the mailbox at the foot of the driveway, and the owners report 1,000 Mbps Cogeco high-speed internet.

Prepared from property information and the owners' notes, October 2026. Measurements are based on plans. Inclusions are as set out in the agreement of purchase and sale.

IN THEIR WORDS

What the owners *will miss most*

The owners were first drawn to country living with the Bruce Trail at the backyard, while still being close to the city. After six years, the privacy, spaciousness and views are what they say they will miss most.

VIEWS THAT CHANGE THROUGH THE DAY

They describe endless views toward Burlington, Milton, Mississauga and the Toronto skyline, with Rattlesnake Point on one side and Mount Nemo on the other. One of their favourite ways to spend an evening is sitting on the wraparound porch, watching the city lights appear and listening to packs of coyotes howl.

QUIET MOMENTS AND FAMILY MUSIC

For the owners, the great room is a place to sit quietly and watch the rolling hills. The large stone fireplace, soaring windows and ceilings, and timber beams overhead make it their favourite room. When family members play the grand piano, they say the room comes alive with its acoustics.

A CELEBRATION THEY WILL ALWAYS REMEMBER

Their most precious memory is hosting more than 50 family members for their father's 80th birthday.

THE UNEXPECTED SIDE OF COUNTRY LIVING

Some of their funniest memories involve the wildlife: turkey vultures on the chimney and flying squirrels launching from the roof into the trees below.

HOW THEY UNWIND

A soak in the poolside spa, followed by the dry sauna or the Kohler steam shower.



THROUGH THE OWNERS' LENS

Sunrise over *the skyline*

These photos were taken by the owners, right from the property. Fields beyond the fence, the Toronto skyline on the horizon and the CN Tower catching the first light. This is the view you would wake up to.



Morning light across the countryside, from the front yard.

FOUR SEASONS

A winter *wonderland*



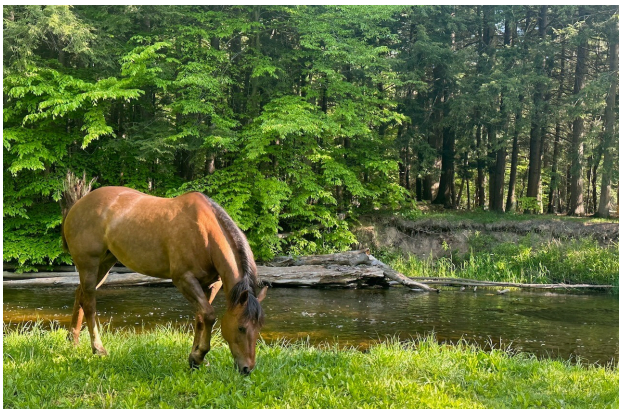
A snowy backyard path leading toward the fire pit.



The backyard toboggan hill, ready for the first snowfall.

SPRING TO FALL

Nature, *right outside*



A horse along the Bruce Trail behind the house.



A wooded gathering spot with a stone fire pit and log seating.



AFTER DARK

When the *lights come on*

MORE THAN 100 LANDSCAPE LIGHTS

Outdoor Lighting Perspectives landscape lighting, with more than 100 fixtures managed through Control4, lets the house and grounds glow after dark. Floodlights light up the toboggan hill for winter evenings.

MADE FOR GATHERINGS

Birthdays, holidays and big family dinners. The great room, the expansive entertaining deck and the wraparound porch give everyone room to spread out, inside and out.

INSIDE THE HOME

Craftsmanship *you can feel*

TIMBER FRAMING AND OPEN LIVING

The home was reimagined by Baeumler Quality Construction. Its traditional mortise-and-tenon framing uses shaped timber joints that fit together. Exposed beams, a light Scandinavian-inspired interior, soaring windows and a 30-foot vaulted great room ceiling give the main living space its character. The fireplace surround is Indiana limestone.

FINISHES THROUGHOUT

Natural oak hardwood and tile flooring were installed throughout. Former golden oak window and stair trims were stained black, and the interior was repainted in Benjamin Moore Chantilly Lace. Slim dimmable recessed lights are paired with Restoration Hardware and RH-inspired decorative lighting. Aria flush-mounted vents sit neatly within the surrounding surfaces. Custom cabinetry is by Richard & Levesque.

Glass walls and doors were installed in the main-floor office, study and gym. The kitchen also has a glass wine-display wall.

DOORS THAT OPEN THE WHOLE ROOM

Schüco European Bigfoot lift-and-slide doors are fitted in the dining room and primary bedroom. They lift as they open and slide to provide access outside. The back study has a tilt-and-turn window, which can tilt inward or open inward, depending on the handle position.

Lutron motorized blinds are fitted throughout, including at the dining room doors and windows above them, six kitchen windows, and the primary bedroom door.

A KITCHEN MADE FOR HOSTING

The renovated kitchen has Richard & Levesque cabinetry, quartz countertops and Kohler Tone pull-down faucets with touch-free sensors. A concealed walk-in pantry includes a built-in Miele coffee machine. Appliances include a panelled Sub-Zero refrigerator, Dacor gas range, Wolf 30-inch M Series Professional wall oven, Wolf speed oven and Wolf Professional warming drawer.

THE SERVERY

A separate area for preparing and serving drinks, with a Frigidaire Gallery beverage centre and wine cooler. Above the range, a built-in 34-inch Sirius Pro Hood is rated at 1,100 CFM.

REST & RECHARGE

Comfort in *every corner*

PRIMARY BEDROOM AND ENSUITE

The primary bedroom opens onto its own deck with Trex engineered deck boards and glass railings. It has a Schüco lift-and-slide door and Lutron sheer and blackout motorized blinds. Custom cabinetry is fitted in the bedroom closet and loft closet, with a white oak staircase and glass railings leading to the loft closet.

The ensuite has a heated tile floor, heated towel rack, a closet with drawers for smaller clothing items and a Kohler steam shower.

BEDROOMS AND PLACES TO WORK

There are five bedrooms above ground and one on the lower level. The office and study have custom built-in cabinetry, glass walls and glass doors. Custom cabinetry in the mudroom and foyer provides additional everyday storage.

TWO LAUNDRY ROOMS

The main-level laundry has an LG front-load washer, an LG pedestal washer and an LG steam dryer.

The second-level laundry also has an LG front-load washer, pedestal washer and steam dryer, plus a freestanding LG Styler steam clothing-care unit. It includes a Kohler sink and faucet, four concealed pull-out DryAway clothes-drying racks, floor-to-ceiling closets and cabinetry, a 46-inch Samsung Frame TV and in-ceiling speakers.

WARM TILE UNDERFOOT

Nuheat Wi-Fi floor heating warms all tiled areas, including the powder room, primary ensuite, second-level bathroom, both laundry rooms, mudroom and lower-level bathroom.

YOUR OWN WELLNESS RETREAT

The finished lower level has direct access outside, a recreation room and home theatre. The gym has glass walls and doors, dedicated surge-protected outlets for exercise equipment, a 65-inch LCD TV and ceiling-mounted speakers. A dry sauna rounds it out.

TECHNOLOGY

Everything at *your fingertips*

ONE SYSTEM FOR THE WHOLE HOME

Control4 brings many of the home's controls into one system: indoor lighting, programmed lighting settings, landscape lights, motorized blinds, toboggan hill floodlights, music, televisions and home theatre equipment. Most rooms have programmable wall keypads for lighting and music, so you do not need to use a phone for every adjustment.

A central touchscreen, multiple handheld remotes and the Control4 app let you set a lighting scene, change the music or lower the blinds from wherever you are.

MUSIC IN 13 SEPARATE ZONES

Each of the 13 audio zones can be controlled separately, from the covered porch, back patio, front coffee porch, primary bedroom balcony and pool area to the garage and rooms throughout the house.

Nakymatone GOED invisible speakers are concealed in the kitchen and primary suite, so you get the sound without visible speaker grilles.

MOVIE NIGHT, AT HOME

The great room has an 85-inch Samsung Frame TV, Origin Acoustics ceiling- and wall-mounted surround speakers and a subwoofer.

The recreation room theatre includes an Elunevision 112-inch 4K screen that retracts into the ceiling, a JVC 4K UHD laser projector and Dolby Atmos in-wall and in-ceiling surround sound.

SECURITY

A three-zone alarm system covers the home, the garage and the garage loft.

OUTSIDE

Summers worth *staying home for*

PORCHES AND DECKS

The wraparound porch faces countryside and skyline views. An expansive entertaining deck provides room for outdoor dining and gatherings. The primary bedroom has its own deck with Trex boards and glass railings.

POOL AND SPA

The property has a pool and poolside spa. The spa heats separately, so it can be hot while the pool stays refreshing. The liner, heater, chlorinator and sand filter were replaced between 2016 and 2021.

LIGHTING AND IRRIGATION

More than 100 landscape lights are managed through Control4. A RainBird-controlled in-ground sprinkler system serves the grounds, although the owners say rainfall has kept the grass green for several years without it.

POND AND FENCING

The pond has an automatic fill system, and its pump was replaced in 2021. Shur Fence cedar-post and square-mesh horse fencing is in place, with a gate on the west side along the Bruce Trail.

THREE-CAR GARAGE, READY FOR ELECTRIC

All three garage doors have newer Wi-Fi openers. Three Tesla EV chargers are inside the garage, including one with a Magic Dock connector, and a Tesla J1772 charger is outside.

ROOM TO GROW

Architectural drawings are available for a pool guest house and an additional multi-car garage, for anyone with plans to add on in the future. The owners' Kubota tractor is not included, although a separate purchase may be negotiated.

PEACE OF MIND

Thoughtfully *cared for*

INVESTED IN IMPROVEMENTS

$1,325,000

Approximately $1,325,000 has been spent on major improvements, as recorded in the home's feature list.

YOUR WATER SUPPLY

Two wells, each with a pump below the water surface, feed a 3,000-gallon underground cistern. The lower well pump was replaced in 2010 and the upper well pump in 2018. The cistern has water-level monitoring with phone app access and control, and Pump Tech protection is designed to stop the pumps from running when water is unavailable. City water can also be delivered by truck if needed.

CLEAN, SOFT WATER

Owned Culligan water-softening, reverse-osmosis and UV drinking-water treatment equipment is listed as included. Crystal Flow services it every year, replacing the UV light and reverse-osmosis filters and servicing the softener.

SEPTIC

The on-site septic system has a three-stage septic field. The septic pump was replaced in 2018, and a float system alerts to high levels. The owners have offered to arrange septic pumping after a conditional agreement and before a home inspection, if the buyer wishes.

NATURAL GAS

The home runs on natural gas, which powers the pool heater, the furnaces and the backup generator.

HEATING, COOLING AND HOT WATER

Three furnaces and three air-conditioning units serve the property. The two main-house furnaces were replaced in 2014 and 2018, and last year the owners added a new energy-efficient heat pump. One furnace and one air-conditioning unit serve the garage loft. The main-house hot water tank was replaced in 2020 and the garage loft tank in 2016.

BACKUP POWER

A Generac 24 kW Wi-Fi Guardian-series natural-gas generator is installed with a GenPad base, cold-weather kit and Generac transfer switch, which manages the change between utility power and generator power.

PICTURE YOURSELF HERE

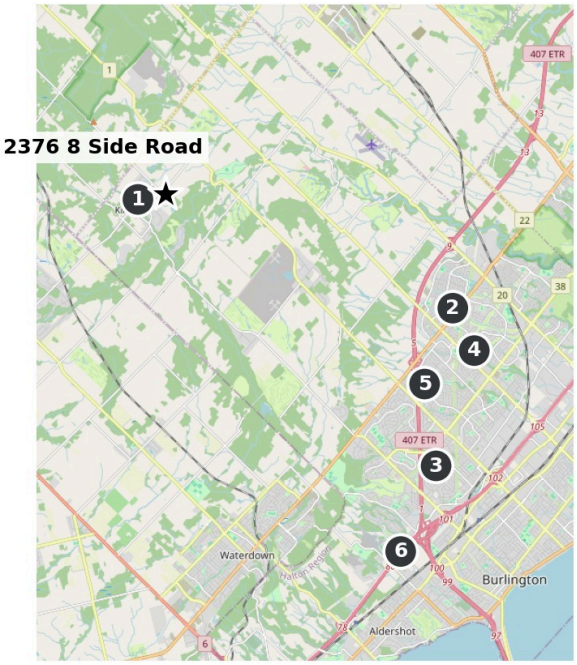
A day at *2376 8 Side Road*

Morning	Coffee from the built-in Miele machine, then watch the light roll across the fields toward the city.
Work hours	Settle into the office or study, with glass walls, custom built-ins and countryside outside the window.
Afternoon	Cool off in the pool, then warm up in the spa, the dry sauna or the steam shower.
Evening	Head out to the wraparound porch and watch the city lights come on, all the way to the CN Tower.
Weekends	Fill the great room with family. This home has welcomed more than 50 guests for a single birthday.
Winter nights	Flip on the floodlights and take everyone out to the toboggan hill.



Schools *nearby*

Kilbride Public School is about five minutes down the road. Numbers match the map, and each name opens driving directions from the home.



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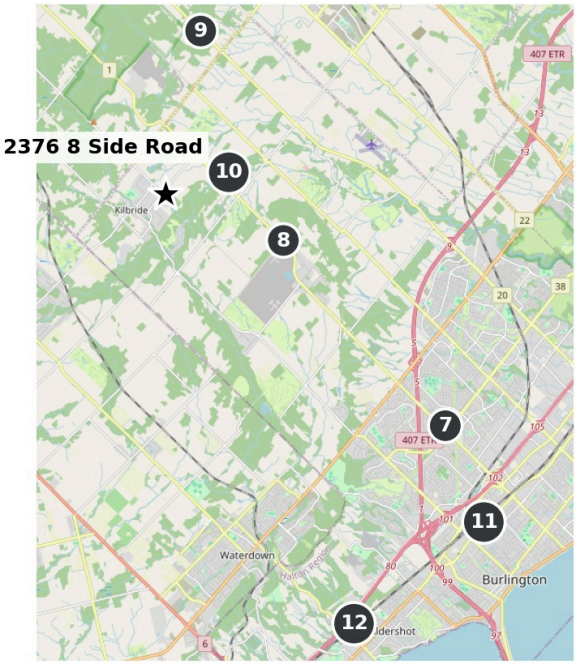
1	**Kilbride Public School** 6611 Panton Street	1.3 km about 5 min
2	**Dr Frank J Hayden Secondary School** 3040 Tim Dobbie Drive	13.0 km about 20 min
3	**St Gabriel Catholic Elementary School** 2227 Parkway Drive	14.7 km about 20 min
4	**Sacred Heart of Jesus Catholic Elementary School** 2222 Country Club Drive	14.6 km about 20 min
5	**Notre Dame Catholic Secondary School** 2333 Headon Forest Drive	13.4 km about 20 min
6	**Fern Hill School Burlington** 801 North Service Road	15.3 km about 20 min

Halton District School Board | Halton Catholic District School Board | Fern Hill School

Distances and times are approximate driving estimates without live traffic. School boundaries, programs and bus eligibility are set by each school board.

Trails, parks and *everyday errands*

Lowville Park is five minutes away, with Mount Nemo and Rattlesnake Point about ten. Groceries and the GO train are a short drive into town.



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7	**Fortinos Guelph Line** 2025 Guelph Line	13.3 km about 20 min
8	**Mount Nemo Conservation Area** 5317 Guelph Line	5.5 km about 10 min
9	**Rattlesnake Point Conservation Area** 7200 Appleby Line	6.6 km about 10 min
10	**Lowville Park**	3.2 km about 5 min
11	**Burlington GO** Burlington GO station	15.7 km about 25 min
12	**Aldershot GO** Aldershot GO station	21.0 km about 25 min

Conservation Halton parks | GO Transit | City of Burlington parks

Map points and route estimates use OpenStreetMap location data and OSRM driving routes, checked in October 2026. Times are approximate and without live traffic.

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Imagine your first evening *on the porch.*

The owners have loved every season here. Now this home is ready for the next family to make it theirs.

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www.karenpaul.com

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