KP & ASSOCIATES

2376 8 Side Road, Burlington







Custom Estate | 1.796 Acres | Skyline Views | Pool & Spa | Timber Craftsmanship



Country Quiet. City Lights. A Place to Call Home.

Imagine ending your day on the wraparound porch, watching the city lights appear as the countryside grows quiet around you. Views stretch toward Burlington, Milton, Mississauga and the Toronto skyline, framed by Rattlesnake Point and Mount Nemo. Reimagined in 2020 by Baeumler Quality Construction, this remarkable home pairs traditional timber craftsmanship with a light-filled, Scandinavian-inspired interior. For six years, the owners have cherished the privacy, the views and the space to bring family together. Now, it is ready for your mornings, your milestones and your favourite chair on the porch.

The Highlights

- 1.796 acres in rural Burlington, close to Kilbride and everyday conveniences
- Approximately 8,509 sq. ft. of finished living space, per plans
- 6,801 sq. ft. above grade and 1,708 sq. ft. on the finished lower level
- Six bedrooms: five above grade and one on the lower level
- Five bathrooms: four full bathrooms and one powder room
- Three above-grade storeys
- Wraparound porch with rolling countryside and distant skyline views
- Heated chlorine pool and spa, dry sauna and Kohler steam shower
- Control4 smart home automation and a Generac 24 kW natural gas backup generator
- 2026 property taxes: $17,835

















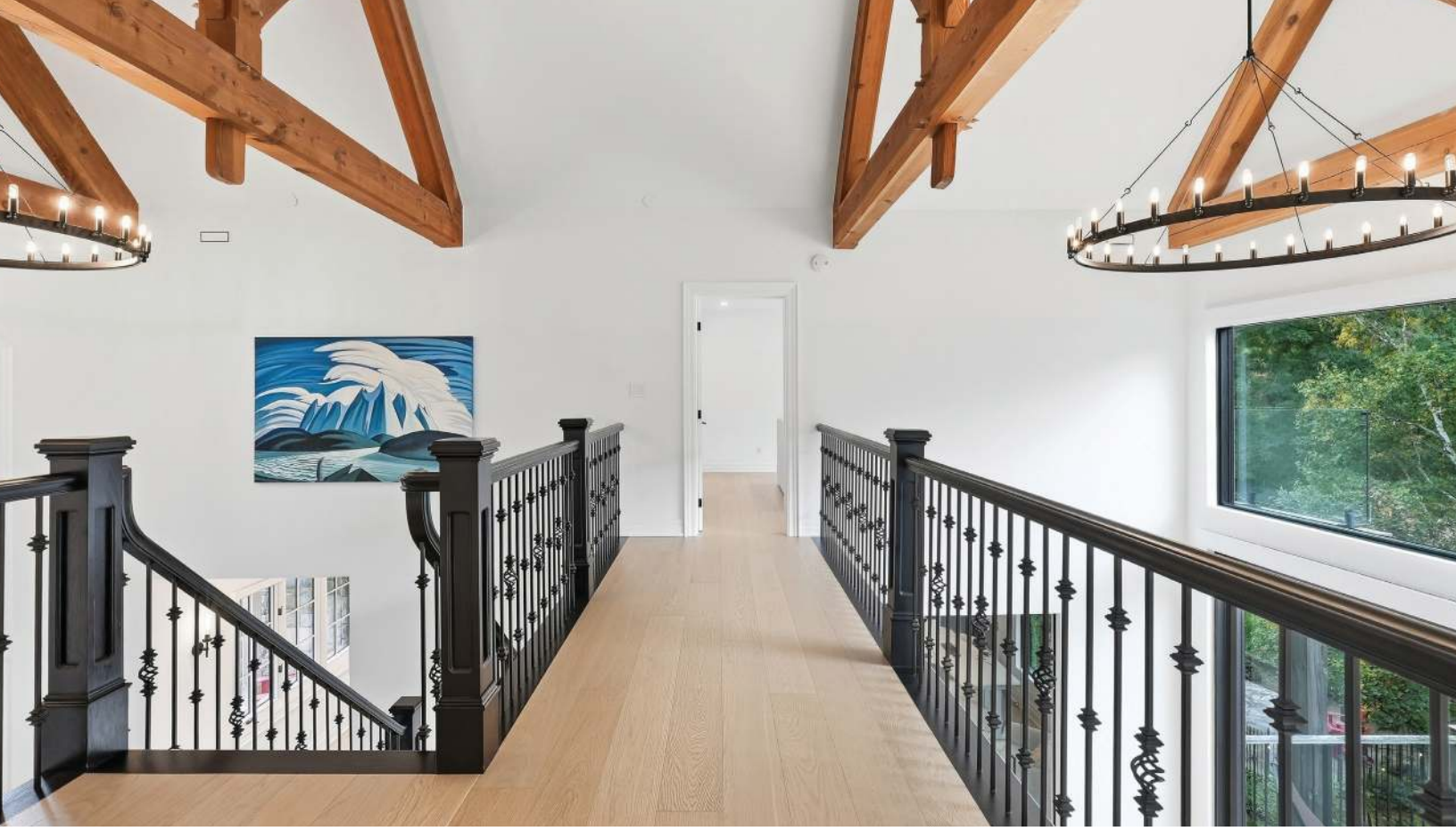
























Main Home Features

Great Room - The Heart of the Home

- The owners' favourite space, where quiet mornings and family celebrations feel equally at home
- 30-foot vaulted ceilings with exposed mortise-and-tenon timber beams
- Soaring windows that bring the changing seasons into view
- Floor-to-ceiling, wood-burning Indiana limestone fireplace for evenings spent settling in beside the fire
- An unforgettable setting for family gatherings and the sound of a grand piano
- Integrated surround sound and 85-inch Samsung Frame TV

Kitchen

- Fully renovated kitchen with Richard & Levesque custom cabinetry and quartz countertops
- Hidden walk-in pantry with a built-in Miele coffee machine
- Panelled Sub-Zero refrigerator and Dacor gas range
- Wolf wall oven, speed oven and warming drawer
- Touchless Kohler kitchen faucets
- Servery with a beverage refrigerator and wine cooler
- A welcoming place to prepare dinner, pour a glass of wine and catch up at the end of the day

Dining & Gathering

- Schuco European lift-and-slide doors in the dining room
- Lutron automated blinds for comfort throughout the day
- Expansive entertaining deck for summer lunches and evenings outdoors
- Space that has already welcomed more than 50 family members for a treasured 80th birthday celebration

Primary Retreat

- Step onto your private balcony before the household wakes and take in the countryside, or return at sunset as the distant city lights appear
- Trex decking and glass railings that keep the view open
- Wall-to-wall, floor-to-ceiling Schuco German lift-and-slide patio doors with automated sheer and blackout blind
- Custom loft closet accessed by a white oak staircase with glass railings
- Ensuite with heated porcelain floors, a freestanding bathtub, heated towel rack and Kohler steam shower
- Thoughtful custom storage for an easier daily routine
- Exterior balcony speakers controlled through Control4

Work, Study & Everyday Comfort

- Office and study with custom built-in cabinetry
- Interior glass walls and doors that keep workspaces bright and connected
- Schuco tilt-and-turn window in the study
- Custom storage in the foyer and mudroom
- Natural oak hardwood and tile flooring, heated limestone flooring in the main-floor mudroom, laundry room, powder room and connecting hallway
- Nuheat Wi-Fi-controlled heated floors in tiled areas
- Two laundry rooms, each with an LG front-load washer, LG pedestal washer and LG steam dryer, four washing machines in total
- Upper-level laundry with floor-to-ceiling custom cabinetry, four concealed drying racks, an LG Styler steam unit, Samsung Frame TV and ceiling speakers

Lower Level - Room to Unwind

- Finished walk-out lower level with direct outdoor access
- Home theatre with a 112-inch retractable screen
- JVC 4K UHD laser projector and Dolby Atmos surround sound
- Gym with a glass enclosure, 65-inch TV, integrated speakers and dedicated surge-protected equipment outlets
- Sixth bedroom on the lower level
- Space for movie nights, daily workouts and visiting family
- Floor-to-ceiling, wood-burning Indiana limestone fireplace, with a natural gas line roughed in for a future conversion to a gas insert

Space Above the Garage

- Approximately 900 sq. ft. of space above the garage.
- Kitchenette and queen-size sleeping area.
- Flexible space for extended family, guests or nanny.
- 10. Smart Home & Practical Comforts

Outdoor Living

- Wraparound porch overlooking the countryside
- Heated chlorine pool and spa with slate surrounds
- A shared natural gas heater, with valves allowing heated water to be directed to the pool, spa or both
- Dry sauna for a relaxing finish to the day
- Pond with an automatic fill system
- In-ground RainBird-controlled irrigation system, excluding the lower grounds behind the pool; currently winterized and unused for several years
- Over 100 landscape lighting fixtures managed with Control4
- Floodlit toboggan hill for winter fun after sunset
- Golf, tennis and hiking close at hand
- Tiered waterfall within the landscaping along the pathway to the pool.
- Pool equipment shed with electricity.
- Private grounds with fencing along three sides of the property.
- A trail at the rear of the property leading uphill to an additional fire pit and a gate providing direct access to the Bruce Trail.

Smart Home & Practical Comforts

- Control4 automation for lighting, blinds, audio, entertainment, landscape lighting and security.
- Thirteen separate music zones throughout the home and outdoor spaces, including the covered porch, back patio, front coffee porch, primary bedroom balcony, pool area and garage interior.
- Nakymatone GOED hidden speakers in the kitchen and primary suite ceilings.
- Programmable keypads in most rooms for lighting and music control.
- Central touchscreen in the dining area.
- Control4 app providing lighting control and acting as an AV remote for the TVs and home theatre.
- Lutron automated blinds
- Generac 24 kW natural gas backup generator

Garage & Home Systems
- Oversized garage with room for five cars and a tractor.
- Garage can accommodate vehicle lifts.
- Wi-Fi openers on all three garage doors.
- Three Tesla EV chargers inside the garage and one outside.
- Alarm system and panic buttons.
- Sump pumps and water-level and temperature monitoring/ control features.
- Two wells supplying a 3,000-gallon underground cistern.
- Cistern level monitoring with phone app access.
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Notable Upgrades & Finishes
- Renovation completed in 2020 by Baeumler Quality Construction.
- Heated limestone flooring in the main-floor mudroom, laundry room, powder room and connecting hallway.
- Heated porcelain flooring in the primary ensuite.
- Aria flush-mounted vents throughout.
- Slimline dimmable pot lights throughout.
- Primary bedroom balcony with Trex decking and glass railings.
- Keep the remaining upgrades, including the cabinetry, Schuco doors and window, interior glass features, white oak staircase, Chantilly Lace paint and black-stained trim.

Nearby Amenities

Enjoy the quiet of rural Burlington with schools, local recreation and shopping options in the surrounding communities.

Schools

Public Schools
- Kilbride Public School - Junior Kindergarten to Grade 8, 6611 Panton Street
- Dr. Frank J. Hayden Secondary School - Grades 9–12, 3040 Tim Dobbie Drive

Catholic Elementary Schools
- St. Gabriel Catholic Elementary School - Junior Kindergarten to Grade 8, 2227 Parkway Drive
- Sacred Heart of Jesus Catholic Elementary School - Kindergarten to Grade 8, 2222 Country Club Drive

Private School Options in Burlington
- Fern Hill School, Burlington Campus - Preschool to Grade 8, 801 North Service Road
- Burlington Christian Academy - Junior Kindergarten to Grade 8, 521 North Service Road
- Halton Waldorf School - Early childhood programs and Grades 1–8 at 2193 Orchard Road; Grades 9–12 at 2254 Orchard Road
- Blyth Academy Burlington - Grades 5–12, 422 Pearl Street
- School boundaries and program eligibility should be confirmed with the relevant school board. Private school admission is subject to each school's requirements and availability.

Groceries & Everyday Shopping
- Longo's - 2900 Walkers Line, Burlington
- Farm Boy - 3061 Walkers Line, Burlington
- Fortinos - 2025 Guelph Line, Burlington
- Fortinos - 2515 Appleby Line, Burlington
- Additional shopping and everyday services in Carlisle, Campbellville, Milton and Burlington
- Parks, Trails & Recreation

Parks, Trails & Recreation
- Direct access to the Bruce Trail through the property's rear gate
- Kilbride Park - local park space, playground and sports facilities
- North Burlington Tennis Club - tennis courts and programs in Kilbride Park
- Lowville Park - trails, creekside scenery and picnic space
- Lowville Golf Club - 2662 Britannia Road
- Crosswinds Golf & Country Club - 6621 Guelph Line
- Mount Nemo and Rattlesnake Point Conservation Areas - hiking and Niagara Escarpment views

Community
- Burlington Public Library, Kilbride Branch - 6611 Panton Street
- The surrounding communities of Kilbride and Lowville, with Carlisle, Campbellville and Milton offering further places to shop, dine and explore

Inclusions & Notes
- Owned Culligan water softener, reverse osmosis and UV drinking-water treatment systems included in the sale
- Architectural drawings available for a pool guest house and an additional multi-car garage
- Kubota tractor used for landscape maintenance and winter plowing excluded, but may be negotiated separately
- Square footage based on plans







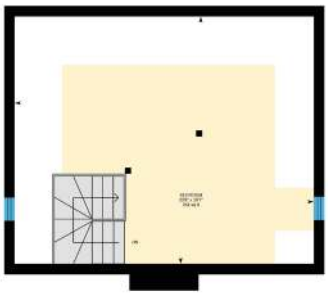
Main Floor

Exterior area 2603.21 sq.ft.
Interior area 2382.54 sq.ft.
Excluded area 1077.62 sq.ft.



2nd Floor

Exterior area 1876.26 sq.ft.
Interior area 1633.94 sq.ft.
Excluded area 833.67 sq.ft.



3rd Floor

Exterior area 363.83 sq.ft.
Interior area 286.82 sq.ft.
Excluded area 181.67 sq.ft.



Basement

Exterior area 1954.51 sq.ft.
Interior area 1708.71 sq.ft.
Excluded area 91.02 sq.ft.

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Scan the QR code to watch the full video tour and see this extraordinary property in action.