

JUST LISTED!

3201 MUNSON CRESCENT, BURLINGTON ON



4 Beds | 3 Baths | 2,208 SqFt

LISTED AT **\$1,459,000**

Welcome To 3201 Munson Crescent!

Welcome to this exceptional 4-bedroom family home on one of the largest pie-shaped lots in Burlington's sought-after Alton Village. Updated and meticulously maintained, this move-in ready home offers a rare combination of space, functionality, natural light, and modern family living. This spacious open-concept layout with 2,208 sq ft feels larger than expected and is filled with natural light throughout. The bright and inviting main floor features a renovated custom Cambria kitchen with quartz waterfall island, stainless steel appliances, ample cabinetry, and excellent workspace overlooking the breakfast area and family room. A separate dining room, stylish powder room, and professionally designed home office with custom storage provide the perfect blend of comfort and functionality. Upstairs offers convenient laundry, four generously sized bedrooms, each with custom closet organizers. The spacious primary bedroom offers a large walk-in closet & oversized ensuite. Professionally finished basement extends the living space with built-in entertainment centre, fresh paint, and premium broadloom—perfect for your gym, movie nights, relaxing, and entertaining. Set on an impressive 35' x 84' x 88' x 119' pie-shaped lot, the backyard is truly a standout feature. Professionally landscaped with beautiful concrete work, this outdoor space feels like your own private park. Whether hosting summer BBQs, shooting hoops, watching the kids play soccer, enjoying time with friends, or relaxing with your family and dog, there is room for everyone to enjoy. Major improvements include the kitchen, roof (2017), furnace, A/C and hot water tank (2019), renovated main bathroom, updated trim and paint, zebra blinds, custom closets throughout, premium landscaping, and numerous designer finishes. Located within walking distance to top-rated schools, parks, trails, Starbucks, Farm Boy, LCBO, restaurants, daycares, and Haber Recreation Centre, with quick access to the 407 and scenic country roads.

Property Client Full

3201 Munson Crescent, Burlington, Ontario L7M 0C2

Listing

3201 Munson Cres Burlington

Active / Residential Freehold / Detached

MLS®#: W13584166

List Price: \$1,459,000

New Listing



Halton/Burlington/Alton

Tax Amt/Yr:	\$7,290.00/2026	Transaction:	Sale
SPIS:	No	DOM	0
Legal Desc:	Lot 6, Plan 20M977, Burlington		
Style:	2 Storey	Rooms Rooms+:	8+0
Fractional Ownership:		BR BR+:	4(4+0)
Assignment:		Baths (F+H):	3(2+1)
Link:	No	SF Range:	2000-2500
Storeys:	2.0	SF Source:	Builder
Lot Irreg:	Irregular Lot	Lot Acres:	< 0.50
Lot Front:	35.00	Fronting On:	N
Lot Depth:	118.00	Builder Name:	
Lot Size Code:	Feet		
Zoning:	Single Family Detached		
Dir/Cross St:	Walkers/Thomas Alton		

PIN #: **072022031**
Holdover: **90**
Possession: **90+ days**

ARN #: **240203030919110**
Possession Date:

Contact After Exp: **No**
Survey Year/Type: **None**

Kitch Kitch + **1 (1+0)**
Fam Rm: **Yes**
Basement: **Yes/Finished**
Fireplace/Stv: **No**
Interior Feat: **Auto Garage Door Remote, Central Vacuum, Sump Pump, Water Heater**
Parking Feat: **Private**
Heat: **Forced Air**
Heat Source: **Gas**
A/C: **Yes/Central Air**
Central Vac: **Yes**
Apx Age: **6-15**
Elevator: **No**
Laundry Lev: **Upper**
Retirement: **No**
Property Feat: **Library, Rec Centre, School, Fenced Yard**
Roof: **Asphalt Shingle**
Foundation: **Concrete**
Soil Type:

Exterior: **Brick, Vinyl Siding**
Garage: **Yes**
Gar/Gar Spcs: **Attached Garage/1.0**
Drive Pk Spcs: **1.00**
Tot Pk Spcs: **2.00**
UFFI: **No**
Pool: **None**
Room Size:
Rural Services:
Security Feat:

Water: **Municipal**
Water Supply Type:
Water Meter:
Waterfront Feat:
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: **Sewer**
Special Desig: **Unknown**
Farm Features:
Winterized:

Waterfront Y/N: **No**
Water Struct:
Under Contract:
View:

Waterfront:
Easements/Restr:
Dev Charges Paid:
Lot Shape:

Island YN:
HST App To SP: **Included In**
Lot Size Source: **Other**

Remarks/Directions

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Inclusions: Fridge, Stove, Dishwasher, Hood Range, Washer, Dryer, Water Softener, Garage fridge, Garage Door Opener and remotes, living room TV and wall mount, all electrical light fixtures, all window coverings, shed, basketball net in backyard, Telus Alarm system