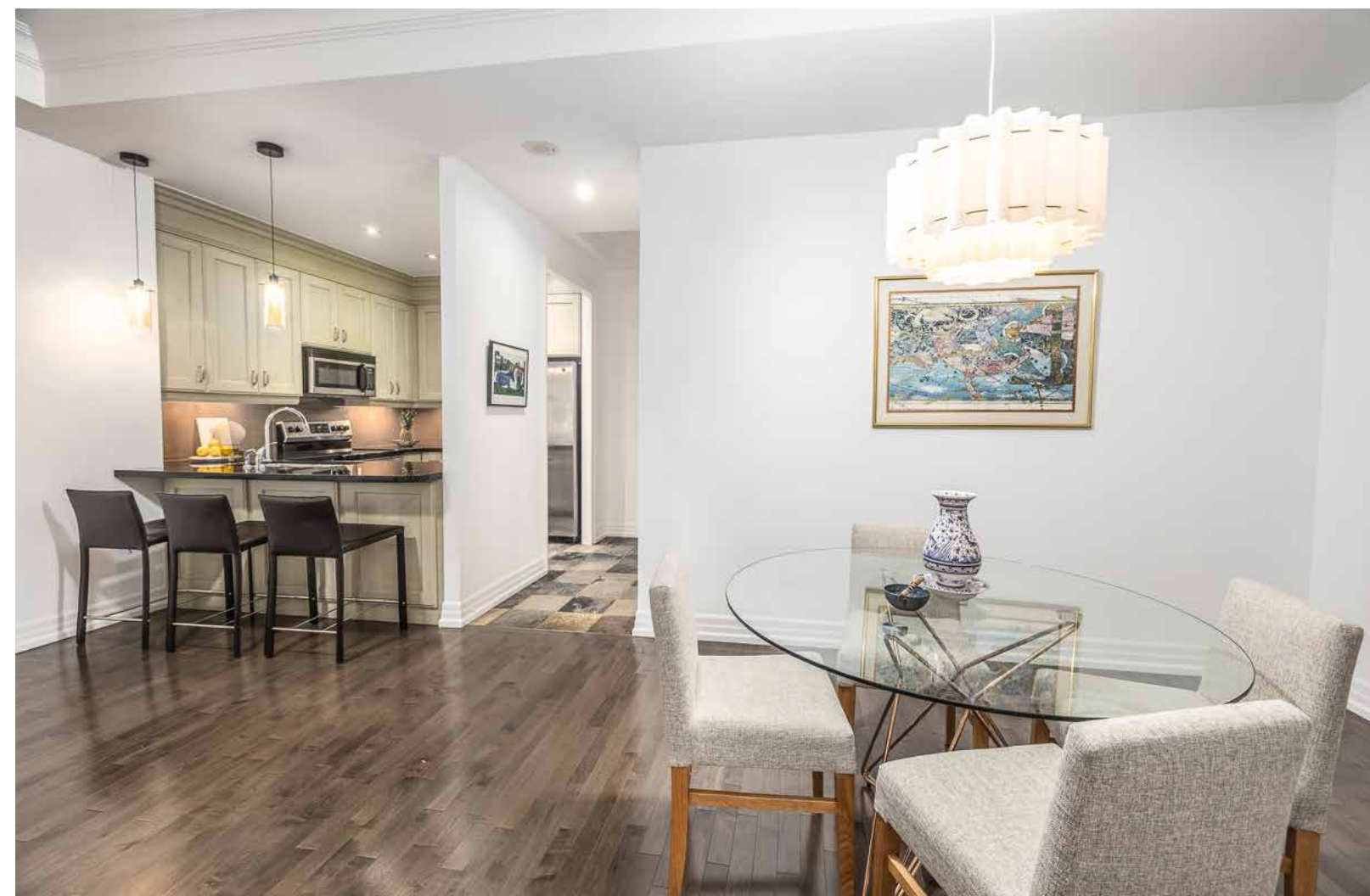
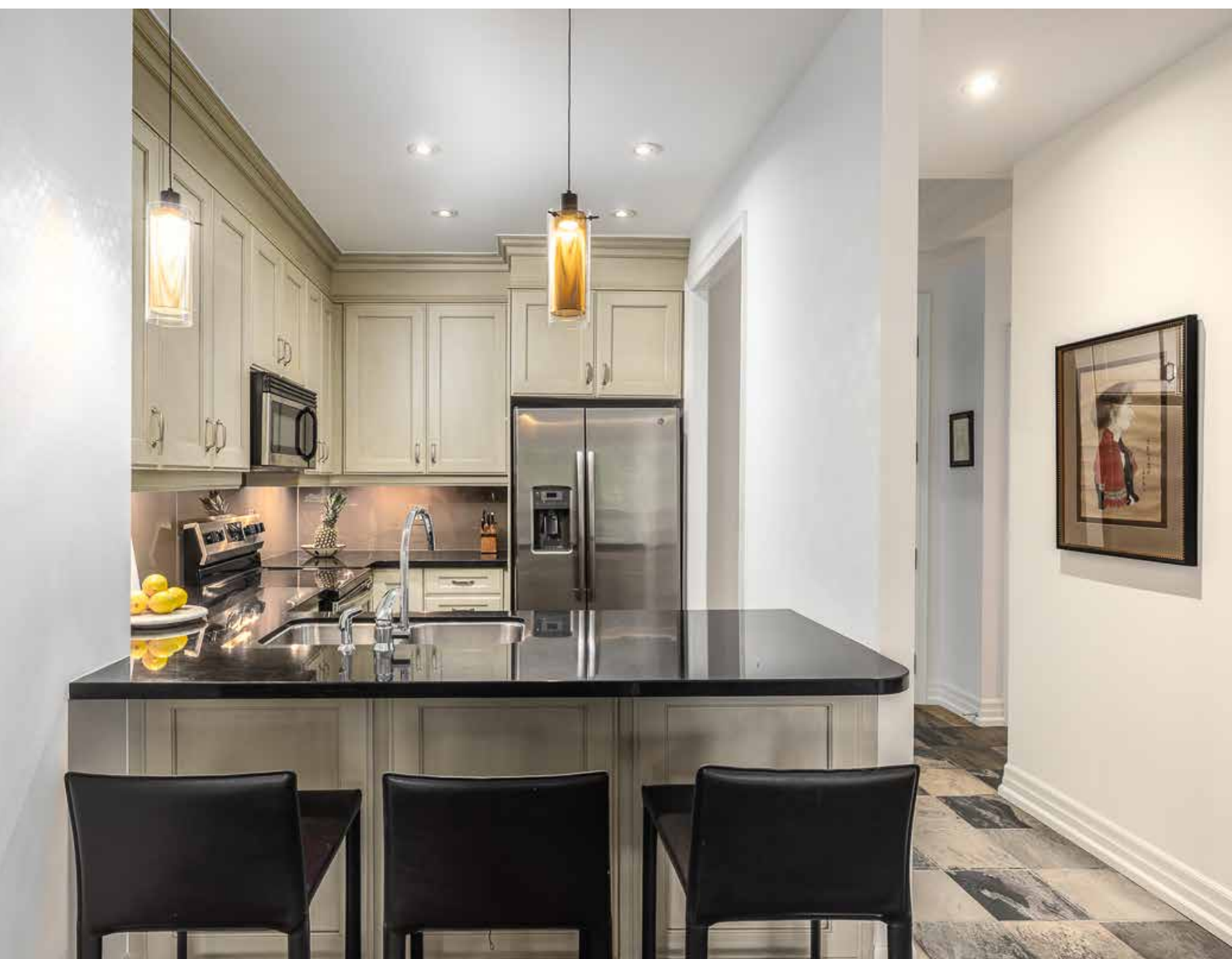




Welcome to 21 Burkebrook Place, Suite 325

Welcome to this wonderful suite in Kilgour Estates, offering a split floor plan of 995 square feet. Many recent improvements by the owner including new broadloom, the suite was entirely painted, and newer appliances. The spacious open concept kitchen/living/dining room features high coffered ceilings and lots of natural light with lovely treetop views and southern exposure. The kitchen features stylish slate floors, a three seater breakfast bar, and shaker style cabinetry. The primary bedroom has a large closet and three piece ensuite washroom, plus sliding glass doors walk out to the large private balcony, also accessible from the living room. The second bedroom offers large windows and a four piece washroom around the corner. One underground parking space and one locker complete this offering. This sought-after building has outstanding amenities, many of which have been redesigned; indoor pool, gym, spa/steam room, gym, library, billiard room, theatre room, party room, and a lovely patio garden. Additionally, there is a car wash, ample visitor parking and a guest suite. Enjoy the convenient location close to parks, walking trails in Sunnybrook/Sunnydene Ravine, transit, shops, and restaurants, as well as access to the highway network.











SUITE 325

FOYER

- Slate tile floor
- Double coat closet

KITCHEN

- Slate tile floor
- Custom shaker style cabinetry
- Quartz countertops
- Breakfast bar
- Double stainless steel sink with goose-neck faucet and spray
- Bosch stainless steel dishwasher
- GE stainless steel double door refrigerator with water dispenser and ice maker
- Frigidaire stainless steel five burner stove with oven
- Frigidaire stainless steel built-in microwave
- Pendant lighting over breakfast bar
- Recessed halogen lighting

FOUR PIECE WASHROOM

- Slate tile floor
- Vanity with polished chrome fixtures and taps
- Built-in wall mirror
- Tub with shower
- Wall sconces

LAUNDRY CLOSET

- GE stackable washer and dryer

LIVING ROOM

- Hardwood floor
- Large picture window
- Coffered ceiling
- Crown moulding
- Glass door walks out to balcony

DINING ROOM

- Hardwood floor
- Coffered ceiling
- Crown moulding

PRIMARY BEDROOM

- Broadloom
- Sliding glass doors walk out to balcony
- Floor to ceiling window
- Double closet

THREE PIECE ENSUITE WASHROOM

- Marble tile floor
- Vanity with marble counters
- Polished chrome fixtures and taps
- Built-in wall mirror
- Glass enclosed marble shower
- Wall sconces

BEDROOM

- Broadloom
- Large picture window with treetop views
- Double closet

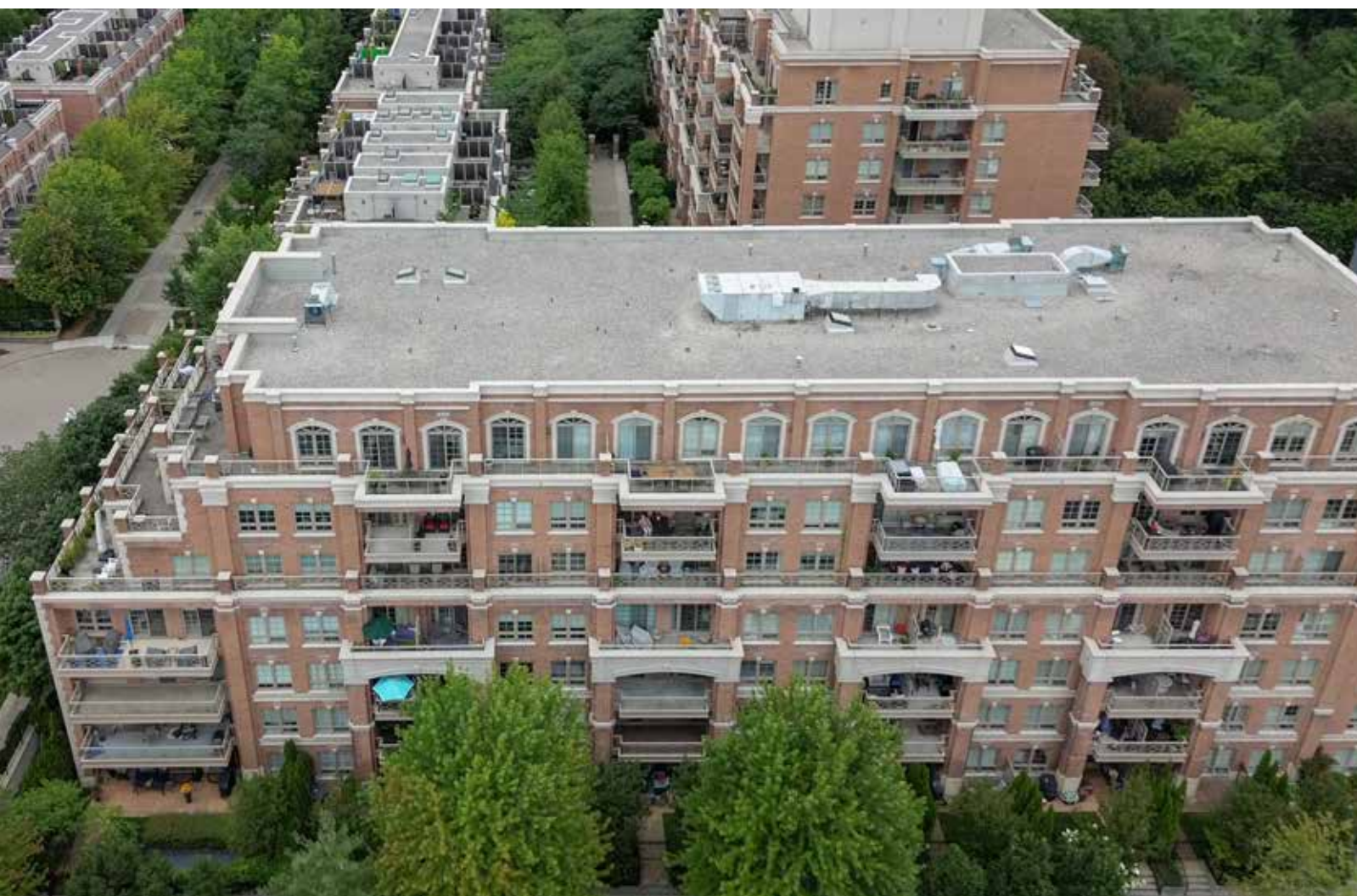
ADDITIONAL INFORMATION

- Taxes: \$5,041.24 (2026)
- Maintenance: \$1,050.64 (includes: building insurance, common elements, heat, water, parking)
- Possession: 90 Days / TBA
- Inclusions: All kitchen appliances, washer, dryer, all electric light fixtures, all window coverings, all custom built-ins.

IMPROVEMENTS BY CURRENT OWNER:

- New broadloom in bedrooms (2026)
- Interior painting (2026)
- New washer and dryer (2024)
- New refrigerator (2023)
- New dishwasher and new stove (2019/2020)







Chairman Award Winner
#2 Dollar Volume, #4 Units Sold
 2024
Gairdner Award Winner
 2004-2025
Lifetime Chairman's Award Winner



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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.