



2325 Duncaster Drive

Storybook

Our signature home guide

Brant Hills, Burlington

***Some houses just do the job.
This one does the living.***

The pool gets covered by October and uncovered again the first warm Saturday in May, and somewhere in between a whole family calendar happens around it. Weekends start with someone already outside before breakfast is finished. The games room downstairs has heard every kind of noise a house makes when family are actually home, not just visiting. Upstairs, the primary bedroom holds a reading chair nobody has to share, and a closet that fits more than a season's worth of clothes.

It sits in one of those pockets of Burlington where a family doesn't have to plan much to fill a Saturday. The kind of street where the walk out the front door is already the start of the day, not a drive to get there. Whoever moves in next inherits all of it, well cared for and already running. The pool, the space, the neighbourhood rhythm already built in. They just have to bring the rest.



Additional Details

Taxes	\$6061.22 [2026]
Square Footage	1,980 sq ft
Lot Size	60ft x 105ft

Some homes are close to a park. This one is close to the whole afternoon.

Directly across the street: Brant Hills Park, with its splash pad, playgrounds, baseball diamonds, and soccer fields. Brant Hills Public School and Pearson co-op nursery school sit right alongside it, with the community centre and its library and gyms just beyond. School runs happen on foot. Summer afternoons start at the splash pad and end with a walk home for dinner.







Up and down, morning after morning. This is where the day usually starts.











Quiet enough for slow mornings, big enough for real life.



Just a space that works, every single day.





ROOM Sizes

Main Floor

Kitchen	13'3" x 12'1"
Dining Room	10'6" x 10'1"
Living Room	11'10" x 17'6"
Family Room	11'9" x 16'11"
Laundry Room	7'11" x 6'8"
2 Piece Bathroom	6'3" x 3'1"

Second Floor

Primary Bedroom	12'4" x 19'2"
3 Piece Ensuite	8'5" x 4'11"
Bedroom	14'3" x 9'9"
Bedroom	9'11" x 13'4"
Bedroom	9'11" x 10'8"
4 Piece Bathroom	9' x 6'9"

Basement

Games Room	12' x 26'7"
Recreation Room	12'5" x 22'9"
Utility Room	12'9" x 12'9"







Space to be loud without asking anyone to keep it down.





Shade when you need it, still outside when you want to be.



Every home has a story.
This one is ready for its next chapter.



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