

# THE ARCADIAN

## REALTY TEAM NEWSLETTER

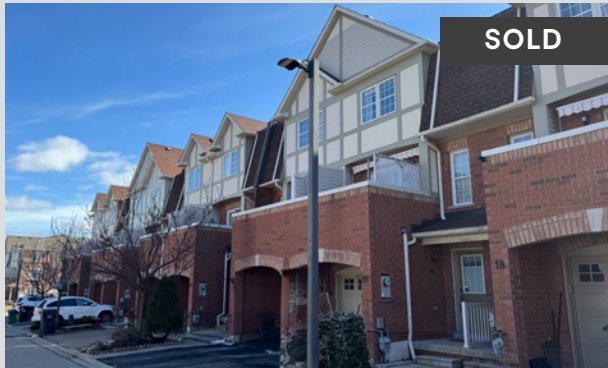
AUGUST 2025 | Burlington Edition



3 BED | 1+1 BATH | \$1,100,000

### 1381 Christina Court Burlington

Welcome to 1381 Christina Court – a meticulously maintained and updated home, cherished by its owners for over 25 years. Situated on a quiet court in the highly desirable Tyandaga neighborhood, just steps from the golf course, this detached 3-bedroom family home offers comfort, convenience and style. The spacious, open-concept main level is both functional and inviting, featuring a large gourmet kitchen with newer appliances and elegant granite countertops. A sliding patio door opens to your own backyard oasis, complete with a stylish deck, flagstone patio, and a luxurious hot tub under a charming gazebo. Located near shopping, commuter routes, parks, and schools, this is the perfect opportunity to own a move-in-ready family home in one of the area's most sought-after neighborhoods. Don't miss your chance to call this house your home!



2+1 BED | 3 BATH | \$799,000

### 3030 Breakwater Crt #16 Mississauga

Offered for the first time in over 20 years, this delightful townhome radiates pride of ownership from the moment you step inside with THREE separate entrances! Lovingly maintained by the original owners, every corner of this home exudes warmth and care. Recent updates, including a new furnace (2023), shingles (2024) and A/C installed in 2020, mean you can move in with confidence. It's the perfect place to start your next chapter!

Have questions about your neighbourhood market? We are here to help!

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**CENTURY 21.**  
Miller Real Estate Ltd.



# YOUR MARKET REPORT

## DETACHED HOMES

AREA	# OF SALES	AVG. SALE PRICE
Headon Forest	11	\$1,234,545
Millcroft	10	\$1,660,100
Central	9	\$1,157,778
Elizabeth Gardens	9	\$1,497,500
Shoreacres	8	\$2,009,281
Brant Hills	8	\$1,051,375
North Burlington Rural	7	\$2,700,000
Mountainside	7	\$895,000
Maple	7	\$1,218,429
Aldershot South	6	\$1,850,083
Aldershot Central	5	\$1,060,500
Longmoor	5	\$1,246,780
Tansley	3	\$1,121,667
Palmer	3	\$998,296
Orchard	3	\$1,468,333
Tyandaga	3	\$1,064,055
Dynes	3	\$1,138,833
Roseland	3	\$1,882,633
Pinedale	2	\$1,045,000
Plains	2	\$847,500
Alton West	1	\$1,070,000

## SEMI-DETACHED, TOWNHOMES, ROW AND LINKS

AREA	# OF SALES	AVG. SALE PRICE
Millcroft	12	\$951,658
Corporate	11	\$699,491
Maple	8	\$686,000
Orchard	7	\$860,429
Tansley	7	\$786,500
Aldershot South	7	\$660,000
Pinedale	5	\$683,000
Dynes	5	\$589,250
Elizabeth Gardens	5	\$749,940
Brant Hills	5	\$767,418
Alton Central	4	\$597,500
Palmer	4	\$843,250
Headon Forest	4	\$592,500
Central	4	\$867,667
Longmoor	3	\$767,296
Plains	2	\$619,000
Aldershot Central	2	\$645,000
Tyandaga	2	\$590,000
Alton West	1	\$490,000
Mountainside	1	\$380,000
Roseland	1	\$1,180,000

## NEIGHBOURHOOD GUIDE: MOUNTAINSIDE



### NEIGHBOURHOOD VIBE

A diverse and family-friendly neighbourhood with great schools, parks, and recreational facilities.



### COMMUNITY CANVAS

A community with a mix of age groups and ethnic origins, and a strong sense of family.



### PROPERTY PULSE

Mostly older homes, with a mix of detached, row houses, and low-rise apartments.



### WHAT YOU'LL LOVE

Quick access to major roads, great schools, and a variety of recreational facilities.

Mountainside has a consistent population, and is popular with people in their 20s, people in their 30s, people in their 40s, and people in their 50s. Located in Burlington's north end, Mountainside offers a variety of home options and residents enjoy quick access to major roads including Brant Street and QEW.

### People & Families in Mountainside

Families with kids make up 46% of households in Mountainside, while couples without children make up 27% of households and 22% of households are one person living alone. People in this neighbourhood come from 85 different ethnic origins, and 18% are first-generation immigrants, while 23% are second-generation immigrants.

### Having Fun in Mountainside

Fun is easy to find at the many parks & rec facilities here. Parks in this neighbourhood feature playgrounds for kids, sports parks, dog parks, and skating. There are 7 parks in this neighbourhood, with 32 recreational facilities in total. The average number of facilities per park is 4.

Neighbourhood Households

3,240

Number of Parks

7

Neighbourhood Population

8,420

Number of Recreation Facilities

32

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