

# 138 BRIAN BOULEVARD CITY



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# Welcome to 138 BRIAN BOULEVARD

You will love this home! Perfectly located - walk to parks, school and downtown. The main floor laundry/mud room with access to garage is a nice touch. The upper level features spacious bedrooms. Note the master bedroom has an ensuite and walk in closet! The basement is fully finished with a recreation room and lots of storage. This beautifully cared for home shows 10/10!



40.03 x 100 Feet



\$5,218.10 in 2019



3



2+1







Fantastic floor plan, welcoming foyer with high ceiling and millwork. It's a great flow with the living room/dining room combination.





# Great Family Home

You'll love the bright and sunny kitchen with two bay windows and white cabinetry. Exit through the French doors to a walk out to the fenced yard with a stone patio and no rear neighbours.







Bright &  
Charming

The kitchen opens right up in to the sunken family room featuring high vaulted ceilings and a stunning brick fireplace.





# Room Measurements

## MAIN LEVEL

Foyer	
Living Room	11'0" x 14'0"
Dining Room	10'0" x 11'0"
Eat in Kitchen	21'0" x 10'0"
Family Room	11'0" x 18'0"
Bathroom	2 Piece

## UPPER LEVEL

Master Bedroom	11'6" x 15'6"
Ensuite	4 Piece
Bedroom	10'8" x 11'6"
Bedroom	10'8" x 11'6"
Bathroom	4 Piece

## LOWER LEVEL

Recreation Room	
Storage Room	







Catholic Schools  
Guardian Angels Elementary  
St. Mary Secondary

Public Schools  
Allan A. Greenleaf  
Waterdown District Secondary

## Schools





**DREW WOOLCOTT**  
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