138 BRIAN BOULEVARD





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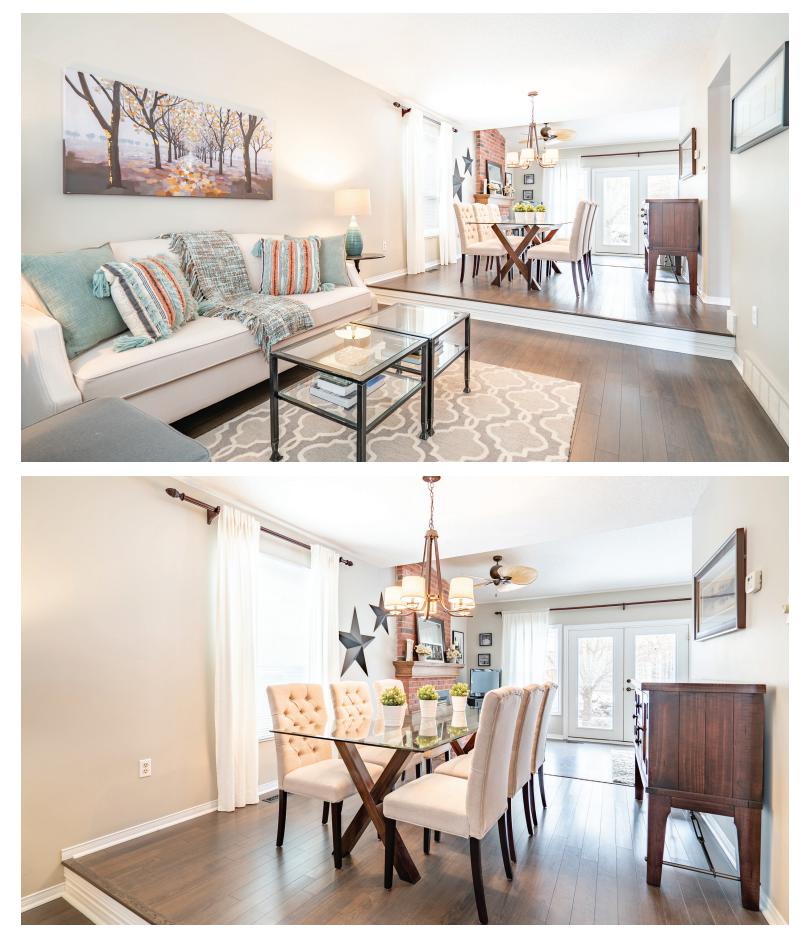
Welcome to 138 BRIAN BOULEVARD

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!









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

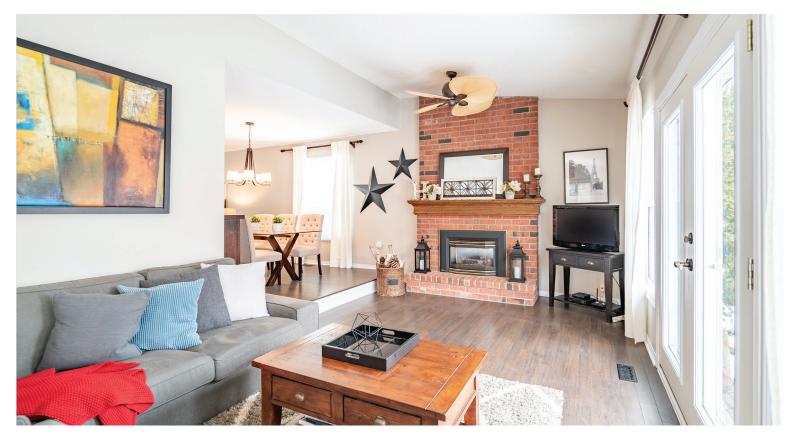




Great Family Home

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 Dining Room Eat in Kitchen Family Room Bathroom

UPPER LEVEL

Master Bedroom Ensuite Bedroom Bedroom Bathroom

LOWER LEVEL

Recreation Room Storage Room 11'0" x 14'0" 10'0" x 11'0" 21'0" x 10'0" 11'0" x 18'0" 2 Piece

11'6" x 15'6" 4 Piece 10'8" x 11'6" 10'8" x 11'6" 4 Piece











Catholic Schools Guardian Angels Elementary St. Mary Secondary

Public Schools Allan A. Greenleaf Waterdown District Secondary

Schools



DREW WOOLCOTT Broker of Record

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JAYNE WOOLCOTT Sales Representative

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