

149 FALLING BROOK DRIVE

ANCASTER



WOOLCOTT
Pack Before You Call®

905.689.9223
woolcott.ca

Welcome to 149 FALLING BROOK DRIVE

Very pretty 2 storey, 4 bedroom home situated in the highly sought after Lover's Lane area. The upper level showcases 4 good sized bedrooms including the master with a renovated ensuite and great ceiling detail! The basement is partially finished with a rec room for your family enjoyment and office or play area. The unfinished area awaits your personal vision and offers a walk-up so the possibilities with his space are endless (in-law suite as an option?!)

Steps to the conservation area, situated on a street with mature trees and large lots, giving the backyard the impression of being in a "forest." Deer and wild turkey are frequently seen out of the front window!



117.69 x 181.67 Feet



\$7,338.46 in 2019



4



2+1





Other updates include hardwood floors, hardwood stairs, crown moulding, pot lights, Hunter Douglas window coverings (2019), eaves (2017), added insulation in attic (2017), furnace, a/c, Nest thermostat (2016), most windows (2015), gas line for BBQ, separately fenced vegetable garden.



Dream Kitchen

The main level is open concept with the renovated kitchen with stainless steel appliances, granite and breakfast bar.





Stunningly Modernized

The kitchen overlooks the fabulous family room featuring a wood burning fireplace (2019). Off the great room is a 4 season sunroom which overlooks the large and private backyard and deck. The main level also features a custom built laundry room and mud room.



Room Measurements

MAIN LEVEL

Living Room	18'0" x 11'4"
Dining Room	12'5" x 10'6"
Eat in Kitchen	18'7" x 12'4"
Family Room	14'9" x 12'4"
Bathroom	2 Piece
Sunroom	15'2" x 12'2"
Laundry Room	8'9" x 8'4"



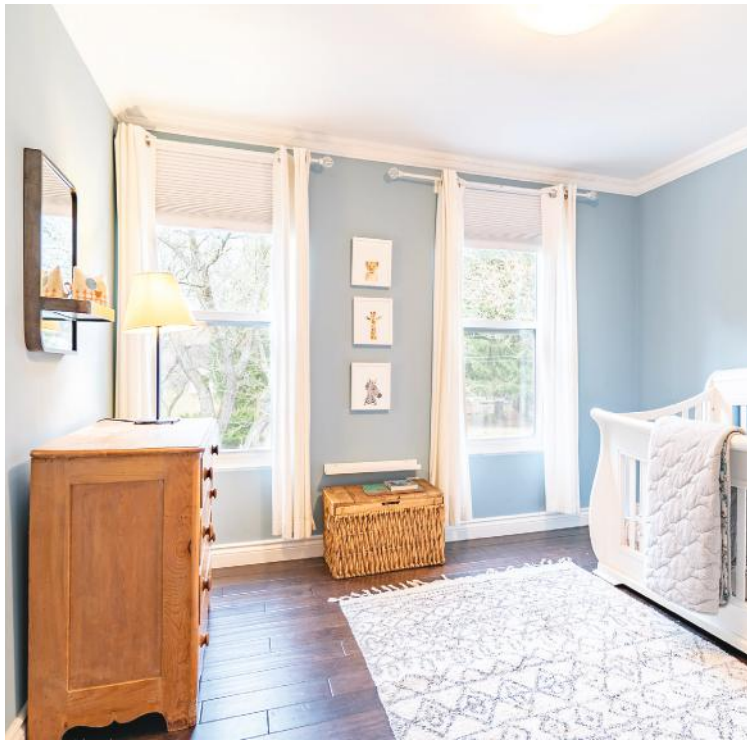
UPPER LEVEL

Master Bedroom	16'6" x 12'6"
Ensuite	3 Piece
Bedroom	11'9" x 9'9"
Bedroom	10'4" x 10'6"
Bedroom	10'9" x 10'6"
Bathroom	4 Piece



LOWER LEVEL

Recreation Room	15' x 11'
Den	9'8" x 9'5"
Cold Room	



Catholic Schools
St. Ann Elementary
Bishop Tonnos Secondary

Public Schools
Spring Valley Elementary
(Queen's Ranger Campus) (JK-Gr.6) &
Frank Panabaker Elementary School (Gr.7-8)
Ancaster High School

Schools



DREW WOOLCOTT
Broker of Record

JAYNE WOOLCOTT
Sales Representative

RE/MAX
Escarpment Woolcott Realty Inc.,
Brokerage, Independently Owned & Operated

woolcott.ca

905.689.9223