

# 1709 OLD YORK ROAD BURLINGTON



**WOOLCOTT**  
Pack Before You Call®

905.332.9223  
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# Welcome to 1709 OLD YORK ROAD

Wow – location and setting are key. Country life mere minutes to Burlington and major arterial highways, plus peace and privacy with scenic views over rolling countryside.

The detached 1.5 car garage offers extra room for all of your toys, and the recent 12 x 12 shed with hydro and concrete floors could serve as your studio or additional storage.



120.01 x 130 Feet



\$3,774 in 2019



3+2



1+1







On the main floor you'll find nine foot ceilings plus a great room addition offering a vaulted ceiling and a cozy wood stove.





## Entertain with Ease

This Victorian era home has been fully updated and is move in ready. With over 2000 square feet, you have plenty of space to entertain friends and family.







## Sit Back and Relax

Flow from room to room in this charming and character filled home. Find a recently renovated main bathroom with a clawfoot tub and separate glass shower, a main floor laundry, recent shingles ('18), furnace ('18), central air ('17), and so much more!





## Room Measurements

### MAIN LEVEL

Foyer	8'0" x 9'0"
Family Room	18'0" x 14'6"
Living Room	11'5" x 16'8"
Dining Room	14'8" x 12'10"
Kitchen	13'9" x 8'7"
Bathroom	2 Piece

### UPPER LEVEL

Master Bedroom	12'0" x 13'0"
Bedroom	10'0" x 10'0"
Bedroom	12'0" x 13'0"
Bathroom	4 Piece

### LOWER LEVEL

Storage Room	
Recreation Room	13'6" x 20'6"
Bedroom	11'0" x 16'0"
Bedroom	11'0" x 16'0"







## Schools

### Catholic Schools

Holy Rosary Catholic Elementary  
Assumption Catholic Secondary

### Public Schools

Glenview(JK - Gr.6),  
Aldershot Elementary(Gr.7-Gr.8)  
Aldershot Secondary





**DREW WOOLCOTT**  
Broker of Record

**JAYNE WOOLCOTT**  
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**RE/MAX**  
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