

3 BIRCHWOOD COURT

CARLISLE



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905.332.9223
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Welcome to 3 BIRCHWOOD COURT

Located on a quiet dead end Street you will find Birchwood Court, one of the best locations in Carlisle, with less than a hand full of homes. The over half acre lot provides tranquil privacy with gently rolling topography and abundant mature trees. With over 3,000 sq ft plus a fully finished basement this home provides ample living space. Walking into the expansive entryway you will be wowed by the grand sweeping staircase. Upstairs you will find four generous sized bedrooms including a dream master suite with large 5 piece ensuite bath and walk in closet. Downstairs you'll find a large rec room with cozy gas fireplace, a large bar for entertaining, a fifth bedroom with it's own ensuite bath, a sauna, and plenty of storage space. The basement has a separate walk up entrance making it an opportunity for an inlaw suite. Outside the landscaped lot is complete with on ground saltwater pool and hot tub.



100.07 x 240.54 Feet



\$10,179/2019



4+1



3+1





The main level boasts tile and hardwood flooring throughout and fresh neutral paint. The large dining room with wainscoting and crown moulding is the perfect place to host a dinner party.



Bright & Spacious

This eat in kitchen features gorgeous granite countertops and a large island. With ample counter space you'll be inspired to get creative with your cooking in this kitchen!





Welcoming &
Cozy

The family room with built in cabinetry features a gas burning fireplace. This is the perfect space to cozy up and watch a movie. Also notice the large oak panelled office, a great additional space!



Schools

Catholic Schools

Our Lady of Mount Carmel Catholic Elementary School
St. Mary Secondary School

Public Schools

Balaclava Public Elementary School
Waterdown District High School



Room Measurements

MAIN LEVEL

Living Room	18' x 14'
Dining Room	14'11" x 12'11"
Kitchen	19'11" x 14'
Family Room	20' x 14'11"
Laundry Room	
Den	12'1" x 10'11"
Bathroom	2-Piece



UPPER LEVEL

Master Bedroom	22' x 14'
Bedroom	14'11" x 12'9"
Bedroom	14'11" x 12'9"
Bedroom	10'11" x 10'10"
Ensuite	5+ Piece
Bathroom	5+ Piece



LOWER LEVEL

Recreation Room	31' x 25'11"
Bedroom	
Ensuite	3-Piece



DREW WOOLCOTT
Broker of Record

JAYNE WOOLCOTT
Sales Representative

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