

2130 HIGHWAY #6 FLAMBOROUGH



WOOLCOTT
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905.689.9223
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Welcome to 2130 HIGHWAY #6

One of a kind property, where catching a fish in Bronte creek right on your over 4 acre lush land can happen before your morning coffee! At this beautiful home you will find the perfect balance of a nature lover's haven meets the convenience of amenities/commuting at your fingertips.

Upstairs there are three good sized bedrooms, including the backyard facing master with ensuite privilege and rustic barn board doors into the master closet. In the basement you walk into the large bright family room with a cozy wood stove, a three piece bathroom, an updated laundry room (2020), and a fourth room that could easily be a fourth bedroom, office, or hobby room, with inside garage entry.

No stone left unturned including the roof 2018, A/C 2019, furnace 2015, front walkway and fence 2020, and septic pumped 2018. ****AMAZING TAX CREDIT bringing taxes to only \$3,063 per year!****



4+ Acres



\$3,063 in 2019



3+1



2





This 3+1 bed, 2 full bath raised ranch has been lovingly landscaped, manicured, updated and is completely move-in ready. Off the dining room is a large deck done in 2017 complete with a 2019 hot tub and one of the best views on the lot looking out into mature trees and cedars providing complete privacy.



Bright & Updated

Walking into the main level you will find an open concept kitchen done in 2016 with granite countertops, stone backsplash, stainless steel appliances, dark wood cabinetry, and hardwood floors that opens up to the dining space and living room.



Serene Property

Outside you will find a 24 x 24 ft heated shop with 200 amp service and limitless possibilities for the hobbyist or as a work shop/man cave! A large new lean-to shed is the perfect area to store a ride on lawn mower, quads and any other toys your heart desires. Also on the property you will find 2 garden sheds, 2 fire pits, multiple nature look outs, and a picturesque recently rebuilt bridge over Bronte creek.





Room Measurements

MAIN LEVEL

Living Room	15'9 x 13'
Dining Room	10'4 x 9'0
Eat-in Kitchen	12'5 x 9'10
Bathroom	4 Piece
Master Bedroom	12'6 x 12'0
Bedroom	13'2 x 9'0
Bedroom	10'0 x 9'8

LOWER LEVEL

Recreation Room	26'3 x 13'
Bedroom	10' x 9'
Laundry Room	
Bathroom	3 Piece

Schools

Catholic Schools

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

Public Schools

Balaclava Elementary School
Waterdown District High School





DREW WOOLCOTT
Broker of Record

JAYNE WOOLCOTT
Sales Representative

RE/MAX
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