## 16 MOSAIC DRIVE WATERDOWN



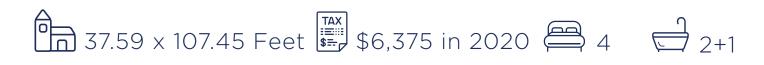


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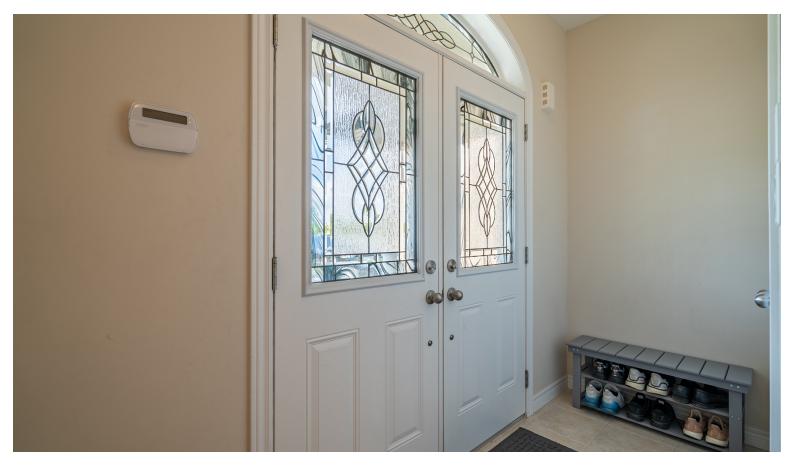
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# Welcome to 16 MOSAIC DRIVE

This family home is beautiful and absolutely impeccable! The front and rear yards have been professionally hardscaped with the backyard featuring maintenance free vinyl fencing, a patio and a good sized lot being 38' x 107'. This is a desirable location with no neighbours facing the home, wide street for guest parking and minutes to schools, parks, trails, the YMCA, restaurants and shopping. Easy access to hwy's, transit and the Aldershot Go.









This home features a welcoming foyer complete with a powder room leading into the open concept main level, perfect for entertaining! The hardwood stairs with wrought iron spindles lead you to the upper level where you find 3 generous sized bedrooms and the master suite complete with it's own sitting area and spa-like ensuite.









### Entertain With Ease

This home has great flow with the stunning great room and dining room combination featuring 6' wire brushed hardwood floors opening right up to the kitchen. The transom windows allow lots of natural light to flow throughtout this space.







### Bright & Modern

The white kitchen features loads of granite counter space, undermount cabinet lighting, newer white appliances and a glass backsplash. It opens to the dinette area featuring a large sliding glass door to the backyard oasis.









### Room Measurements

#### MAIN LEVEL

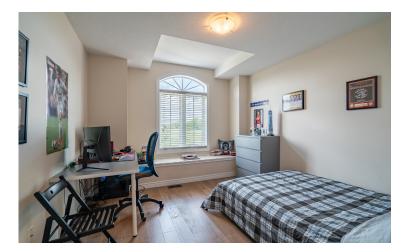
Foyer	
Kitchen	12'2 x 10'6
Great Room	16'2 x 13'2
Dining Room	16'2 x 9'
Dinette	12'2 x 9'8
Laundry Room	
Bathroom	2 Piece

#### UPPER LEVEL

Master Bedroom	16'7 x 16'
Ensuite	4 Piece
Bedroom	14' x 10'8
Bedroom	17'3 x 12'9
Bedroom	10'9 x 11'10
Other	11'9 x 7'6
Bathroom	4 Piece

#### LOWER LEVEL

Recreation Room Games Room Storage Room Utility Room





Catholic Schools

Guardian Angels Catholic Elementary School St. Mary Catholic Secondary School

> Public Schools Allan A. Greenleaf Elementary School Waterdown District High School



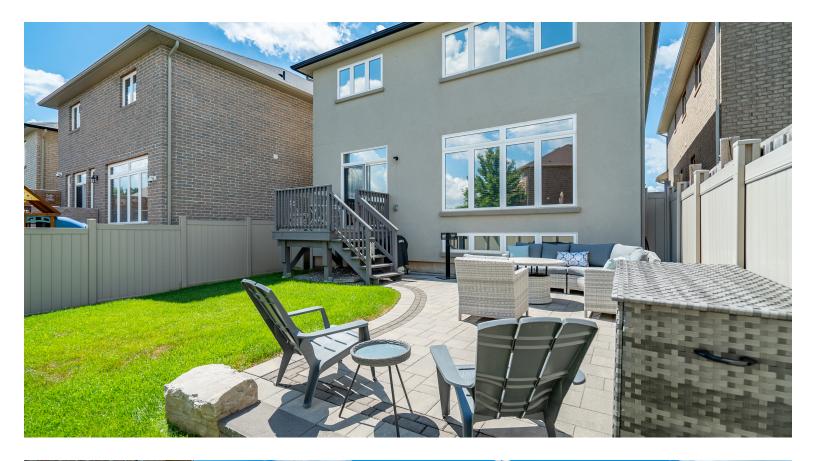












#### DREW WOOLCOTT Broker of Record

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