

5 WOODSPRING COURT

FLAMBOROUGH



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Welcome to 5 WOODSPRING COURT

Rural executive community living minutes from Campbellville, and 401 access. Welcome to Stonebrook Estates, a community of 31 beautifully custom-built homes. Located in a Court with only a handful of neighbours for a peaceful lifestyle. This 2-storey red brick beauty boasts over 2,400 square feet of finished living space, with more potential living space in the over 1,000 square foot basement.

Outside, enjoy the privacy of the large lot with evergreen hedges surrounding the perimeter. The modest maintenance fee includes all water costs with state-of-the-art water system maintained daily, worry free septic maintenance, snow removal, and all common area maintenance.



100 x 125 Feet



\$5,683.25 in 2020



4



2+1





Walk into the centre hall plan through the front entry or enter through the inside entry 2 car garage with a mudroom and attached 2-piece bathroom. Notice the bright main floor home office on route to the kitchen.



Wonderful Family Home

The great room provides space for a formal dining room as well as a media area with a cozy gas fireplace. In the open concept eat-in kitchen enjoy stainless steel appliances, and ample storage.



Gorgeous Setting

Upstairs you'll find an oversized master suite complete with a walk-in closet and an upgraded 3-piece ensuite. This is the perfect space to relax and unwind.





Room Measurements

MAIN LEVEL

Office	10' x 12'2
Kitchen	20'11 x 13'
Great Room	23'11 x 14'3
Bathroom	2 Piece

UPPER LEVEL

Master Bedroom	15'11 x 14'2
Ensuite	3 Piece
Bedroom	12'1 x 10'1
Bedroom	12'4 x 9'8
Bedroom	27'1 x 19'7
Bathroom	4 Piece
Laundry Room	



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





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