



# 39 SEGWUN ROAD

## WATERDOWN



**DREW WOOLCOTT**  
Broker

**JAYNE WOOLCOTT**  
Sales Representative



[woolcott.ca](http://woolcott.ca)

905 689 9223



**WOOLCOTT**  
Pack Before You Call®

905 689 9223  
[woolcott.ca](http://woolcott.ca)



# Welcome to 39 Segwun Road

Welcome to this beautiful 4+1 bedroom detached home in sought after Waterdown. This home is spacious and bright, and features beautiful California shutters throughout the home. The large eat-in kitchen features stainless steel appliances, access to your backyard and is connected to the family room, which is a great space to hang out next to your cozy gas fireplace. A separate dining room is also off the kitchen for all your family gatherings. Upstairs you'll find 4 generous bedrooms and a 4-piece bathroom.

The master includes a large 5-piece ensuite and plenty of closet space for two. The basement has been completely finished with a second family room, 2-piece bathroom, and a large bedroom/office space with built-in bookshelves. You'll also find the laundry room and lots of storage in the lower level.

The backyard is well maintained with a deck off your kitchen, perfect for all your BBQ'ing fun! Beautifully kept gardens, and trees for lots of privacy. This is a home you don't want to miss Don't be TOO LATE®!

 33.37 x 101.00 Feet  \$5,419.99 in 2021  4+1  2+2



## Room Measurements

<b>MAIN LEVEL</b>	
Kitchen	20'5" x 13'4"
Family Room	16'5" x 15'8"
Dining Room	10' x 13'5"
Bathroom	2-Piece
<b>UPPER LEVEL</b>	
Primary Bedroom	22' x 10'
Bedroom	12' x 10'
Bedroom	10' x 10'
Bedroom	10' x 11'
Ensuite	5-Piece
Bathroom	4-Piece
<b>BASEMENT</b>	
Bedroom	16' x 10'
Bathroom	2-Piece
Recreation Room	
Cold Room	
Laundry Room	