

401 8TH CONCESSION ROAD EAST FLAMBOROUGH



WOOLCOTT
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Welcome to 401 8th Concession Road East

Rarely does one like this become available. This bungalow sits on 3+ acres of picturesque land and beautifully maintained gardens. The endless view of greenspace in the backyard must be seen. This home features 3+1 bedrooms and 2+1 bathrooms.

The fully finished, open concept lower level, includes a kitchen, family room, 3 piece bath, 1 bedroom, as well as a separate entrance - perfect for an in-law suite or when guests visit.

This is a one-of-a-kind home - truly country living - yet, minutes from highways, shopping, schools and so much more. Bonuses include: newly added large 2 car garage, separate 20x25 out-building/workshop, complete with heat and hydro, and a large detached green house for all your planting and growing.

 279.99 x 1,030.82 Feet  \$2,395.45/ in 2022  3+1  2+1





Enter the foyer and you will be greeted by the large living room featuring hardwood floors, and large bay window allowing for tons of natural light.



The Heart of the House

Enjoy this renovated kitchen that has plenty of cabinets and storage, and boasts an eat-in space.



Private Solarium

Connected to the kitchen you will find a newly added solarium featuring panoramic views of the yard.





Room Measurements

MAIN LEVEL

| | |
|-----------------------|-----------------|
| Living Room | 16'10" x 11'11" |
| Dining Room | 11'10" x 10' |
| Kitchen | 11'10" x 8' |
| Bathroom | 2 Piece |
| Primary Bedroom | 10'11" x 10' |
| Bedroom | 10'10" x 9'3" |
| Bathroom/Laundry Room | 4 Piece |
| Other | 10'8" x 15'9" |

LOWER LEVEL

| | |
|------------------|--------------|
| Rec Room/Kitchen | 28' x 23'12" |
| Bedroom | 11' x 10' |
| Bathroom | 3 Piece |
| Storage Room | 6' x 6' |
| Utility | |
| Utility | |

Schools

Public Schools

Balaclava Elementary School
Waterdown Distric High School

Catholic Schools

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





DREW WOOLCOTT
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