

317 MOUNTAIN BROW ROAD WATERDOWN



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Welcome to 317 Mountain Brow Road

This picturesque and private yard is overlooking iconic Grindstone Creek Cascades and The Bruce Trail and sits at the end of a dead-end street on 1/2 an acre. This 2 + 2 bedroom and 2.5 bathroom home has a classic bungalow layout. The glass side office/den addition was renovated in 2019 and offers stunning views into the ravine. The absolute perfect work from home environment. In the fully finished basement you will find a cozy rec room area with gas fireplace and a separate games area and storage room. There are two large bedrooms and a full bathroom as well - perfect for extended family or guests. Don't miss the two car attached garage and parking for 8+ cars in the circular driveway. Enjoy the summer in the backyard with the heated concrete pool and with a natural gas line for BBQ or fire pit. Minutes from Aldershot GO, 403/QEW, Downtown Waterdown, shopping, dining, parks, The Bruce Trail and Smokey Hollow Waterfall.



75.29 x 213.76 Feet



\$8,408.01 in 2022



2+2



2+1





Enjoy this formal living room/dining room that offers large bright windows, crown moulding, dark oak hardwood, and a two-way gas fireplace.



An Entertainer's Dream

The custom kitchen has a large island and opens into a family room area with walk out to the backyard.



Private Retreat

Relax in this massive primary bedroom that has a separate dressing room and full ensuite. There is also a walk out from the bedroom to the rear patio.





Room Measurements

MAIN LEVEL

Living/Dining Room	25'11" x 13'10"
Kitchen	15'3" x 15'
Family Room	22'3" x 13'11"
Den	17' x 12'
Bathroom	2 Piece
Primary Bedroom	26'7" x 12'10"
Ensuite	3 Piece
Bedroom	10'5" x 9'10"

BASEMENT

Family Room	13'6" x 20'6"
Games Room	20'9" x 13'3"
Bedroom	11'9" x 14'4"
Bedroom	11'9" x 14'4"
Bathroom	3 Piece
Storage Room	

Schools

Public Schools

Mary Hopkins Elementary School (JK-GR 5)

Flamborough Centre Elementary School (GR 6-8)

Waterdown District High School

Catholic Schools

St. Thomas the Apostle Catholic Elementary School

St. Mary Catholic Secondary School





DREW WOOLCOTT
Broker

JAYNE WOOLCOTT
Sales Representative

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