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. Dont' 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















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.

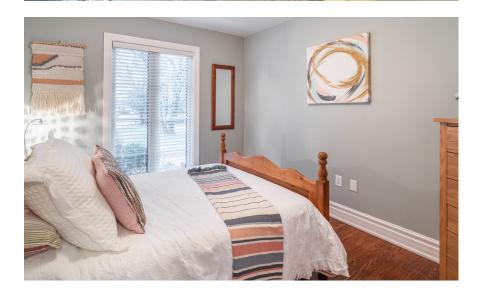
There is also a walk out from the bedroom to the rear patio.











Room Measurements

MAIN LEVEL

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

BASEMENT

 Family Room
 13'6" x 20'6"

 Games Room
 20'9" x 13'3"

 Bedroom
 11'9" x 14'4"

 Bedroom
 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











