

2506 CONCESSION 6 ROAD WEST FLAMBOROUGH



WOOLCOTT
Pack Before You Call®

905 689 9223
woolcott.ca

Welcome to 2506 Concession 6 Road West

If you're in search of a spacious home with many amenities, this stunning property is a must-see! With over 2,500 square feet of living space (excluding the basement), this home offers plenty of room for a growing family or those who love to entertain. Upstairs, you'll find four generously-sized bedrooms and two full bathrooms, perfect for accommodating a large family. The finished basement offers even more living space, complete with a bedroom, rough-in 3-piece bathroom and a rec room for entertainment or relaxation along with a great storage area.

With all mechanicals recently updated (owned hot water heater 2021, furnace 2020, a/c 2019) you can move in worry-free and enjoy all the comforts of country living. The home also boasts newer windows. (excluding basement), adding to the home's energy efficiency and overall value. The over 1/2-acre lot, located on a quiet street, provides ample outdoor space for recreation and relaxation. The large deck overlooks the private backyard where you can keep a watchful eye on the kids! Enjoy great access to Hamilton, Cambridge and Highway 8, making commuting a breeze. Don't miss out on this incredible opportunity to own this stunning property!

 100.20 x 243.48 Feet

 \$5,861.05 /2022

 4+1

 2+1





The main level features a family room, dining room, eat-in kitchen and a good-sized office, providing ample space for work and play. The beautiful flooring on the main level adds a touch of elegance and warmth to the space.



An Entertainer's Dream

Enjoy this kitchen right off the dining room which also overlooks the cozy family room. A fantastic space to host family and friends.



Room to Grow

Relax in this spacious primary bedroom that offers a 5-piece ensuite and a balcony, where you can enjoy your morning coffee with stunning views of the backyard.





Room Measurements

MAIN LEVEL

Living Room	11' x 11'5"
Dining Room	11' x 11'7"
Den	9'2" x 11'1"
Kitchen	10'6" x 20'2"
Family Room	18'5" x 11'1"
Bathroom	2 Piece

UPPER LEVEL

Primary Bedroom	12'8" x 18'7"
Ensuite	5 Piece
Bedroom	11'4" x 10'4"
Bedroom	13'1" x 13'2"
Bedroom	10'9" x 13'6"
Bathroom	4 Piece

BASEMENT

Rec Room	10'7" x 25'5"
Bedroom	12'8" x 19'8"
Storage Room	

Schools

Public Schools

Rockton Elementary School
Dundas Valley Secondary School

Catholic Schools

St. Augustine Catholic Elementary School
St. Mary Catholic Secondary School





DREW WOOLCOTT
Broker

JAYNE WOOLCOTT
Sales Representative

RE/MAX ESCARPMENT
REALTY INC., BROKERAGE
INDEPENDENTLY OWNED & OPERATED

woolcott.ca

905 689 9223