

# 65 ROCKCLIFFE ROAD

## WATERDOWN



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# Welcome to 65 Rockcliffe Road

This beautifully renovated home overlooks Lake Ontario and the Burlington Bay. It's perfect to enjoy as is, or to build your dream home on this rarely available lot. Backing on to the Bruce Trail and the Escarpment, this home offers the ideal blend of nature access while being just next to all the amenities in town.

The basement, with large sliding doors and convenient walk-out to the rear patio, has two additional bedrooms and full bathroom with laundry facilities, a finished rec room complete with wood fireplace and a built-in bar area for entertaining.

An incredible setting only steps to conservation areas, trails and waterfalls. Only minutes to QEW and GO make this a commuter's dream. Close to all amenities of the city but tucked away in a tranquil established neighborhood

 100 x 250 Feet

 \$7,554.84/2022

 1+2

 2+1







The main level features a large welcoming foyer where you can greet all your guests with ease, an office (or 5th bedroom if needed), a large family room, and newer (2022) laminate flooring. The home's dining area is breathtaking, and looks onto the living room, complete with a fireplace, and the outdoor haven.





## An Entertainer's Dream

The kitchen is an absolute dream with no detail spared. A massive island complete with a wine fridge is a showstopper, with loads of storage, oversized fridge and freezer, coffee bar and more. Skylights and potlights throughout bring in light all day long.





## Private Retreat

Tucked away from the main living area, the main floor primary bedroom offers a true private oasis. Soaring ceilings, loads of light and a tastefully-renovated ensuite will make this space tough to leave.







# Room Measurements

## MAIN LEVEL

Foyer	11'11" x 8'4"
Mud Room	10'8" x 5'4"
Living Room	25'9" x 13'5"
Dining Room	20'4" x 11'11"
Kitchen	15'7" x 19'11"
Bathroom	2 Piece
Primary Bedroom	18'9" x 17'9"
Ensuite	4 Piece

## LOWER LEVEL

Bedroom	12'9" x 10'10"
Bedroom	12'9" x 8'7"
Family Room	25'2" x 12'11"
Bathroom	4 Piece
Utility Room	
Storage Room	
Laundry Room	



# Schools

## Public Schools

Guy B. Brown Elementary School

Waterdown District High School

## Catholic Schools

St. Thomas the Apostle Catholic Elementary School

St. Mary Catholic Secondary School







**DREW WOOLCOTT**  
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Sales Representative

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