# 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.

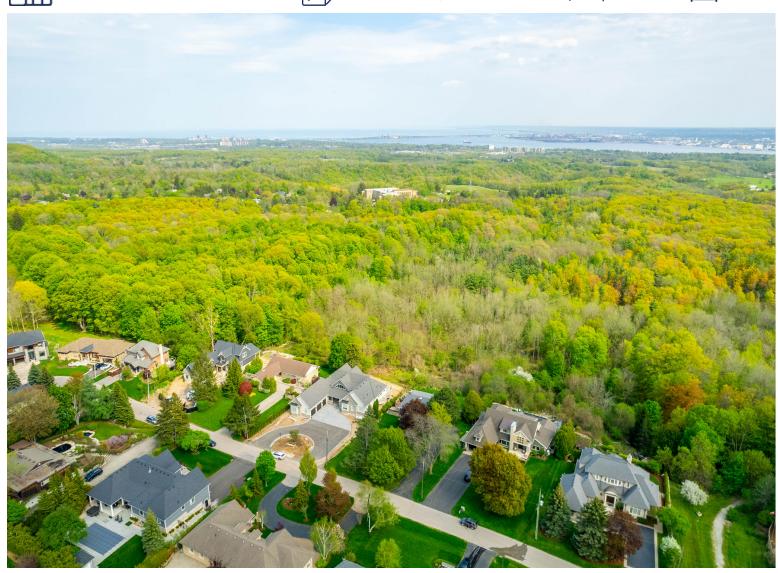
An incredible setting only steps to conservation areas, trails and waterfalls. Only minutes to QEW and GO make this a commuter's dream. Close to all amenities of the city but tucked away in a tranquil established neighborhood



















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

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

#### LOWER LEVEL

Bedroom
Bedroom
Family Room
Bathroom
Utilty Room
Storage Room
Laundry Room

12'9" x 10'10" 12'9" x 8'7" 25'2" x 12'11" 4 Piece

## 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











