

612 Lynden Road

ANCASTER



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Welcome to 612 Lynden Road

Pretty as a picture would best describe this home and setting! The main living area is open concept with loads of natural light that streams in and features hardwood floors.

The lower level offers 2 generous-sized bedrooms with oversized windows, a rec room, a playroom/office/bedroom, and storage areas.

Now! Let's take a look at the exterior with the 24' x 24' detached double-car garage with a concrete floor that is adjacent to a covered sitting area and a separate shed for storage.

The newly finished sunken patio is incredible! It offers loads of sitting where you can take in the perennials and farmer's fields with apple and cherry trees!



131.99 x 165 Feet



\$6,334.78 /2023



3+1



2+1





On the second level, there is an updated 2-piece bathroom (2022) and patio door to the deck where you can take in views of the fruit trees and incredible sunsets.



An Entertainer's Dream

The kitchen offers plenty of cabinets for storage, granite counters, an island with more storage all overlooking the large dining room with a gas fireplace to cozy up to, and a great room.



Private Retreat

Relax in this exceptionally spacious primary suite that offers so much space that you can have your own sitting area or set up an at-home office.

Off the primary is a laundry and dressing room area. Not to be missed is the 5-piece ensuite with a glass-enclosed shower and double granite vanity.





Room Measurements

MAIN LEVEL

Family Room	20' x 11'
Den	10' x 9'
Rec Room	11'6" x 10'5"
Bedroom	22' x 11'
Bedroom	22' x 11'
Bathroom	3 Piece
Utility Room	

SECOND LEVEL

Living Room	24' x 16'
Dining Room	16' x 12'
Kitchen	16' x 12'
Primary Bedroom	21' x 20'
Ensuite	5 Piece
Laundry Room	12' x 10'
Bathroom	2 Piece

Schools

Public Schools

Rockton Elementary School
Dundas Valley Secondary School

Catholic Schools

St. Joachim Catholic Elementary School
Bishop Tonnos Catholic Secondary School





DREW WOOLCOTT
Broker

JAYNE WOOLCOTT
Sales Representative

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