



39 Morgan Drive

CALEDONIA





WOOLCOTT

Pack Before You Call®

905 689 9223 woolcott.ca

Welcome to 39Morgan Dirve

Amazing opportunity in picturesque Caledonia. Located a short distance to schools, restaurants, shops and the beautiful Grand River. Great family home in a perfect location, just 30 minutes from Downtown Hamilton.

This is a 2-storey home with 3 bedrooms, 2.5 bathrooms and large principal rooms. The main floor offers a formal living room, with open concept kitchen and dining room that walks out to the backyard. Ideal for families looking for a fenced in yard with deck, gazebo and greenspace.

Additional features include: LeafGuard protection on upper level eavestroughs, Smart Thermostat, security system, R2000 home 2x6 walls increased insulation, central vacuum and updated furnace and A/C (2018).



41.01 x 118.11 Feet



TAX |====| \$==p \$3,953 / 2023



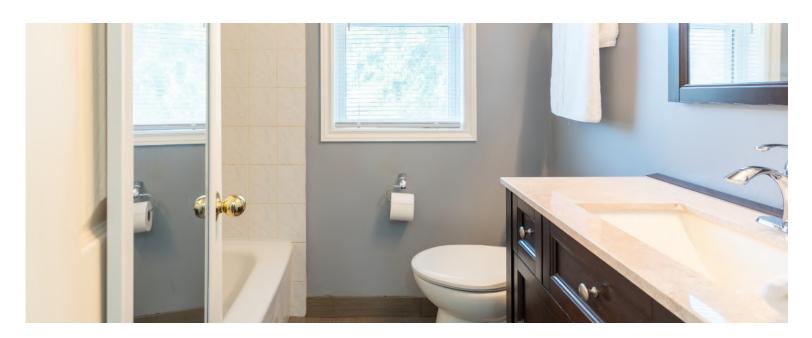






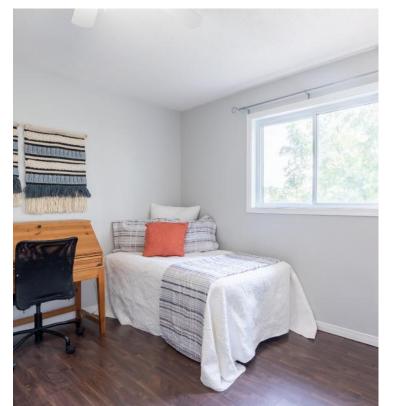












Room Measurements

MAIN LEVEL

Foyer Eat-in Kitchen Family Room Living Room Bathroom

12' × 10'10" 13′10″ × 15′ 10'6" x 13'2" 2 Piece

UPPER LEVEL

Primary Bedroom Ensuite Bedroom Bedroom Bathroom

14′3″ × 13′10″ 10'11" × 12'3" 10'10" x 10'7" 4 Piece

LOWER LEVEL

Utility Room Laundry Room