

WELCOME TO
2451 Overton Drive



WOOLCOTT
REAL ESTATE



Gorgeous Setting

Welcome to this Brant Hills beauty!
This fully renovated gem offers a blend
of modern charm, comfort with three
bedrooms, three and a half bathrooms
and an array of desirable features.



2,014 sqft



\$5,177/2023



3+1



3+1





Spacious Beauty

Discover the inviting main floor adorned with sleek vinyl plank flooring and smooth ceilings.

The cute two-piece bath with shiplap details adds a touch of character, while the bright formal living room & adjacent office/den provide versatile spaces for work or relaxation. dining space perfect for gatherings.





Entertainer's Dream

Entertain effortlessly in the open family room, complete with a cozy gas fireplace & built-in shelving. The heart of the home awaits in the stylish kitchen with new stainless-steel appliances, elegant





Taste for Luxury

Upstairs, retreat to the tranquility of three spacious bedrooms adorned with engineered white oak hardwood floors and custom millwork.

The exquisite four-piece main bath exudes sophistication, while the primary suite boasts a walk-in closet and a lavish ensuite with large format tile, double sinks, a stand-alone tub, and walk-in shower.

The fully finished basement offers even more space to relax and entertain, complete with a full bathroom and plenty of storage options. Escape to the private backyard oasis where you can unwind under the covered patio or indulge in the hot tub.





Room Measurements

MAIN LEVEL

Living Room	16' x 11'
Dining Room	11'6" x 11'
Kitchen	19'7" x 9'6"
Family Room	15'8" x 11'
Office	8'7" x 5'9"
Bathroom	2-PIECE

UPPER LEVEL

Primary Bedroom	17' x 11'4"
Ensuite	5-PIECE
Bedroom	11' x 11'
Bedroom	11' x 13'
Bathroom	4-PIECE

LOWER LEVEL

Recreation Room	22' x 10'5"
Recreation Room	17' x 9'
Bedroom	10'7" x 8'4"
Bathroom	3-PIECE





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BROKER

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