

WELCOME TO  
**46 Mountain Brow Boulevard**



**WOOLCOTT**  
REAL ESTATE



# Peaceful & Beautiful

Welcome to 46 Mountain Brow Blvd. This home is an entertainer's paradise, situated in a prime location with stunning views!



3,027 sqft



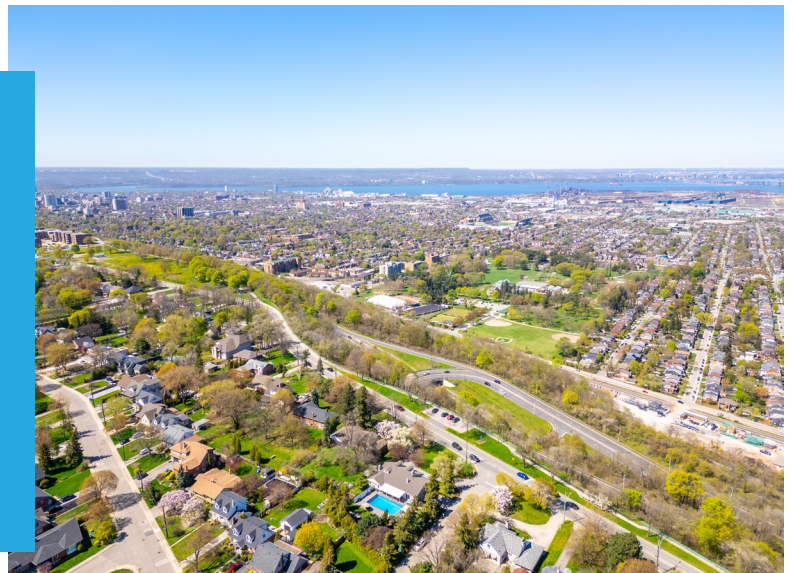
\$9,600/2023



4+1



4+1





## Lovingly Prepared

The updated kitchen features timeless light gray cabinets, quartz countertops, induction cooktop, double wall ovens, instant hot water tap, and an eat-at breakfast island with bar fridge!





## Warm Opulence

Off the kitchen you'll find the expansive dining and living area with a unique wood burning fireplace.





## Backyard Oasis

The main floor bedroom wing has 3 beds, one with a 3-piece ensuite, and an additional 4-piece bathroom. Also located on this level is a 2-piece powder room and laundry facilities! The entire upper level is an elegant primary retreat with your own spa-like ensuite complete with walk-in glass shower and free-standing soaker tub.

Finally, the crowing jewel of this large property is the backyard oasis. You'll find a recently updated pool, hot tub, fishpond, fire pit, large, covered patio with retractable screens, and ample space to grow your own veggies!! This home truly has it all and could easily facilitate multigenerational living with each of its unique living spaces!





## Room Measurements

### MAIN LEVEL

Living Room	22'10" x 14'10"
Dining Room	9'3" x 14'10"
Kitchen	25'3" x 11'7"
Bedroom	13'3" x 9'10"
Bedroom	10'7" x 9'7"
Bedroom	18'1" x 16'1"
Utility Room	5'11" x 6'2"
Laundry Room	7'2" x 5'9"
Mudroom	10' x 7'7"
Bathroom	2-PIECE
Bathroom	3-PIECE
Bathroom	4-PIECE

### UPPER LEVEL

Office	14' x 7'10"
Walk-in Closet	12'4" x 3'4"
Sitting Room	15'9" x 13'7"
Primary Bedroom	17'2" x 15'9"
Ensuite	5-PIECE

### LOWER LEVEL

Recreation Room	
Bedroom	
Bathroom	3-PIECE



**Drew Woolcott**  
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