

WELCOME TO  
**956 Lynden Road**



**WOOLCOTT**  
REAL ESTATE





## Charming Character Home

Discover your dream home in the charming village of Lynden! This spacious 2,491 square foot two-storey residence offers a perfect blend of comfort and space.

The main level features a sunfilled great room with vaulted ceilings and skylights, and a cozy living room, along with a elegant dining room.







2,491 Sq Ft



\$5,324 / 2023



3



2







## Spacious Kitchen

An eat-in kitchen with granite countertops, stainless steel appliances including a gas stove and pull-out drawers in the lower cabinets and pantry complete the main floor.







## Captivating Appeal

You'll also find a beautiful sunroom, a convenient large laundry room with heated floors, and a modern three piece bathroom on the main floor.







## Bedrooms

Upstairs, you'll find three inviting bedrooms each with their own balcony.

The home boasts three natural gas fireplaces and additional heated floors in both bathrooms.

Outdoor living is exceptional with electrically equipped sheds, an inground heated swimming pool (2021), a pool house with 100-amp service (complete with a fridge and room for a ping pong table), and a bunkie with water, A/C, and a hot water heater. Enjoy nine exterior sitting areas offering various scenic views, alongside beautiful perennial gardens and a private and stunning backyard.







## Room Measurements

### MAIN LEVEL

Great Room	27'0" x 13'0"
Family Room	11'9" x 11'0"
Living Room	19'6" x 15'9"
Dining Room	12'8" x 11'5"
Kitchen	20'0" x 12'6"
Bathroom	3 Piece
Laundry	

### UPPER LEVEL

Primary Bedroom	15'0" x 12'11"
Bedroom	11'9" x 10'3"
Bedroom	13'3" x 9'0"
Bathroom	4 Piece







Drew Woolcott  
BROKER

Jayne Woolcott  
REALTOR®

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