

WELCOME TO  
**20 Woodward Avenue**



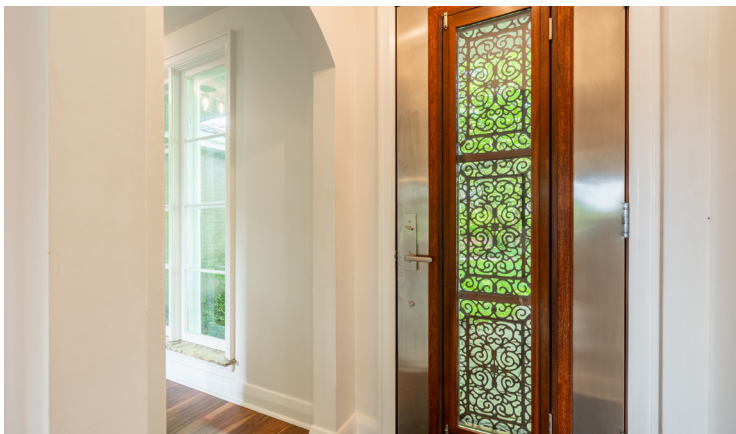
**WOOLCOTT**  
REAL ESTATE



## Custom Beauty

Welcome to one of Dundas' most coveted neighborhoods! This 3+1 bedroom, 2.5 bathroom bungalow exudes timeless charm of 1950 design.

Enter through the custom front door you are greeted by elegant plaster crown moldings & rich walnut engineered hardwood floors. The inviting living room features a gas fireplace and floor-to-ceiling windows that frame the picturesque backyard.





2,870 Sq Ft



\$6,474.80 / 2023



3+1



2.5





## Gorgeous Curb Appeal

The kitchen is a chef's delight, with granite countertops, high end appliances (including a Thermador range), bamboo flooring & charming eat-in nook with access to the multi-tiered deck, ideal for enjoying al fresco dining surrounded by nature.





## Entertainers Delight

The large dining room is a bright and inviting space, bathed in an abundance of natural light. The rich, dark hues of the walnut provide a beautiful contrast to the light-filled room.





## Space to Recharge

The primary bedroom has a walkout to the deck, providing a retreat for morning coffees or evening relaxation.

Two additional bedrooms, convenient 2 piece powder room and renovated four piece main bath complete the main level





## Room Measurements

### MAIN LEVEL

Foyer	13'0" x 6'8"
Living Room	14'7" x 19'11"
Dining Room	13'0" x 12'10"
Kitchen	23'4" x 21'0"
Primary Bedroom	12'6" x 14'2"
Bedroom	12'6" x 12'8"
Bedroom	11'8" x 13'0"
Bathroom	2 Piece
Bathroom	4 Piece

### LOWER LEVEL

Recreation Room	27'9" x 14'8"
Bedroom	12'7" x 14'9"
Utility	12'8" x 18'1"
Kitchen	11'8" x 19'6"
Bathroom	4 Piece





Drew Woolcott  
BROKER

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