

WELCOME TO
2612 Andover Road



WOOLCOTT
REAL ESTATE



House of music and creativity

This is a house of music and creativity, from the family-room with built-in 7.1 audio surround, custom cabinetry, soaring fourteen foot ceilings, to the fully functioning basement recording studio which has produced albums, podcasts and audio books.





2106 SQ. FT.



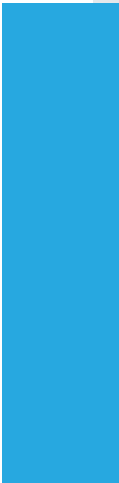
\$5,833 / 2024



4+1



2+1





Inviting Kitchen

The gourmet kitchen features an abundance of afternoon light that makes for an inviting space. Complete with stone counters and high-end appliances.





Soaring Ceilings

The family room has everything you need. Experience its integrated 7.1 audio surround system, custom-built cabinetry, and an impressive fourteen-foot ceiling. Movie nights here are unparalleled.





Ample Room

With 4+1 spacious bedrooms, each offering ample room and abundant natural light, perfect for rest and relaxation





Room Measurements

MAIN LEVEL

Living Room	14'2" x 12'8"
Dining Room	12'8" x 9'0"
Kitchen	17'11" x 13'1"
Bathroom	2 piece

UPPER LEVEL

Master	16'8" x 11'3"
Bedroom	11'10" x 8'11"
Bedroom	11'11" x 8'10"
Bedroom	11'6" x 10'2"
Ensuite	4 piece
Bathroom	3 piece

LOWER LEVEL

Bedroom	13'7" x 15'5"
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Drew Woolcott
BROKER

Jayne Woolcott
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