

WELCOME TO
3 San Paulo Drive



WOOLCOTT
REAL ESTATE



Bright and Airy

Welcome to this charming one-owner home - a rare gem! This lovingly maintained, two-storey detached home, owned by the same family since 1978, is ready for its next chapter.

Nestled in a quiet neighborhood, close to schools, parks, and public transit, this home offers timeless charm and practicality.

Step into the spacious, welcoming foyer that leads to a formal living and dining room combination, perfect for hosting gatherings.





2,118 Sq. Ft.



\$7,248 / 2024



4+1



2 +1





Culinary Delight!

The eat-in kitchen features plenty of granite counter space, ideal for family meals or entertaining!





Warm and Cozy

The cozy main floor family room with a fireplace invites relaxation.

A convenient main-floor laundry room provides easy access to the double-car garage.





Space to Call Your Own

Upstairs, the second level boasts four generous bedrooms, including a primary suite with a private three-piece ensuite.

The basement adds even more space, with a fifth bedroom and a large recreation room - offering endless possibilities for guests, hobbies, or additional living areas.

Outside, the expansive 66'9" x 100' lot provides ample space for outdoor enjoyment. This home is truly special.





Room Measurements

MAIN LEVEL

Foyer	7' x 5'11"
Living Room	12'1" x 19'3"
Dining Room	12'1" x 10'8"
Kitchen	12'11" x 12'
Family Room	17'7" x 12'4"
Laundry	8'3" x 8'10"
Bathroom	2-Piece

UPPER LEVEL

Primary Bedroom	14'2" x 12'3"
Ensuite	3-Piece
Bedroom	16' x 9'7"
Bedroom	14'3" x 11'5"
Bedroom	14'3" x 12'1"
Bathroom	5-Piece

LOWER LEVEL

Recreation Room	27'8" x 11'1"
Bedroom	13' x 12'
Utility Room	25'4" x 12'6"





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BROKER

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