WELCOME TO 3 San Paulo Drive



WOOLCOTT REALESTATE



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.

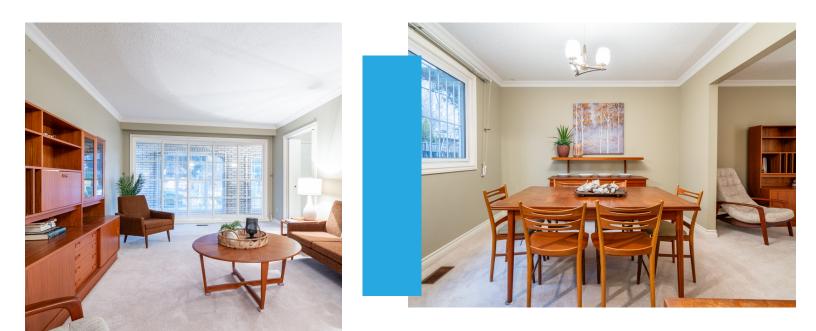
Step into the spacious, welcoming foyer that leads to a formal living and dining room combination, perfect for hosting gatherings.















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

LOWER LEVEL

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



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