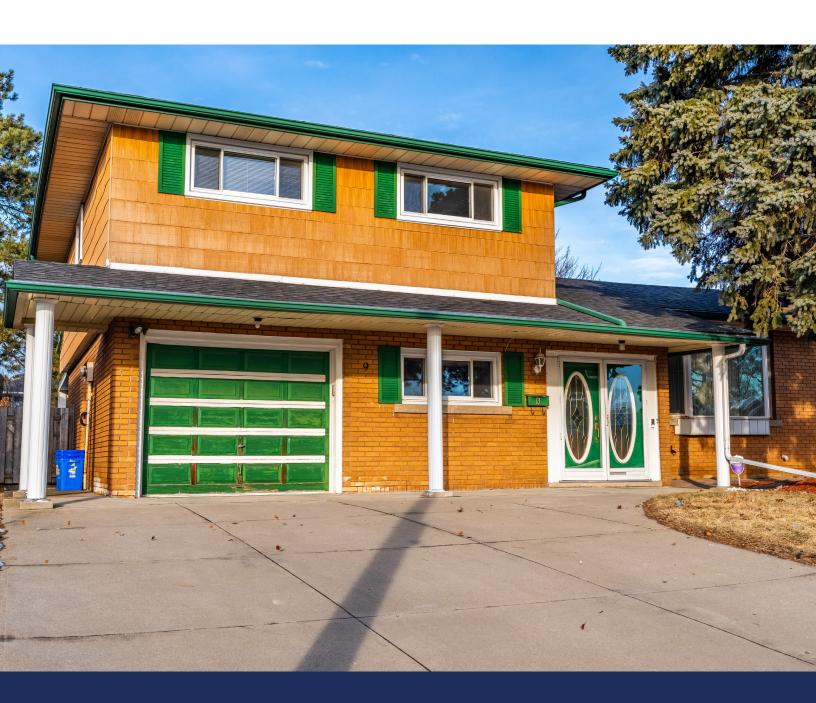
WELCOME TO

9 Laurier Avenue



WOOLCOTT REAL ESTATE



Lovingly Maintained

This 1,689 square foot 4-level sidesplit has been lovingly maintained by the same family for over 40 years and is ready for its next chapter. Located in a sought-after Hamilton Mountain neighborhood, this family home features a double-wide concrete driveway, and a single-car garage with inside entry.

Inside, you'll find a bright living room with hardwood floors, a large picture window to allow for loads of natural light to stream in and a wood-burning fireplace.







1,689 Sq. Ft. \$5,679 / 2024 \$4 \$2













Thoughtfully Laid Out

The spacious kitchen and dining room overlook the family room where you can keep a watchful eye on kids or interact with friends and family.





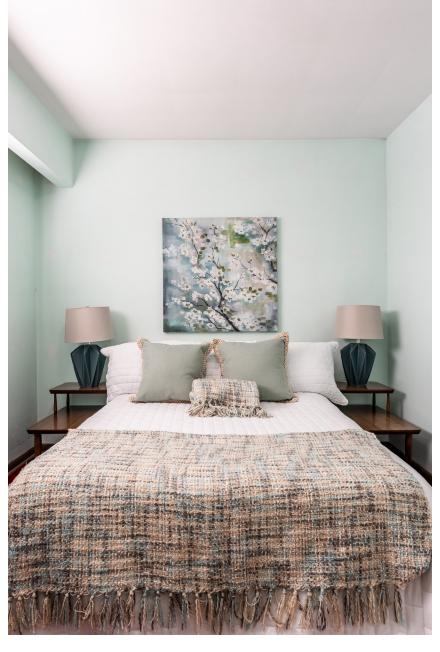




Spacious Primary

The good sized primary bedroom is flooded with natural light.





Space to Grow

With two full bathrooms, three additional bedrooms and a partially finished recreation room awaiting your personal touch, this home offers endless possibilities!

Conveniently located within walking distance to schools (no busing needed!), parks, and just minutes from shopping, dining, and highway access, this is the perfect place to call home.











Room Measurements

MAIN LEVEL

 Kitchen
 14'1" x 11'4"

 Family Room
 19'7" x 15'3"

 Dining Room
 9'3" x 11'4"

SECOND LEVEL

 Primary Bedroom
 11'9" x 13'3"

 Bedroom
 11'9" x 12'

 Bedroom
 8'9" x 12'

 Bedroom
 8'4" x 9'9"

 Office
 8'4" x 9'9"

 Bathroom
 4 Piece

LOWER LEVEL

Living Room 15'2" x 29'8" Bathroom 3 Piece

BASEMENT

Recreation Room 23'4" x 15'5" Laundry Room

