

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	





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BROKER

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