

WELCOME TO  
**121 Mohawk Road**



**WOOLCOTT**  
REAL ESTATE





## Simply Must Be Seen!

Looking for a perfect retreat in the heart of Ancaster? Look no further! This one-of-a-kind 194ft x 80ft property boasts 0.32 acres of land and features a beautiful stream and bridge in the backyard!

This stunning raised bungalow has a large living room that opens into the dining room and kitchen area.







1,363 Sq. Ft.



\$7,518 / 2024



3+1



2







## Tastefully Updated

The updated kitchen includes a convenient pot filler, stainless steel appliances and a beautiful back splash accent wall. Just off the kitchen are two sets of sliding doors leading to the balcony that overlooks the backyard oasis.







## Generously Sized

Three generous bedrooms and a five-piece bathroom can be found on the main floor.





## Cozy Retreat

On the lower level there is a fourth bedroom and a spa like four-piece bathroom with a luxurious soaker tub.

The family room features expansive windows that flood the space with natural light, while a cozy wood-burning fireplace adds warmth and charm, creating the perfect spot for relaxation. Enjoy views of the backyard from the large laundry room that is over-flowing with storage.







## Outdoor Oasis

Access to the backyard is easy with the convenient walk-out from the basement. Enjoy your free time in the immense backyard listening to the sounds of your running stream from the hanging swing set that overlooks the two firepits. This raised bungalow offers lots of space and an outdoor experience that is truly breathtaking.



## Room Measurements

### MAIN LEVEL

Living Room	16'5" x 12'2"
Dining Room	10'8" x 9'11"
Kitchen	17' x 9'6"
Primary Bedroom	13'2" x 12'6"
Bedroom	12'6" x 10'2"
Bedroom	12'11" x 10'3"
Ensuite	5 Piece

### LOWER LEVEL

Family Room	25'4" x 11'6"
Bedroom	11' x 9'7"
Laundry	12'3" x 8'11"
Bathroom	4 Piece







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