## WELCOME TO **3 Elm Street**



# **WOOLCOTT** REALESTATE



### Away From The Hustle & Bustle

Do you want a bargain away from the major cities and embrace the stress-free life in this nook of the woods? Look no further than this gem in the Norfolk County, presenting a charming 4-bedroom, 2.5-bathroom residence.

Enjoy spacious living at this property with a bright and open floor plan, a beautifully updated kitchen and a warm and cozy fireplace.











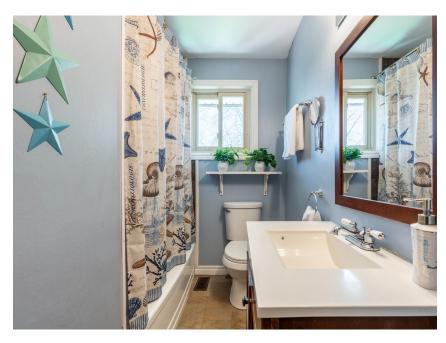






### Perfect Family Home

With four bedrooms and two and a half bathrooms, this home provides plenty of space for family and guests.



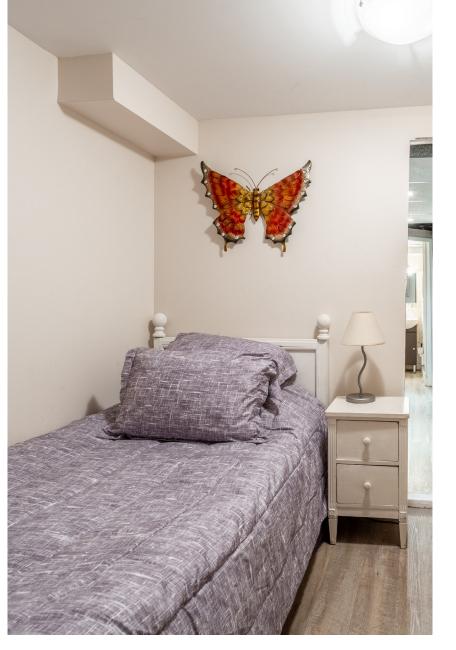




### Thoughtful Spaces

The thoughtful design of the home offers a perfect balance of convenience and relaxation, making it ideal for both everyday living and entertaining.





### Abundance of Space

Equipped with a fully finished basement, an attached garage and updated appliances, this property offers plenty of space.







Escape to your own backyard oasis with a relaxing newly built 10ftx 12ft hard top gazebo, perfect for entertaining family and friends!

Imagine spending your summers lounging by the in-ground heated pool, soaking up the sun and enjoying evenings relaxing in your private hot tub under the stars.





#### Room Measurements

#### MAIN LEVEL

Living Room Dining Room Kitchen Bathroom 15'10" x 11'11" 10'4" x 9'6" 10'10" x 9'10" 2 Piece

#### **UPPER LEVEL**

Primary Bed Bedroom Bedroom Bedroom 11'6" x 11'3" 12' x 8'8" 11'6" x 8'3" 8'10" x 8'5" 4 Piece

#### LOWER LEVEL

Rec Room Den Bathroom 18'9" x 9'10" 9'6" x 7'4" 3 Piece

Drew Woolcott

Jayne Woolcott REALTOR®

the designing



905 689 9223 woolcott.ca