#### WELCOME TO

# 70-2165 Itabashi Way



# WOOLCOTT REAL ESTATE



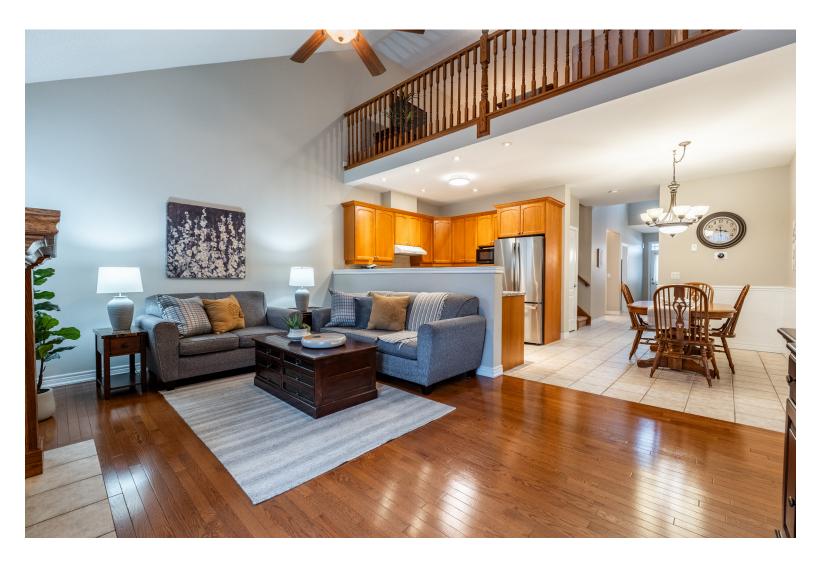
### Won't Last Long!

Discover this beautifully maintained home in the soughtafter Villages of Brantwell!

The eat-in kitchen opens to a good-sized family room with vaulted ceilings and a cozy fireplace, leading to a private patio.



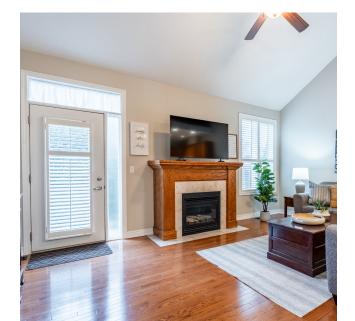




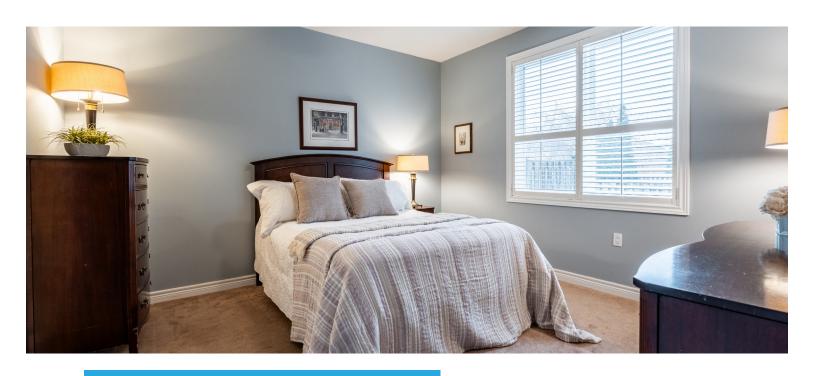






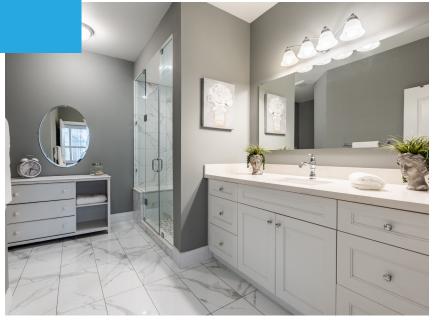






### **Elegant Finishes**

Featuring a main floor primary bedroom with a renovated custom ensuite, this home offers convenient one-level living with extra space to enjoy.









### Thoughtful Spaces

The main floor laundry and additional bedroom/den, add to the convenience of this home.





## Warm & Cozy

Wander upstairs to the large loft, perfect for entertaining the grandkids!





#### Complete Package

A third bedroom and full bathroom complete this level. With parking for four cars (two in garage, two on driveway), this home has all that you need!



#### Room Measurements

#### **MAIN LEVEL**

Great Room 18'2" x 12'9"

Dinette 13'8" x 12'11"

Kitchen 10' x 9'

Primary Bedroom 16' x 13'

Ensuite 3 Piece

Bedroom 10' x 8'6"

Bathroom 2 Piece

#### **UPPER LEVEL**

Laundry

Loft 22'6" x 12'

Bedroom 14' x 13'4"

Bathroom 4 Piece

