

WELCOME TO  
**70 Borers Creek Circle**



**WOOLCOTT**  
REAL ESTATE



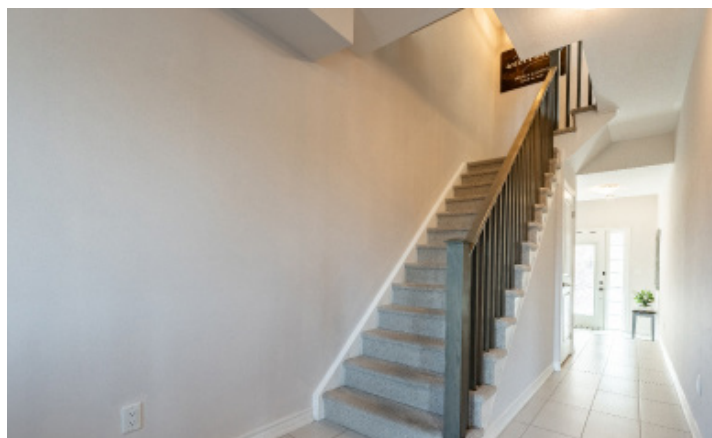
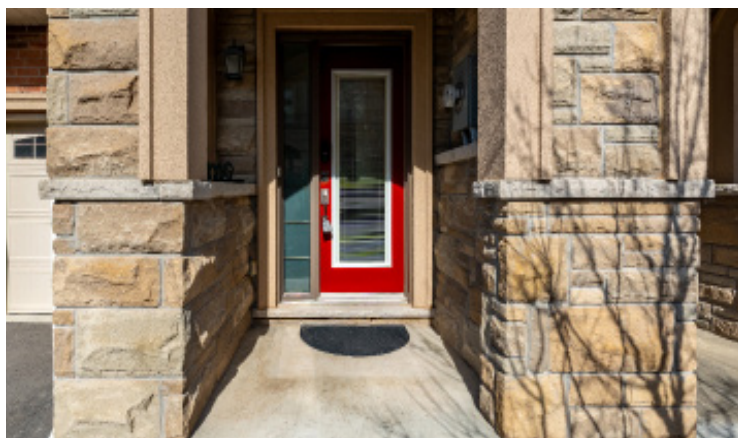


## Contemporary Living

Step into this move-in-ready 3-storey townhome overlooking a tranquil pond and scenic walking trails! Spanning over 1,700 square feet, this freshly painted 3-bedroom, 2.5-bathroom residence features soaring 9' ceilings and abundant charm.

This property is located in the heart of Waterdown's lively community, mere steps from shops, parks, and schools, with highways just minutes away for effortless commuting.

The ground floor welcomes you with a versatile office space, seamless access to the attached garage and an unfinished basement ready for your personal touch. Walkout to a brand-new deck—ideal for morning coffee or unwinding in the evenings.







1,781 Sq. Ft.



\$6,178 / 2024



3



3







## Thoughtful Design

Up the stairs, the open-concept main floor boasts a bright and airy living area with a Juliette balcony.

The home flows seamlessly into the modern kitchen which is equipped with stainless steel appliances, a breakfast bar island and sleek Corian countertops.







## Every Box Checked

The adjoining dining space is perfect for hosting gatherings, complemented by a convenient powder room.







## Stunning Living Spaces

On the upper floor, the primary suite impresses with a walk-in closet and a luxurious 4-piece ensuite including dual sinks and walk in glass shower, all builder upgrades.

Two additional bedrooms offer flexibility for children, guests, or a home office.







## Room Measurements

### MAIN LEVEL

Office 17'1 x 12'6

### SECOND LEVEL

Kitchen 11'9 x 8'5

Dining Room 11'9 x 10'

Great Room 17'1 x 11'5

Loft 6'1 x 6'

Bathroom 4 Piece

### THIRD LEVEL

Primary Bedroom 11'9 x 11'5

Ensuite 4 Piece

Bedroom 9'6 x 8'7

Bedroom 11'6 x 8'2

Bathroom 3 Piece







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