

WELCOME TO  
**13 Woodend Drive**



**WOOLCOTT**  
REAL ESTATE





## Heart of the Home

Discover the perfect blend of modern luxury and comfortable living in this stunning open-concept raised ranch bungalow nestled on a quiet, family-friendly street.

Beautifully renovated from top to bottom, the main level showcases rich engineered hardwood flooring, sleek new trim and interior doors and a showstopper kitchen that's sure to impress. Cook and entertain in style with quartz countertops, a striking backsplash, built-in Bosch appliances, a Whirlpool dishwasher, an 8' rainfall island and a custom pantry wall in the dining area.







1,341 Sq. Ft.



\$8,015 / 2024



3+2



2







## Lounge in Luxury

The airy great room enhanced with LED pot lights and a linear fireplace flanked by custom shelving, creates a warm, inviting space for everyday living or hosting guests. The spa-like main bathroom was completely updated in 2025 with elegant finishes.







## Restful & Refined

The main level includes 3 spacious bedrooms, each designed with comfort in mind — ideal for family living, guest rooms, or a dedicated home office.







## Flexible Living Below

Downstairs, oversized windows flood the fully finished basement with natural light where you'll find 2 more bedrooms, a 3-piece bathroom, a large rec room with a cozy gas fireplace, a second kitchen and a private entrance from the garage - ideal for in-law living or rental potential.







## Entertain & Escape

Step outside to your personal private backyard oasis complete with a composite deck off the dining room, a patio, a sparkling inground pool and a relaxing hot tub. With a double car garage, shingles (2024) and a peaceful location, this home offers the lifestyle you've been dreaming of.



## Room Measurements

### MAIN LEVEL

Living Room	15'5" X 13'7"
Dining Room	9'8" X 11'1"
Kitchen	13'4" X 11'1"
Primary Bed	12'11" X 12'5"
Bedroom	12'10" X 10'
Bedroom	10'2" X 10'
Bathroom	5 Piece

### LOWER LEVEL

Recreation Room	24'11" X 11'11"
Bedroom	15'2" X 11'11"
Bedroom	11'4" X 10'
Laundry	17'7" X 10'
Bathroom	3 Piece







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