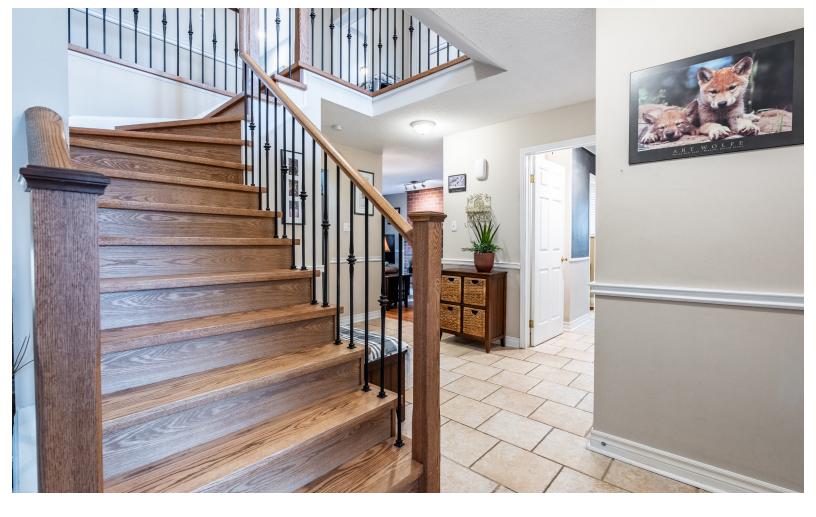
## WELCOME TO 24 Vance Crescent



# WOOLCOTT REALESTATE



### Designed for Everyday Living

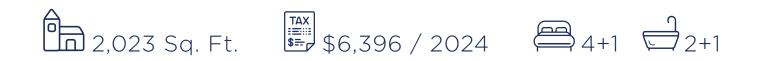
Welcome to 24 Vance Crescent, a beautifully maintained home in the sought-after Waterdown East neighbourhood. With a layout that blends everyday comfort with effortless entertaining, this home is ideal for families who love to host and unwind in style.

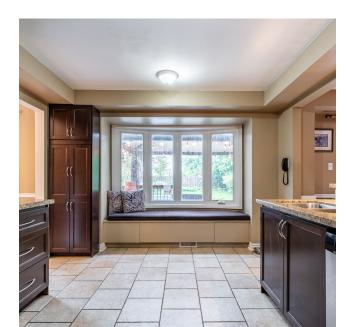
The kitchen features granite counters, rich cabinetry, stainless steel appliances, and a bay window bench - all flowing into the dining area for effortless everyday living.



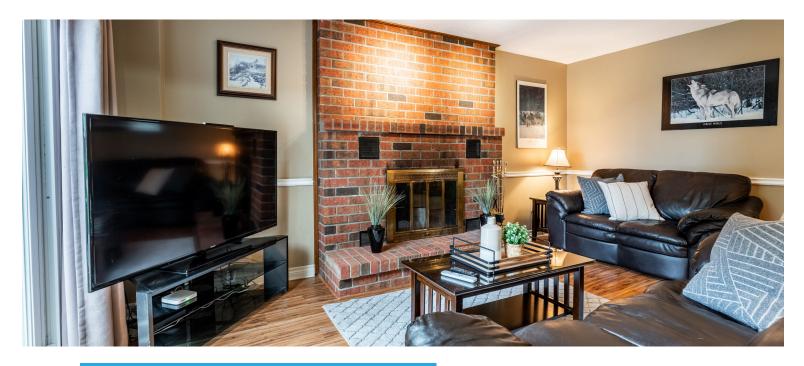












#### Gather with Ease

The classic traditional layout offers a formal living room, an elegant dining room, and a cozy family room with a wood-burning fireplace — perfect for gathering with loved ones on cooler nights. The thoughtful design balances charm and functionality, ideal for both everyday living and effortless entertaining.



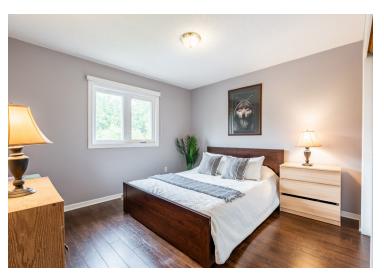






## Space to Recharge

With five spacious bedrooms and three bathrooms throughout the home, the upper level offers plenty of room for growing families, guests or a dedicated home office — all while maintaining privacy and comfort.







## Flexible Living Below

The finished basement offers flexible living space to suit your lifestyle, including a family room, home gym and a music room or additional bedroom.









### Summer Starts Here

Step outside to a private backyard retreat featuring a large deck (2022), gazebo, and sparkling in-ground pool — perfect for summer relaxation and entertaining. Surrounded by nature, you're just minutes from the Bruce Trail, scenic waterfalls, and a network of parks and trails.





#### Room Measurements

#### MAIN LEVEL

- Kitchen Dinning Room Living Room Family Room Laundry Room Bathroom
- 13' X 11'6" 10'6" X 12'8" 10'9" X 13'10" 16' X 10'10"

2 Piece

#### UPPER LEVEL

Primary Bed Ensuite Bedroom Bedroom Bedroom Bathroom 13'10" X 11' 3 Piece 15'3" X 8'11" 12' X 11' 11'3" X 10' 5 Piece

#### LOWER LEVEL

Recreation Room Family Room Bedroom Gym 18'8" X 12'8" 13'9" X 16' 11'6" X 14'8" 10'5" X 11'3"

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