

WELCOME TO
24 Vance Crescent



WOOLCOTT
REAL ESTATE



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.





2,023 Sq. Ft.



\$6,396 / 2024



4+1



2+1





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	13' X 11'6"
Dinning Room	10'6" X 12'8"
Living Room	10'9" X 13'10"
Family Room	16' X 10'10"
Laundry Room	
Bathroom	2 Piece

UPPER LEVEL

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

LOWER LEVEL

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





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