

WELCOME TO  
**27 Gaines Avenue**



**WOOLCOTT**  
REAL ESTATE



## Classic Bungalow Charm

Sprawling bungalow beauty lovingly maintained by the same owner since built. Over 3,000 square feet of living space including a basement walk-out. Bright and airy living room with floor to ceiling windows. Spacious dining room with coffered ceilings. Family room featuring solid oak flooring, gas fireplace, and vaulted ceilings.





2,087 Sq. Ft.



\$7,458 / 2024



3



2





## Cook, Dine, Unwind

Fantastic kitchen with plenty of storage, updated stainless steel appliances, and a walk-out to your upper deck — perfect for morning coffee.





## Restful Private Retreats

Large primary suite includes walk-in closet with built-in organizers and a 4-piece ensuite with corner soaker tub. Two additional bedrooms, a second full bathroom, and a laundry/mudroom complete the main level.





## Bonus Living Space

Downstairs features a large rec room with epoxy floors — perfect for kids and hobby enthusiasts. An additional storage space and workshop complete the lower level.





## Backyard Bliss

Walk-out from the basement to your large private yard with a beautiful centrepiece fountain feature. This is the bungalow you've been waiting for, ready to move in or update to your heart's content!



## Room Measurements

### MAIN LEVEL

Kitchen	24' X 9'
Dinning Room	14' X 20'
Living Room	16' X 12'
Great Room	20' X 13'
Primary Bed	16'6" X 12'6"
Ensuite	3 Piece
Bedroom	12' X 11'
Bedroom	12' X 10'
Bathroom	4 Piece
Mud Room	

### LOWER LEVEL

Recreation Room	38'6" X 19'
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**Drew Woolcott**  
BROKER

**Jayne Woolcott**  
REALTOR®

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