

WELCOME TO
35 Kemp Drive



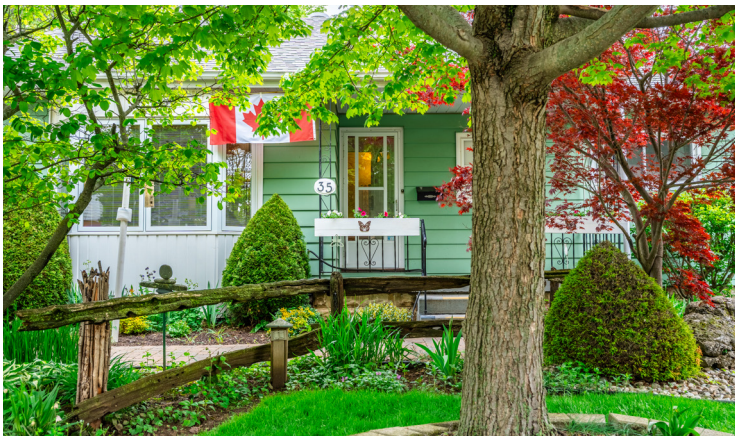
WOOLCOTT
REAL ESTATE



Heart of the Home

Nestled in a quiet, hidden little community in beautiful downtown Dundas, this charming 3-bedroom bungalow offers the perfect blend of comfort, space and location.

The kitchen is thoughtfully designed with a gas stove and breakfast bar, perfect for casual meals or morning coffee. The spacious dining room provides ample space for family gatherings, while the hardwood flooring under the carpet offers potential for a classic upgrade.





1,444 Sq. Ft.



\$4,993 / 2024



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3





Cozy & Bright

The living room is warm and welcoming, ideal for relaxing or spending time with family.





Soak Up the Sun

A standout feature is the inviting four-season sunroom, warmed by a cozy fireplace and enhanced by a pass-through window to the kitchen – perfect for enjoying every season in comfort.





Bonus Space

The fully finished basement dramatically expands the living space, offering a huge recreation room with its own fireplace and a convenient 3-piece bathroom. Separate side and back entrances provide flexibility and privacy. The basement also includes a large workshop, laundry room, separate storage room and a cold cellar.





Peaceful Retreats

The home features large bedrooms, including a rare primary suite complete with a 4-piece ensuite bathroom. Each room is filled with natural light and offers generous closet space for comfortable living.



Room Measurements

MAIN LEVEL

Kitchen	11'5" X 13'10"
Dinning Room	9'8" X 15'6"
Living Room	15'5" X 14'
Sunroom	10'10" X 13'5"
Primary Bed	10'4" X 13'3"
Ensuite	4 Piece
Bedroom	10'3" X 13'5"
Bedroom	13'3" X 10'1"
Bathroom	3 Piece



LOWER LEVEL

Recreation Room	20'6" X 25'7"
Storage	16'6" X 23'2"
Bathroom	3 Piece



Drew Woolcott
BROKER

Jayne Woolcott
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