

WELCOME TO
14-19 Simmonds Drive



WOOLCOTT
REAL ESTATE



Where Comfort Meets Elegance

This executive end-unit townhome boasts unmatched east, south, and west views of the adjacent Conservation Lands. The southwest exposure provides incredible natural light throughout the home. Inside, the 2,171 sq ft main floor features soaring 17-foot ceilings, an elegant formal dining room, and built-in surround sound with in-room controls — ideal for everyday luxury and entertaining.





2,171 Sq. Ft.



\$7,868 / 2024



2+1



3+1





A Chef's Dream

The heart of the home is the thoughtfully designed kitchen, equipped with high-end Wolf and Sub-Zero appliances, granite countertops, and ample cabinetry. Whether you're cooking for two or hosting a dinner party, this kitchen blends functionality with upscale finishes.





Private Comfort Awaits

The bedrooms offer privacy and comfort, with plenty of space for family or guests. Wide doorways and an open layout make this home perfect for extended family visits or aging-in-place design. The third bedroom is located in the basement, offering flexibility and quiet separation.





Room to Roam

The fully finished lower level features rich hardwood flooring, a cozy gas fireplace, a spacious third bedroom, a full bathroom, and a walkout to a private patio. There's also additional room for a home gym, office or storage — whatever suits your lifestyle.





Nature, Privacy, Perfection

Enjoy the upgraded garage door, custom front steps, and enhanced landscaping. The backyard opens up to stunning conservation views and features a private patio ideal for relaxing or entertaining. The extra yard space, amazing sunsets and low monthly fees make this the most desirable lot in the complex.



Room Measurements

MAIN LEVEL

Kitchen	11'8" X 17'3"
Breakfast Room	11'8" X 8'1"
Dinning Room	14'3" X 13'
Living Room	13'4" X 18'11"
Primary Bedroom	12'8" X 16'2"
Ensuite	2 Piece
Bedroom	12'8" X 16'2"
Laundry	9'10" X 5'11"
Bathroom	4 Piece

UPPER LEVEL

Loft	12'8" X 10'3"
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LOWER LEVEL

Rec Room	24'8" X 35'1"
Bedroom	12'7" X 15'5"
Storage	19'4" X 28'6"
Utility Room	12'8" X 17'6"
Bathroom	4 Piece





Drew Woolcott
BROKER

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REALTOR®

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