

WELCOME TO
2338 Norland Drive



WOOLCOTT
REAL ESTATE



Spacious Living in Orchard

Discover this stunning four-bedroom home with one of the biggest backyards nestled in the desirable Orchard neighbourhood. The spacious layout features a comfortable and stylish interior with over 4,500 square feet of living space. The main floor includes a generous living area and a dining room or office space with direct access from the porch — perfect for a home business setup.





3,152 Sq. Ft.



\$7,702 / 2024



4



3+1





Dream Kitchen

The elegant kitchen is designed for both style and function, with tons of pantry and storage cabinets, stainless steel appliances and a large island with seating. It opens directly to the mudroom, which offers easy access to both the backyard and garage, keeping daily life organized and flowing.





Peaceful Haven

Upstairs, luxury vinyl plank flooring adds warmth and elegance. The expansive primary suite features his and hers closets, a large balcony and an updated five-piece ensuite. Three additional spacious bedrooms, a full bathroom and a convenient laundry room round out the upper level.





Host & Impress

The finished basement is made for entertaining. A custom wet bar with granite counters, stone accent walls, two bar fridges, and a gas fireplace create a cozy and stylish gathering space. The basement also includes a third full bathroom and a large storage area.





Private Paradise

Step outside to your very own backyard oasis featuring an in-ground heated pool, hot tub, aluminum pergola and two-tier stone patio. With three distinct seating areas and lush landscaping maintained by an irrigation system, this space is ideal for relaxing or entertaining all year round.



Room Measurements

MAIN LEVEL

Eat-in Kitchen	25'3" X 11'2"
Family Room	23'8" X 12'2"
Office	15' X 10'2"
Bathroom	2 Piece
Mud Room	

UPPER LEVEL

Primary Bed	30'10" X 17'10"
Ensuite	5 Piece
Bedroom	15'2" X 11'
Bedroom	14'8" X 13'9"
Bedroom	12'3" X 11'7"
Bathroom	4 Piece
Laundry	

LOWER LEVEL

Rec Room	35'8" X 22'3"
Bathroom	3 Piece



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