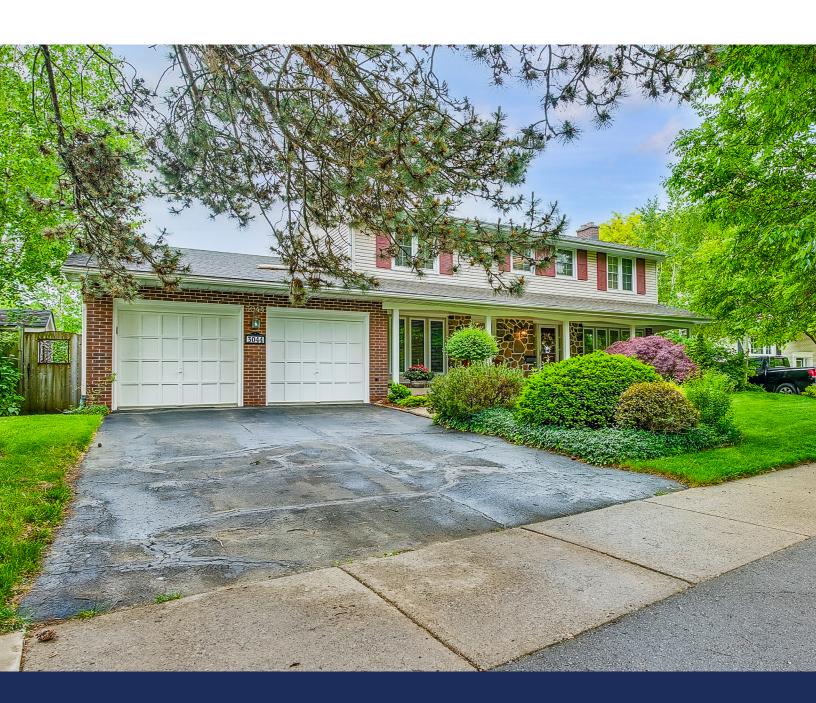
WELCOME TO

3044 Woodward Avenue



WOOLCOTT REAL ESTATE



Peaceful Burlington Living

Introducing this attractive and charming home, set on a spacious 80-by-100-foot lot in the heart of Burlington. The neighbourhood is serene and peaceful with nearby conveniences like the GO Station, bus routes, the Burlington Centre and schools. As you approach the front entrance, notice the generous porch overlooking the tastefully landscaped lawn featuring a colourful magnolia tree and a colossal pine tree.

The main floor features a bright and spacious family room, a connected dining room, and a beautifully appointed kitchen—ideal for everyday living and entertaining.







2,214 Sq. Ft. \$7,646 / 2025 \$4+1 \$3+1













Cozy & Flexible

The home has been beautifully maintained and thoughtfully updated. Offering approximately 1,800 square feet of comfortable living space to make your own.

The sun-filled living room features large windows that flood the space with natural light, highlighting the cozy charm of the natural gas fireplace.









Light-Filled Retreats

The second floor features four bedrooms, including a primary suite with his and her closets and its own private ensuite — offering both space and privacy for the whole family.







Separate Suite Living

Venture downstairs into the basement where you'll find a fully furnished apartment with its own entrance. It offers a full kitchen, a combined living and dining area with a cozy fireplace, a tasteful bathroom, an additional bedroom, laundry facilities and walk-out access to the backyard.









Outdoor Living Bliss

Enjoy your private backyard, complete with a stylish gazebo for shade and an inviting in-ground pool perfect for summer days. Recent upgrades include a new furnace and AC (Oct 2024) and replaced windows and shingles (2018), ensuring comfort and peace of mind.



Room Measurements

MAIN LEVEL

Living Room 22'2" X 12'5"

Dinning Room 11'5" X 11'

Kitchen 10'2" X 19'

Family Room 13' X 16'6"

Office 12' X 11'

Bathroom 2 Piece

UPPER LEVEL

Primary Bed 21' X 12'5"
Ensuite 3 Piece
Bedroom 11'4" X 12'
Bedroom 11'7" X 11'
Bedroom 11'6" X 8'
Bathroom 5 Piece

LOWER LEVEL

Recreation Room 22' X 10'6"
Bedroom 19'7" X 13'
Bathroom 2 Piece
Laundry Room

