

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	







**Drew Woolcott**  
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