

WELCOME TO  
**15-230 Avonsyde Boulevard**



**WOOLCOTT**  
REAL ESTATE





## Yours to Discover!

Discover incredible value in Waterdown with over 1,700 square feet of living space and a double-car garage! Welcome to 15-230 Avonsyde Boulevard, where modern style meets tranquil surroundings.

The main level features a spacious, light-filled den — ideal as a home office, kids' playroom or even a fourth bedroom. Enjoy the convenience of direct access to the double garage, along with a well-appointed laundry room that completes this functional and versatile space.







1,788 Sq. Ft.



\$5,928 / 2025



3



2+1







## Ideal Layout

On the second floor, the spacious and sunlit eat-in kitchen, featuring ample storage, stainless-steel appliances and a sliding door that opens to your private terrace overlooking peaceful greenspace.







## Natural Beauty

Adjacent to the kitchen is a fantastic family room with large windows that fill the space with natural light. A stylish two-piece powder room completes this beautifully designed level.





## Primary Suite

The upper level offers a relaxing primary suite, complete with a private four-piece ensuite and a generous walk-in closet.







## Space to Grow

Two additional well-sized bedrooms and a full bathroom complete the third floor, providing comfort and space for the whole family.

A private driveway and two garage spaces offer parking for three vehicles — a welcome convenience for busy households.



## Room Measurements

### MAIN LEVEL

Den 10'7" x 14'11"  
Laundry

### SECOND LEVEL

Living Room 18'11" x 14'10"  
Kitchen/Dining 9'6" x 4'9"  
Bedroom 11'7" x 8'  
Bathroom 2 Piece

### THIRD LEVEL

Primary Bedroom 15'x 10'4"  
Ensuite 4 Piece  
Bedroom 10'4" x 8'5"  
Bathroom 4 Piece







**Drew Woolcott**  
BROKER

**Jayne Woolcott**  
REALTOR®

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905 689 9223  
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