

WELCOME TO
3237 Woodward Avenue



WOOLCOTT
REAL ESTATE



Everyday Comfort & Style

Do not miss this opportunity to own a slice of paradise in the heart of Burlington! This charming home welcomes you with a spacious, modernized main floor featuring a bright and airy living room, a dining room with French doors leading to the backyard, and a stunning updated white kitchen with quartz countertops and stainless-steel appliances — perfect for everyday living and entertaining.





1,131 Sq. Ft.



\$5,513 / 2024



2+1



2





Rest & Recharge

Upstairs, you'll find a sizeable primary bedroom, a large second bedroom, and a beautifully renovated three-piece bathroom with a walk-in shower — offering comfort and convenience for the whole family.





Flexible Lower Level

The lower level features a cozy family room with a gas fireplace, creating a warm and inviting space to relax. A third bedroom and an additional three-piece bathroom add even more flexibility for guests or family members.





Your Summer Getaway

Step outside to your private backyard retreat. With a large inground pool, patio area for entertaining, and beautifully landscaped surroundings, this backyard is truly a paradise.





Organized & Versatile

The bright basement expands the home's functionality with laundry facilities, a dedicated office space, and a large storage area — perfect for keeping everything organized.



Room Measurements

MAIN LEVEL

| | |
|-------------|----------------|
| Kitchen | 11'10" x 11'1" |
| Living Room | 15'4" x 12'2" |
| Dining Room | 10'4" x 10' |

UPPER LEVEL

| | |
|-------------|----------------|
| Primary Bed | 16'9" x 12'11" |
| Bedroom | 10'8" x 15'8" |
| Bathroom | 3 Piece |

LOWER LEVEL

| | |
|-------------|---------------|
| Family Room | 16'5" x 13'4" |
| Bedroom | 10'8" x 13' |
| Bathroom | 3 Piece |

BASEMENT

| | |
|-----------------|---------------|
| Recreation Room | 10'1" x 20'7" |
| Storage | 11'6" x 20'6" |





Drew Woolcott
BROKER

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REALTOR®

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