WELCOME TO

3237 Woodward Avenue



WOOLCOTT REAL ESTATE

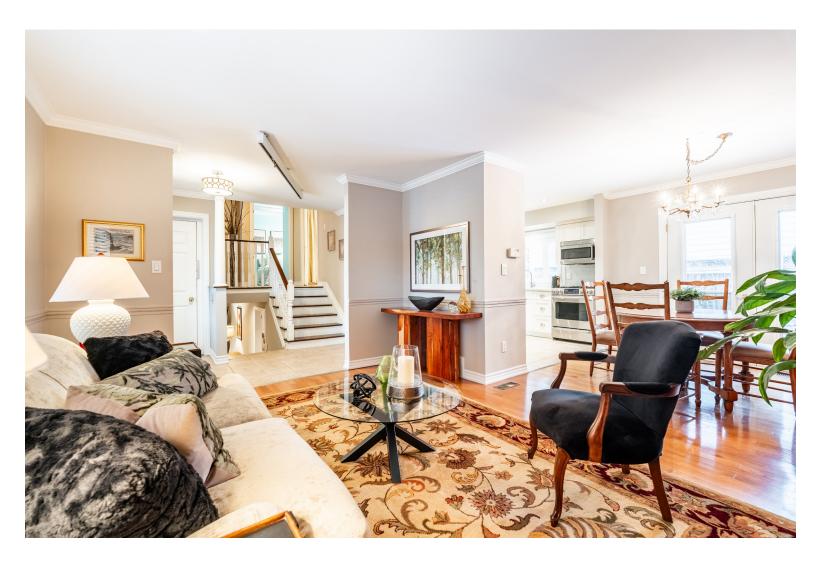


Everyday Comfort & Style

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

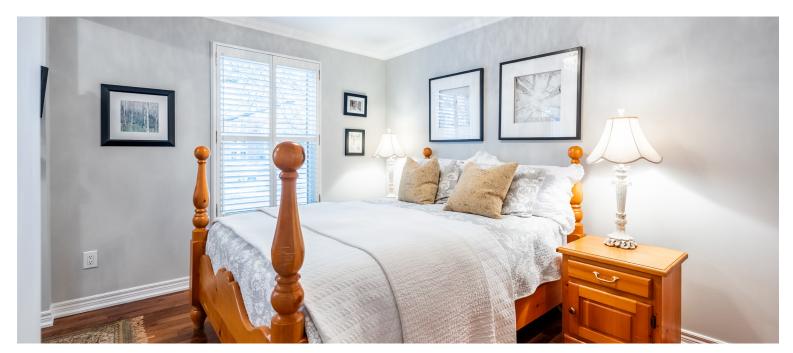






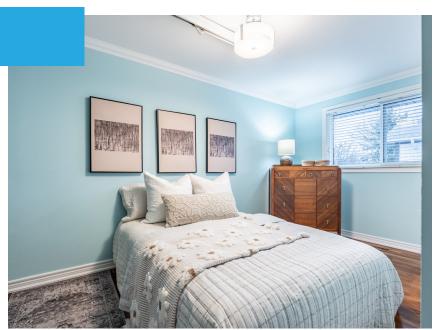






Rest & Recharge

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.





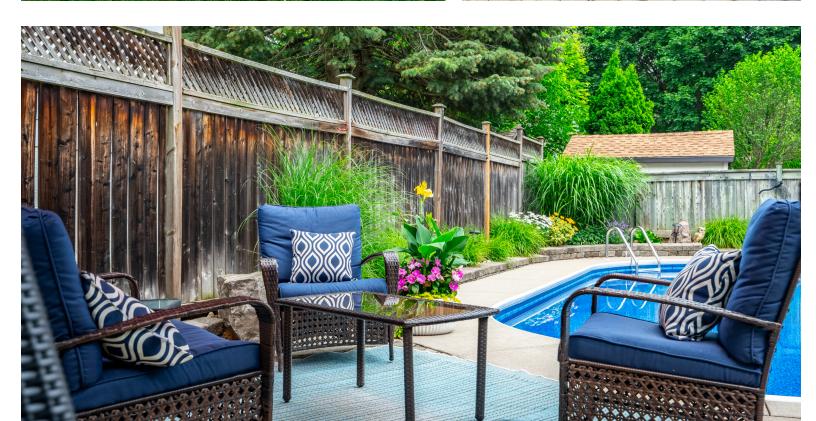


Your Summer Getaway

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"

