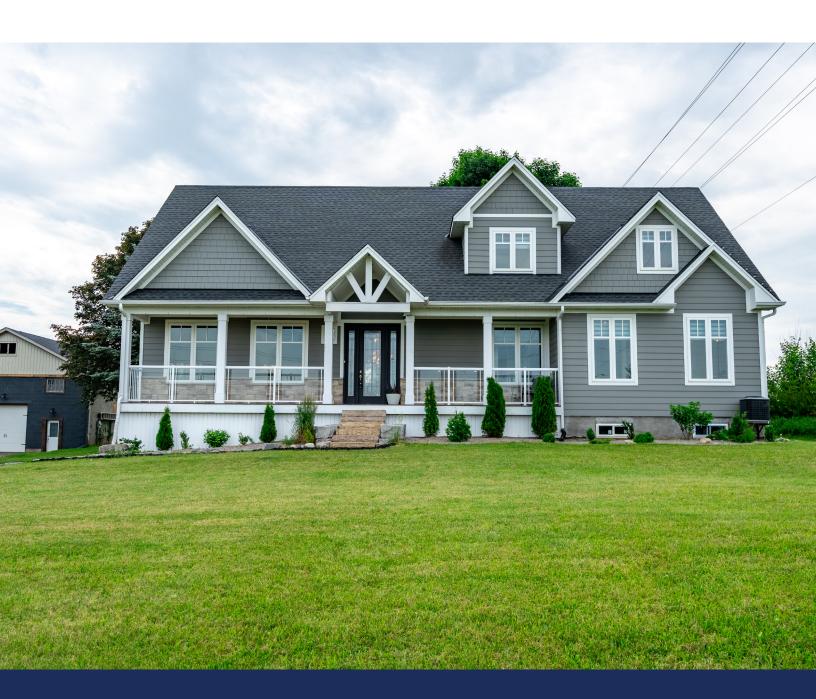
## WELCOME TO

# 4 Concession 11 Road E



WOOLCOTT REAL ESTATE



## Stunning Main Living

This residence is a true showstopper! Set in the countryside, it offers quick access to both the 401 and 403 and is just minutes from Waterdown. Elevated for exceptional privacy, the home was rebuilt from the ground up with quality finishes, including wide plank flooring, extra-high doors and soaring ceilings. The dramatic two-storey kitchen and living room create a stunning focal point, while the formal dining room and main floor laundry add convenience and style.





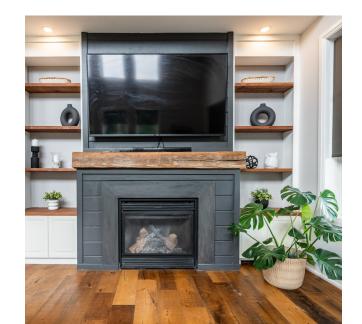


2,872 Sq. Ft. \$10,481 / 2024 \$4 \$2+1

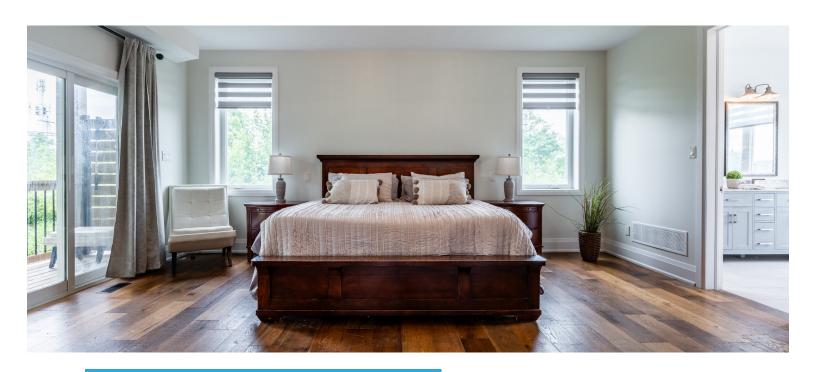








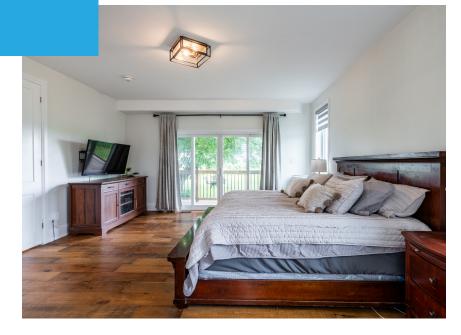




# Spa-Inspired Primary

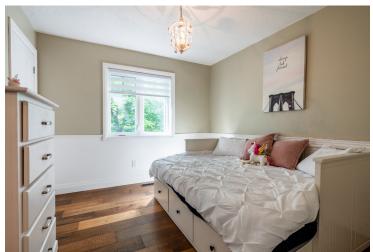
Also on the main floor, the well-lit primary suite is a private retreat with a walk-in closet and a luxurious spa-like ensuite — perfect for relaxing at the end of the day.











# Comfortable & Spacious

This home includes four spacious bedrooms in total, offering plenty of room for family, guests, or even a home office setup.







## Elevated Open Views

The dramatic second level continues the open and airy feel of the home, complementing the stunning two-storey main living space below and connecting to the upper bedrooms.







## **Outdoor Oasis**

Step outside to a private yard and an expansive shop with a lift — a dream space for any mechanic or hobbyist. The property also offers ample parking, accommodating at least ten vehicles, and plenty of room to enjoy the peaceful surroundings.



## Room Measurements

### **MAIN LEVEL**

 Kitchen
 16' X 11'4"

 Dining Room
 14'4" X 13'6"

 Living Room
 17'7" X 12'2"

 Primary Bed
 18'8" X 15'6"

 Ensuite
 5 Piece

 Laundry
 7'10" X 7'6"

 Bathroom
 2 Piece

#### **UPPER LEVEL**

 Recreation Room
 23'3" X 17'11"

 Bedroom
 17'11" X 13'1"

 Bedroom
 11' X 10'4"

 Bedroom
 11' X 10'2"

 Bathroom
 5 Piece

