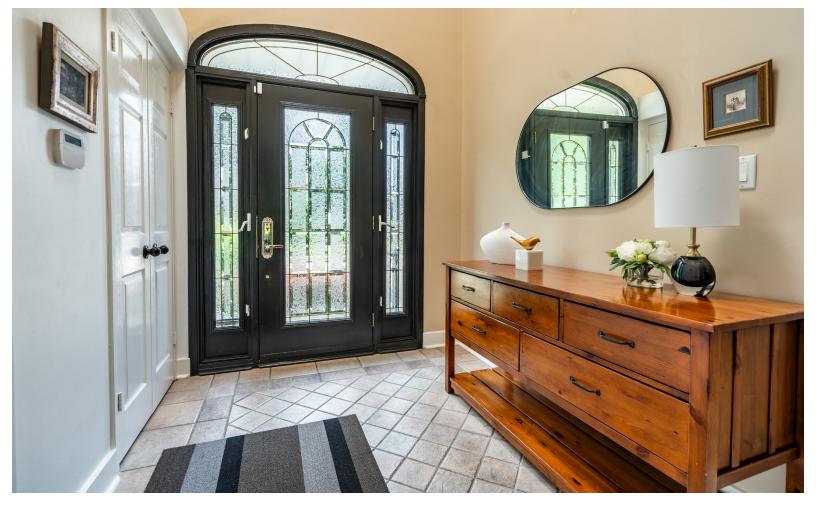
# WELCOME TO

# **60 Inverness Avenue W**



# WOOLCOTT REAL ESTATE



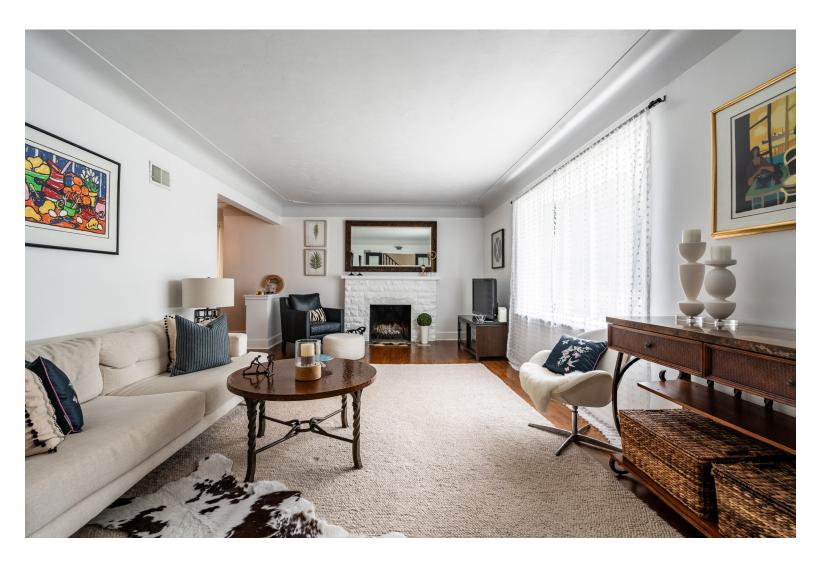
### **Grand First Impressions**

Located on the sought-after Inverness Avenue W, this beautiful home offers a warm welcome with a tasteful two-storey foyer.

Just off the entrance, the bright and elegant living room features a wood-burning fireplace, perfect for cozy evenings. As well as a private office space with built-in cabinetry offers functionality for remote work or study.















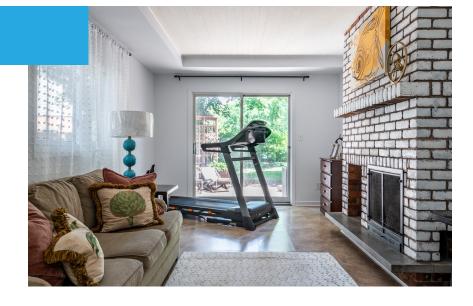






#### Gather and Unwind

Continue through the main level to find a formal dining area ideal for entertaining. A cozy family room, complete with its own wood-burning fireplace, creates a relaxing atmosphere for everyday living.



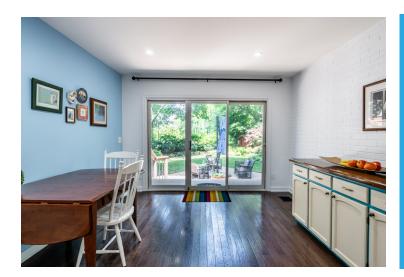






#### Heart of the Home

The bedrooms offer privacy and comfort, with plenty of space for family or guests. Wide doorways and an open layout make this home perfect for extended family visits or aging-in-place design. The third bedroom is located in the basement, offering flexibility and quiet separation.

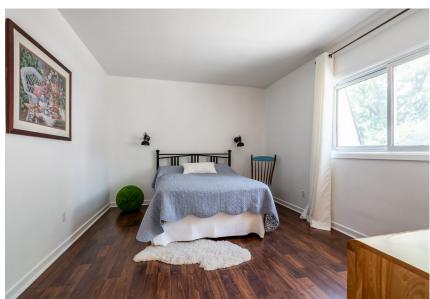






# Private Family Comfort

The fully finished lower level features rich hardwood flooring, a cozy gas fireplace, a spacious third bedroom, a full bathroom, and a walkout to a private patio. There's also additional room for a home gym, office or storage — whatever suits your lifestyle.









#### **Backyard Bliss**

Enjoy the upgraded garage door, custom front steps, and enhanced landscaping. The backyard opens up to stunning conservation views and features a private patio ideal for relaxing or entertaining. The extra yard space, amazing sunsets and low monthly fees make this the most desirable lot in the complex.



#### Room Measurements

#### **MAIN LEVEL**

 Kitchen
 15'9" X 12'7"

 Breakfast Room
 12'1" X 11'

 Dining Room
 14'3" X 13'

 Living Room
 12'2" X 13'4"

 Family Room
 11'1" X 18'11"

 Bedroom
 14'11" x 12'2"

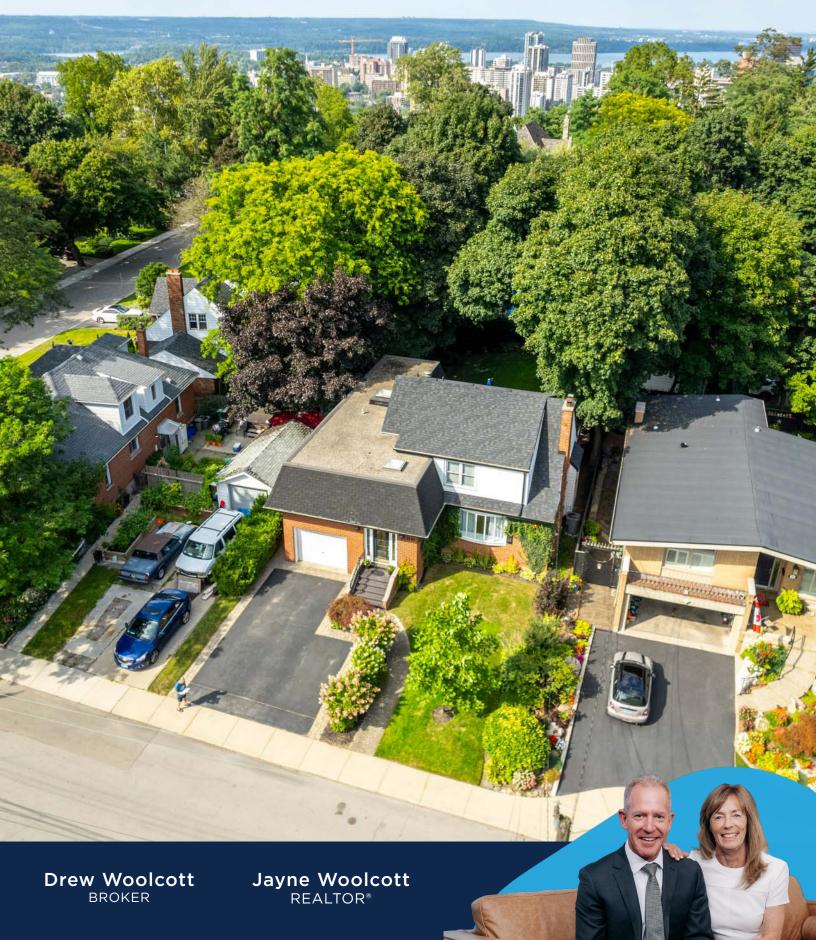
 Bathroom
 2 Piece

#### **UPPER LEVEL**

Primary Bed 11'2" X 16'10"
Bedroom 16'9" X 10'11"
Bedroom 11'2" X 13'8"
Bedroom 9'6" X 11'10"
Bathroom 4 Piece
Bathroom 3 Piece

#### **LOWER LEVEL**

Bathroom 2 Piece Laundry Utility Room



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