

WELCOME TO  
**82-2301 Cavendish Drive**



**WOOLCOTT**  
REAL ESTATE





## Easy Everyday Living

Step inside this charming two-storey condo townhouse offering 1,354 sq ft of thoughtfully designed space. The main floor features a bright eat-in kitchen, perfect for casual meals or morning coffee, a convenient powder room, and a formal dining room for special gatherings.







1,354 Sq. Ft.



\$3,223 / 2024



3



1+1







## Walkout & Wind Down

The generous living room is filled with natural light and offers a seamless flow to the private, low-maintenance backyard. The patio is perfect for relaxing, entertaining, or enjoying the outdoors with ease.







## Bright Retreats

Upstairs, you'll find three spacious, sun-filled bedrooms and an updated full bathroom. Each room offers comfort and versatility, ideal for families or guests.







## Flexible Lower Level

Downstairs, the fully finished basement adds valuable space with a large family room. It's the perfect spot for movie nights, a home office, or a kids' play area.







## Peaceful, Connected Living

Located in a peaceful, well-kept enclave, Cavendish Woods offers easy access to highways, shopping, and essentials. Condo fees include internet, cable, water, parking, landscaping, snow removal, and exterior maintenance — making everyday living effortless.



## Room Measurements

### MAIN LEVEL

Kitchen	15'9" X 7'11"
Dinning Room	9'6" X 8'5"
Living Room	18'4" X 11'7"
Bathroom	2 Piece

### UPPER LEVEL

Primary Bed	13'6" X 12'5"
Bedroom	13'6" X 9'5"
Bedroom	10'2" X 8'5"
Bathroom	4 Piece

### LOWER LEVEL

Family Room	19'10" X 17'10"
Laundry	12'6" X 7'8"







**Drew Woolcott**  
BROKER

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