

WELCOME TO  
**161 Nisbet Boulevard**



**WOOLCOTT**  
REAL ESTATE





## Spacious and Bright Living

This beautifully maintained three-bedroom home offers the perfect blend of comfort and convenience. From the moment you step inside, the welcoming open foyer sets the tone, giving the home a bright and airy feel that invites you to explore further.

The open-concept main floor features a spacious living area, ideal for both everyday living and entertaining guests.







1,339 Sq. Ft.



\$4,909 / 2025



3



2+1







## Culinary Connection

The kitchen flows seamlessly into the living and dining spaces, allowing you to stay connected with family and friends while preparing meals or enjoying gatherings.







## Room for Everyone

Upstairs, you will find three spacious bedrooms that offer both comfort and functionality. The primary bedroom serves as a retreat, complete with its own ensuite and walk-in closet. The additional bedrooms are versatile and bright, perfect for children, guests or even a home office. The secondary full bathroom on the upper level ensures added convenience for all.

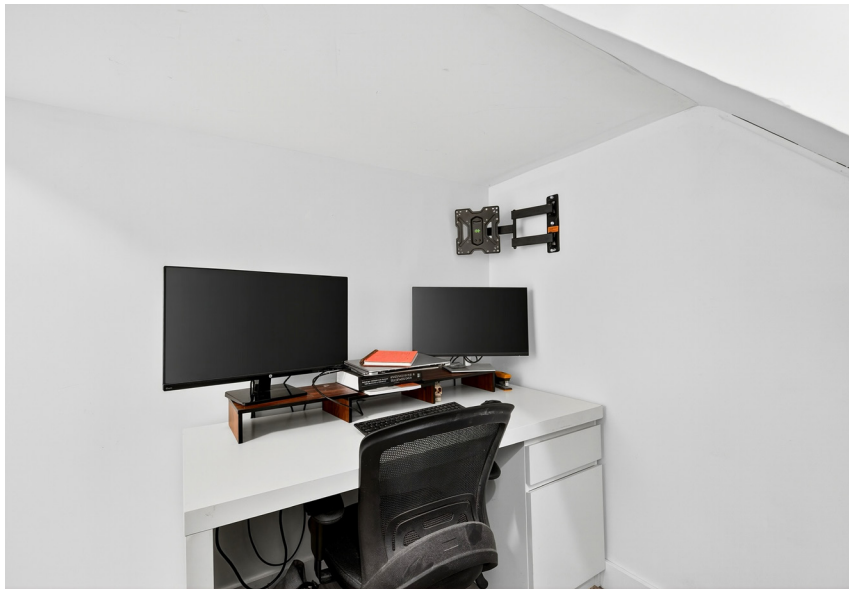






## Lower Level Retreat

The fully finished recreation room is a standout feature of this home, offering a generous amount of additional living space. Complete with a built-in bar, this level is perfect for hosting gatherings and game nights.







## Backyard Escape

Step outside to enjoy the beautifully landscaped property, complete with a private backyard that backs onto a school – perfect for families looking for a safe and family-friendly location.

With its prime location, great layout and move-in ready condition, this townhouse is a perfect opportunity for first-time buyers or anyone looking for a home in the sought-after neighborhood of Waterdown!



## Room Measurements

### MAIN LEVEL

Living Room	20'6" X 10'0"
Kitchen	16'8" X 9'0"
Bathroom	2 Piece

### UPPER LEVEL

Primary Bed	16'8" X 11'8"
Ensuite	4 Piece
Bedroom	12'0" X 9'0"
Bedroom	12'0" X 9'0"
Bathroom	4 Piece

### LOWER LEVEL

Rec Room	19'0" X 9'8"
Living Room	15'4" X 7'0"





**Drew Woolcott**  
BROKER

**Jayne Woolcott**  
REALTOR®

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905 689 9223  
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