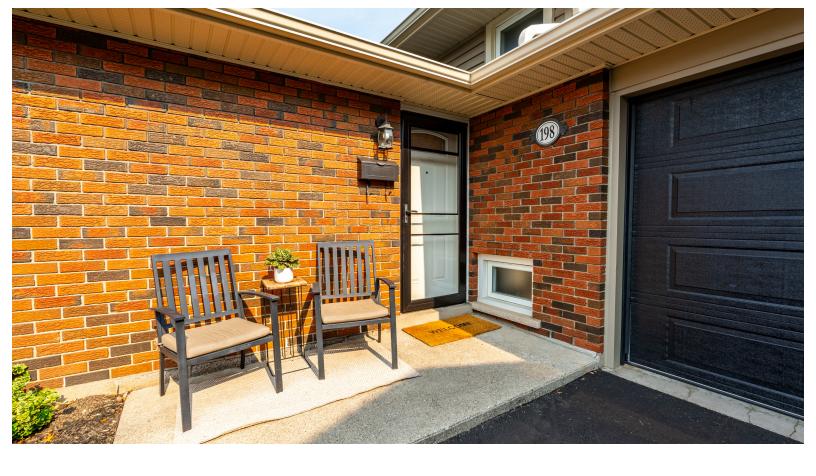
## WELCOME TO

## 198 San Pedro Drive



# WOOLCOTT REAL ESTATE



## Where Comfort Begins

Welcome to 198 San Pedro Drive — a turn-key, three-level backsplit in a sought-after neighbourhood surrounded by parks, trails, and great schools. Step inside to find a bright and welcoming living space with newer vinyl flooring (main + lower levels) and a layout that flows with ease. With over 1,100 square feet of finished space and thoughtful updates throughout, this home is move-in ready.







1,425 Sq. Ft. \$5,645 / 2025 \$3+1 \$1+1







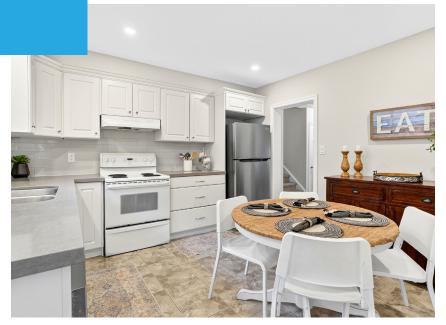






## Cook, Gather, Enjoy

The refreshed kitchen strikes a balance between style and function, featuring updated cabinetry, modern finishes, and easy access to both the living and dining areas — perfect for everyday living or entertaining guests.



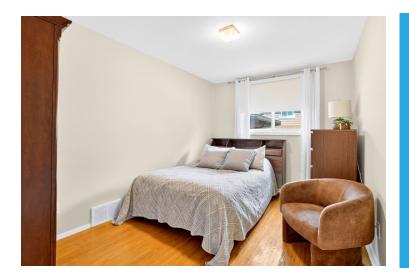






#### Peaceful & Practical

Upstairs, you'll find three generously sized bedrooms and a well-appointed bathroom. The layout is ideal for families or those seeking extra space for guests or a home office.







#### Flexible Lower-Level

The lower level adds exceptional flexibility with a second full bathroom and a spacious family room — ideal as a play area, rec space or even a private retreat.







#### A Quiet Outdoor Escape

Enjoy the peaceful backyard with mature trees and a quiet deck that's perfect for relaxing evenings or weekend BBQs. With recent exterior upgrades including a newer roof (2015), siding, soffits and eaves (2019), and a fresh driveway (2025), you'll enjoy peace of mind and pride of ownership in a location that's hard to beat.





#### Room Measurements

#### **MAIN LEVEL**

Eat-in Kitchen	12'4" X 11'8"
Dining Room	12'4" X 10'
Living Room	17'4" X 11'2"

 Primary Bed
 15'9" X 10'8"

 Bedroom
 11'10" X 10'8"

 Bedroom
 12'3" X 9'

 Bathroom
 4 Piece

#### **LOWER LEVEL**

Family Room	27' X 11'
Laundry	10' X 6'
Bathroom	3 Piece

