### WELCOME TO

## 2 Newell Court



# WOOLCOTT REAL ESTATE



#### A Jewel to be Discovered

Bright, spacious and perfectly located! This rare freehold linked home shares only one garage wall with the adjoining home. Located in Waterdown, sitting on a large corner lot in a quiet neighbourhood, just 350m from access to the Bruce Trail and is close to all amenities with excellent highway access.

Enjoy an updated eat-in kitchen with beautiful quartz counters, a large living/family room with hardwood floors, an updated powder room and rare inside access to a true 2-car garage.















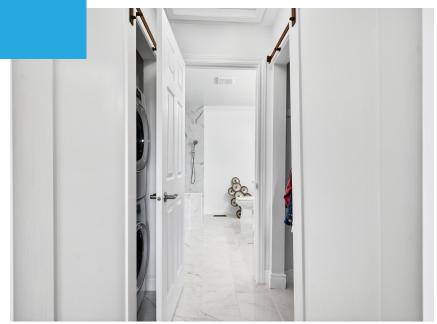






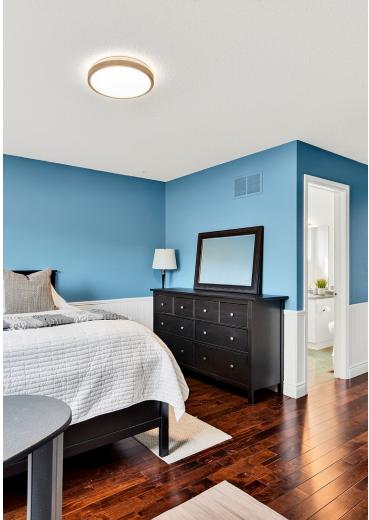
### Tastefully Appointed

Upstairs features two generous primary bedrooms, each with its own ensuite. The larger suite includes a laundry closet and a stunning ensuite with Carrara tile, a glass shower and luxurious tub.





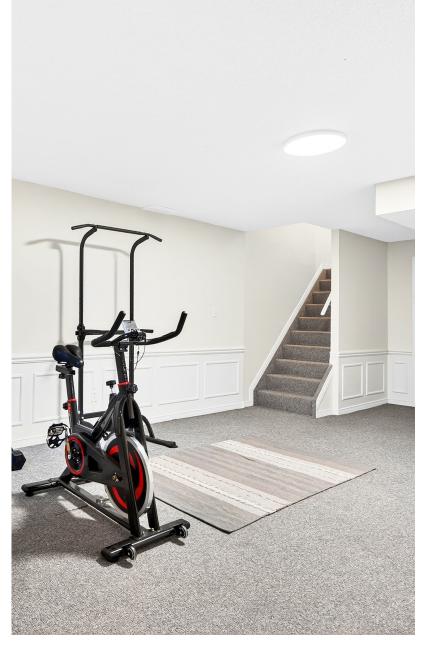




### Wonderful Family Home

The second floor is complete with another primary suite that is bright and spacious, featuring its own three-piece ensuite,





### Warm & Cozy

The finished lower level offers a large rec room, a bonus room (ideal as a third bedroom), second laundry room and ample storage space.











### Room Measurements

#### **MAIN LEVEL**

Living Room 15' x 18'5" Kitchen 9'1" x 18'1" Bathroom 2 Piece

#### **UPPER LEVEL**

Primary Bed 13'8" x 19'9"
Ensuite 4 Piece
Bedroom 15'2" x 20'2"
Ensuite 5 Piecde

#### **LOWER LEVEL**

 Rec Room
 25'2" x 12'3"

 Bonus Room
 10'11" x 7'8"

 Storage
 10'11" x 9'6"

 Utility
 9'3" x 8'4"

