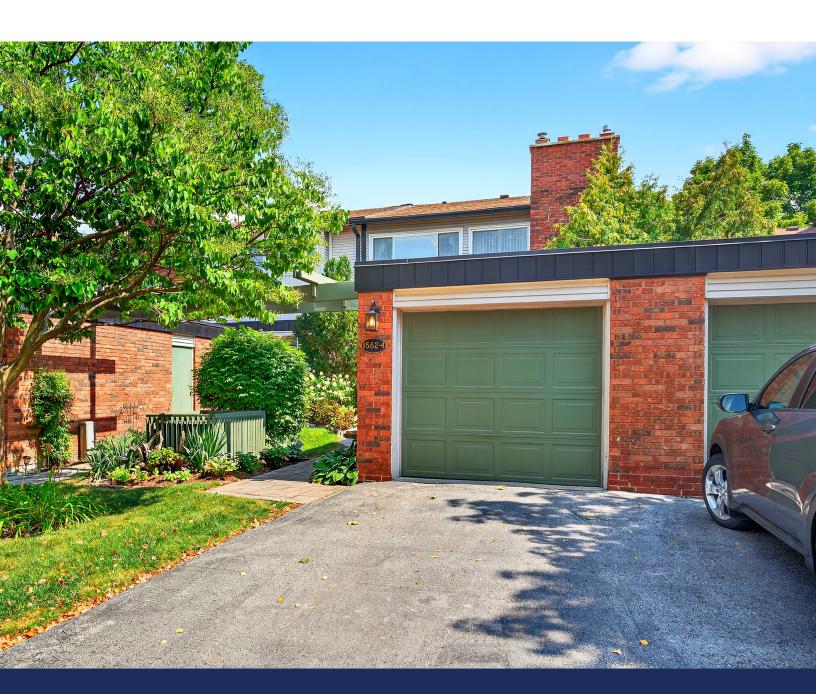
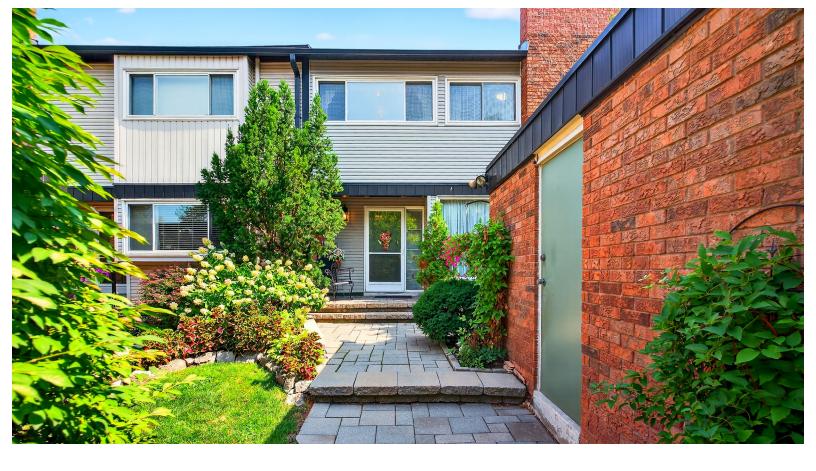
### WELCOME TO

## 4-1552 Kerns Road



# WOOLCOTT REAL ESTATE



### Tyandaga Townhome Living

Welcome to this meticulously maintained three-bedroom townhome in Burlington's prestigious Tyandaga neighbourhood. This home is perfectly located in an exclusive, well-managed complex. Residents of this community enjoy premium amenities including a sparkling outdoor pool, party room and beautifully landscaped grounds.





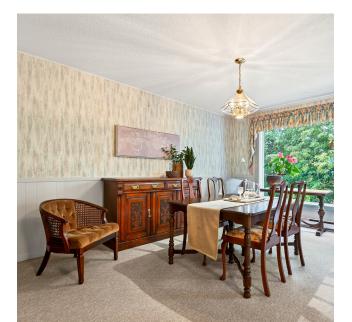


1,566 Sq. Ft. \$3,925 / 2025 \$3+1 \$2+2













### Peaceful & Practical

Enjoy your morning coffee on this private porch with peaceful views of the surrounding greenery. Inside, the bright u-shaped kitchen offers plenty of cabinet space, durable countertops and well-maintained appliances, making it both practical and inviting for everyday living.











### Comfort Meets Privacy

The primary bedroom is a true retreat, complete with a four-piece ensuite and a private balcony overlooking lush green space. This room is bright and inviting, which offers the perfect blend of comfort and privacy.





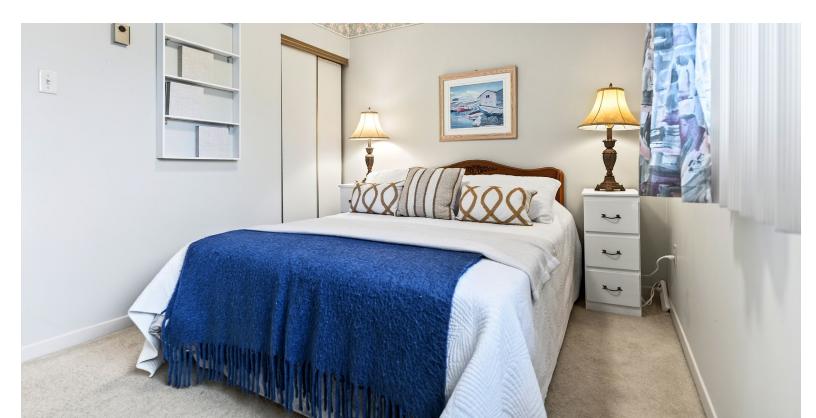


### Extra Space to Enjoy

The upper level also includes two additional bedrooms and a four-piece bathroom, providing plenty of space for family, guests or a home office.









#### **Direct Outdoor Access**

The finished walkout basement adds valuable living space with direct access to the outdoors. Enjoy all that Tyandaga living has to offer - with golf, trails, shops and major highways just minutes away. Additional features include a large garage, convenient guest parking and generous storage throughout.



### Room Measurements

#### **MAIN LEVEL**

Living Room 23'5" X 12'6"
Kitchen 8'9" X 8'5"
Dining Room 11'10" X 15'5"
Bathroom 2 Piece

#### **UPPER LEVEL**

Primary Bed 15'5" X 12'0"
Ensuite 4 Piece
Bedroom 12'6" X 8'11"
Bedroom 11'6" X 9'3"
Bathroom 4 Piece

#### **LOWER LEVEL**

Family Room 31'5" X 13'5" Bedroom 16'6" X 10'5" Bathroom 2 Piece

