

WELCOME TO  
**10 Millpond Place**



**WOOLCOTT**  
REAL ESTATE





## Warm & Welcoming Spaces

This beautifully updated three-bedroom home offers nearly 2,200 square feet of living space and is tucked away on a quiet, family-friendly dead-end street.

Inside, the main floor features hardwood floors, a spacious living and dining area, and a modern kitchen with stainless steel appliances and a centre island. The open layout makes entertaining seamless and everyday living comfortable.







2,182 Sq. Ft.



\$6,437 / 2025



3



2+1





## Grand Gathering

The heart of the home is the expansive family room with cathedral ceilings, a striking wood-burning fireplace, and abundant natural light. It's the perfect spot for gathering with loved ones or enjoying quiet evenings.







## Ensuite Escape

Upstairs, the spacious primary bedroom includes a walk-in closet and a three-piece ensuite. With custom blackout blinds and plenty of natural light, this retreat balances functionality with comfort.







## Room for Everyone

Two additional generously sized bedrooms and a four-piece main bathroom complete the upper level. Thoughtful finishes and ample space make these rooms perfect for kids, guests, or a home office.







## Lifestyle Meets Comfort

Step outside to a maintenance-free yard featuring a large composite deck with glass railings, a covered hot tub area, propane firepit, and natural gas hookup for BBQs or an outdoor kitchen. Located steps from top schools, trails, and just minutes to the Linc, Red Hill, shopping, and transit. Updates include a roof (2020), fridge and stove (2023), tankless water heater (2022), and new A/C (2022). The double-car garage with electric car charger and double-wide driveway complete the package.



## Room Measurements

### MAIN LEVEL

Kitchen	13'6" X 11'5"
Dining Room	13'6" X 9'5"
Living Room	16'4" X 11'5"
Family Room	19'2" X 17'6"
Bathroom	2 Piece

### UPPER LEVEL

Primary Bed	14'4" X 13'7"
Ensuite	3 Piece
Bedroom	14'3" X 9'7"
Bedroom	11'6" X 10'6"
Bathroom	4 Piece

### LOWER LEVEL

Workshop
Laundry







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