

WELCOME TO
1104 Crofton Way



WOOLCOTT
REAL ESTATE



Classic Charm Meets Modern Comfort

This 1872 square foot bungalow sits on one of Tyandaga's most desirable streets. With classic curb appeal and easy highway access, it offers both tranquility and convenience.

Inside, the wide-open great room impresses with vaulted ceilings and massive windows that flood the space with natural light. The kitchen features solid-surface countertops and a walkout to the yard, making it ideal for family meals and effortless entertaining.





1,872 Sq. Ft.



\$7,209 / 2025



2



3





Private & Peaceful Retreats

The main level is anchored by a private primary retreat, complete with a walk-in closet, a four-piece ensuite and direct access to the backyard. A spacious second bedroom and a den — which can easily be converted into a third bedroom — provide versatile space for family, guests or a home office.





Functional & Finished

The fully finished lower level expands your living space with a huge recreation room, perfect for movie nights or family gatherings. A dedicated hobby room, ample storage and a three-piece bathroom make the basement as functional as it is flexible.





Poolside Relaxation

Step outside to a private oasis surrounded by mature trees. An inground pool and multiple seating areas create the perfect setting for summer fun, outdoor dining or peaceful relaxation. With all amenities close by and convenient highway access, this home blends privacy with connectivity in a sought-after Burlington neighbourhood.





Room Measurements

MAIN LEVEL

Kitchen	16'9" X 11'7"
Sitting Room	10'8" X 11'7"
Living Room	24'2" X 22'4"
Primary Bed	15'6" X 13'4"
Bedroom	12'5" X 11'8"
Bathroom	4 Piece
Bathroom	4 Piece
Laundry	

LOWER LEVEL

Rec Room	36'8" X 26'6"
Storage	22'5" X 14'8"
Other	22'7" X 11'2"
Bathroom	3 Piece



Drew Woolcott
BROKER

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