

WELCOME TO
36 Pinecreek Road



WOOLCOTT
REAL ESTATE



Inviting Everyday Spaces

Discover this thoughtfully updated two-storey home in the heart of Waterdown, offering 2,279 square feet plus a fully finished basement. The main level features hardwood floors throughout the living and dining rooms, with a warm and inviting flow that's perfect for family living or entertaining.

Located within walking distance to schools, parks, the YMCA, and just minutes from transit, shopping, and amenities, this home blends comfort, updates, and convenience in one of Waterdown's most family-friendly neighbourhoods.





2,279 Sq. Ft.



\$6,797 / 2025



3+2



3+1





Cozy Family Retreat

The upper-level family room provides a cozy retreat, highlighted by a gas fireplace and natural light. With hardwood floors and an open feel, it's an ideal spot for gathering and relaxing.





Versatile Sleeping Quarters

The upper level is highlighted by a spacious primary suite complete with a beautifully renovated five-piece ensuite featuring a soaker tub, walk-in glass shower, and double vanity. Two additional bright and generously sized bedrooms provide comfort and flexibility for family, guests, or a home office. A stylishly updated three-piece main bathroom adds modern convenience to this well-designed floor.





Room To Grow

The finished basement adds valuable living space, including a spacious rec room with a second gas fireplace, two bedrooms, and a three-piece bathroom. It's designed for both relaxation and functionality, offering plenty of room for family or visitors.





Entertainer's Backyard

Step outside to a well-designed backyard with a tiered deck, hot tub, pergola, and shed — ideal for relaxing or hosting friends and family. Recent updates include a repaved driveway (2024) and newer windows, ensuring peace of mind for years to come.



Room Measurements

MAIN LEVEL

Kitchen	11' 7" X 18' 7"
Dining Room	11' 6" X 11' 7"
Living Room	11' 6" X 15' 10"
Bathroom	2 Piece
Laundry	

UPPER LEVEL

Family Room	12' 0" X 20' 0"
Primary Bed	11' 1" X 20' 8"
Ensuite	5 Piece
Bedroom	9' 4" X 10' 0"
Bedroom	9' 4" X 10' 0"
Bathroom	3 Piece

LOWER LEVEL

Rec Room	14' 0" X 27' 11"
Bedroom	18' 9" X 27' 6"
Bedroom	11' 7" X 9' 8"
Bathroom	3 Piece





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