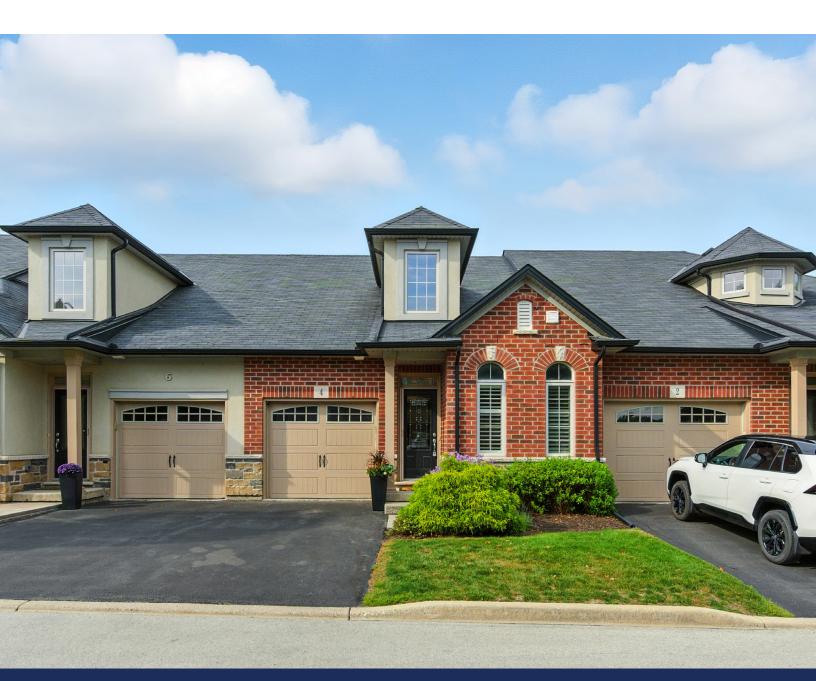
## WELCOME TO

# 4 Burgundy Grove



# WOOLCOTT REAL ESTATE



## Elegant Bungaloft Living

Welcome to 4 Burgundy Grove, an executive-style bungaloft designed for those looking to downsize without compromise. With exterior maintenance taken care of, you can relax and enjoy nearly 1,700 sq ft of elegant living space paired with a finished lower level for added versatility.

The main floor includes a bright office/den or sitting room, a convenient two-piece powder room, and a spacious open-concept kitchen, dining, and living area that flows seamlessly onto a private patio with wrought iron fencing overlooking peaceful greenspace.







1,678 Sq. Ft. \$5,810 / 2025 \$2+2 \$3+1













### Your Personal Haven

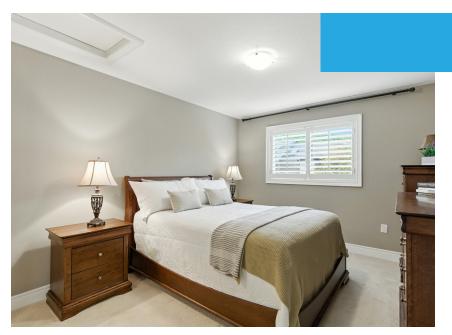
The main floor primary suite is a true retreat, offering two closets and a large five-piece ensuite. Designed with both comfort and functionality in mind, this space provides a sense of convenience and privacy for everyday living.











# Loft-Level Escape

Upstairs, the loft level offers a large family room and a second generously sized bedroom with its own ensuite, perfect for hosting guests or extended family.



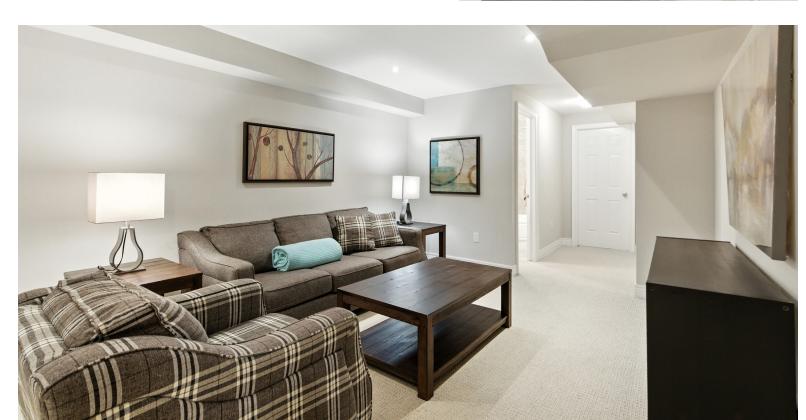


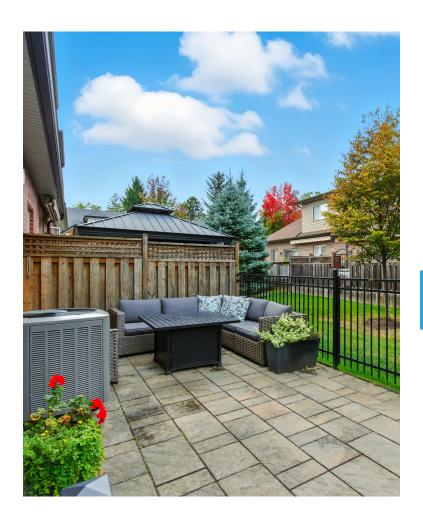
### Room to Grow

The finished basement extends the living space with a second family room, two additional bedrooms, a full bathroom, and plenty of storage — ideal for families or downsizers who want flexibility and room for visitors.









### Greenspace at Your Door

Located in Ancaster's sought-after Meadowlands community, this home blends tranquility and convenience. Close to shopping, dining, and everyday amenities, with easy highway access for commuters, it offers a perfect balance of lifestyle and location.

### Room Measurements

### **MAIN LEVEL**

 Living Room
 20' X 26'3"

 Kitchen
 12'4" X 9'8"

 Primary Bed
 10'10" X 13'4"

 Ensuite
 5 Piece

 Den
 8'6" X 12'10"

 Laundry
 7 8" X 5'8"

 Bathroom
 2 Piece

### **UPPER LEVEL**

Loft 15' X 16'
Bedroom 10'10" X 13'4"
Bathroom 4 Piece

### **LOWER LEVEL**

 Rec Room
 11'6" X 22'

 Bedroom
 13' X 10'10"

 Bedroom
 9'4" X 9'

 Workshop
 16'6" X 13'

 Utility Room
 14' X 7'

 Bathroom
 4 Piece

