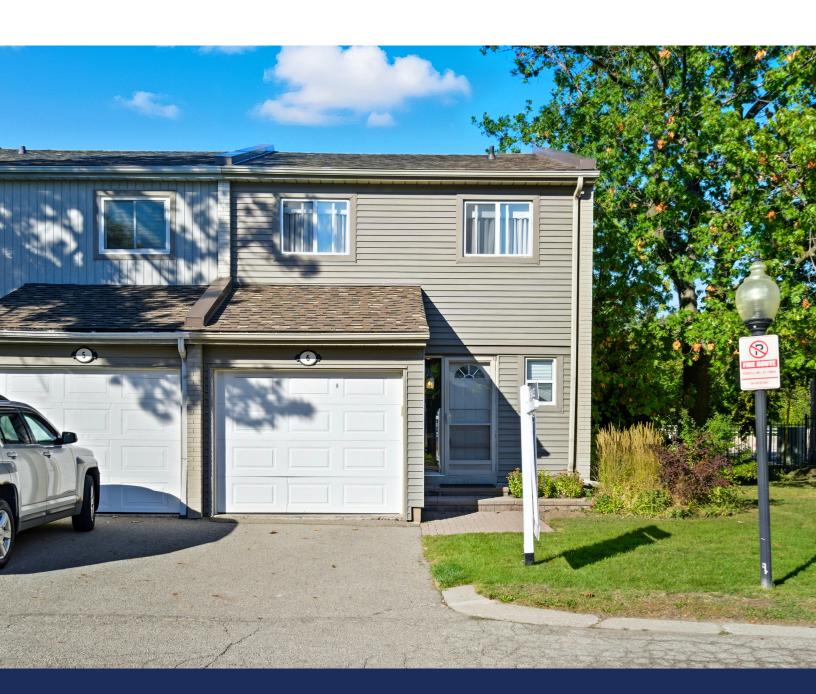
## WELCOME TO

## 6-3500 Glen Erin Drive



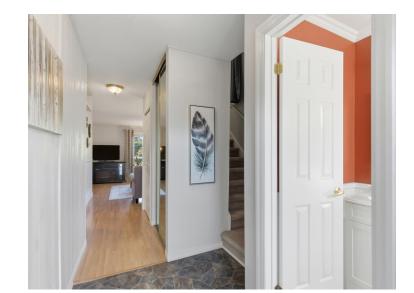
# WOOLCOTT REAL ESTATE



#### Comfort Meets Convenience

Welcome to this beautifully maintained end-unit townhouse in one of the city's most desirable and convenient communities. Set within a well-managed complex featuring a sparkling pool and full exterior maintenance, this home offers a truly worry-free lifestyle where you can simply move in and enjoy.

The main level offers new flooring that complements the inviting layout. A convenient two-piece bathroom on this floor adds functionality for family and guests alike.





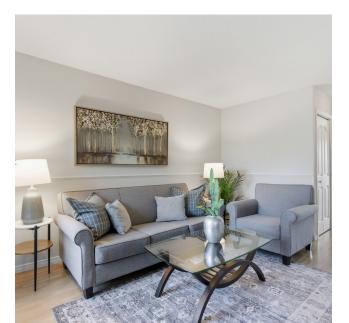


1,188 Sq. Ft. \$4,140 / 2025 \$3 1+1

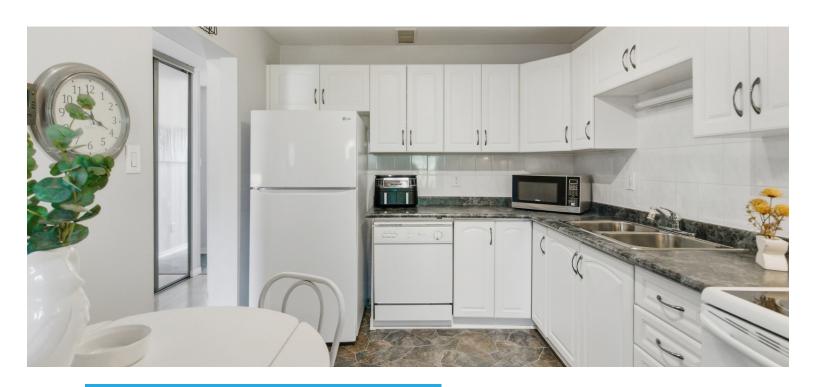












## Bright & Updated

The updated eat-in kitchen shines with plenty of cabinet space for storage. A spacious dining area overlooks the private backyard, making this space perfect for everyday meals and effortless entertaining.









#### Peaceful Retreats

Upstairs, you'll find three very generoussized bedrooms, with a four-peice bathroom, providing plenty of space for the whole family.







#### Flexible Lower Level

The fully finished walkout basement opens directly to your own private backyard, ideal for summer barbecues or quiet mornings with a coffee.

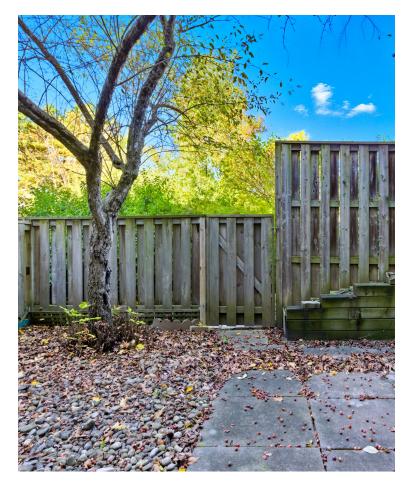






### Central Living Made Easy

Located in a prime central location, this home puts you close to everything — whether you're catching the GO Train downtown, hopping on the highway or exploring the nearby shops, parks and restaurants.



#### Room Measurements

#### **MAIN LEVEL**

Kitchen 9'2" X 10'9"
Dining Room 9'2" X 9'3"
Living Room 9'7" X 15'7"
Bathroom 2 Piece

#### **UPPER LEVEL**

 Primary Bed
 11'1" X 9'8"

 Bedroom
 9'7" X 13'4"

 Bedroom
 8'9" X 13'4"

 Bathroom
 4 Piece

#### **LOWER LEVEL**

Rec Room 19'2" X 14'6"

