

WELCOME TO
11-5056 New Street



WOOLCOTT
REAL ESTATE



Low-Maintenance Living

Welcome to this beautifully maintained bungalow located in one of South Burlington's most desirable neighbourhoods! Thoughtfully designed for comfort and convenience, this home offers the perfect blend of main-floor living with extra space upstairs for family, guests or a home office.





1,700 Sq. Ft.



\$5,577 / 2025



3



2+1





Practical & Bright

The kitchen features a large pantry for extra storage and meal prep, flowing seamlessly into a cozy dining area that keeps everything connected and convenient.





Space That Flows

Freshly painted with updated flooring throughout, the bright open-concept living space offers comfort and ease with a main-floor primary bedroom — perfect for those who prefer accessible living. Sliding doors lead right out to your private patio, a peaceful backdrop for morning coffee or winding down after a long day.





Room to Grow

Head upstairs to find two spacious bedrooms, a charming office nook and a conveniently located laundry room that keeps daily tasks simple and close by.





A Lifestyle of Ease

A private backyard patio offers low-maintenance outdoor living in a quiet setting.

All of this comes in a friendly community close to everything you need — parks, amenities and easy transit connections.



Room Measurements

MAIN LEVEL

Kitchen	13' X 9'5"
Dining Room	13' X 7'8"
Family Room	13' X 10'3"
Primary Bed	11'5" X 11'5"
Den	8'8" X 8'8"
Bathroom	3 Piece
Bathroom	2 Piece

UPPER LEVEL

Bedroom	13'7" X 10'
Bedroom	13'7" X 10'5"
Loft	13'5" X 8'2"
Laundry	8' X 6'
Bathroom	4 Piece





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BROKER

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