

WELCOME TO  
**38 Golden Orchard Drive**



**WOOLCOTT**  
REAL ESTATE





## Inviting Everyday Spaces

Calling all first-time home buyers! This semi-detached home is perfect for those looking to step into homeownership! Located in a super convenient area, it features a bright, spacious living room with large windows that bring in lots of natural light.

The home has been thoughtfully updated to make it move-in ready. You'll love the waterproof luxury vinyl flooring (2024) in the foyer, dining and kitchen areas, as well as the fresh blinds in the living room and two bedrooms.







1,077 Sq. Ft.



\$4,019 / 2025



3



1+1







# Easy Everyday Living

The updated kitchen and dining area feature waterproof luxury vinyl flooring (2024) for durability and easy maintenance. Fresh blinds and plenty of cabinetry make this space both stylish and practical for busy family life.







## Rest & Recharge

Upstairs, you'll find three comfortable bedrooms, ideal for setting up your dream space, along with a four-piece bathroom.







## Extra Space Below

The finished basement adds extra versatility, offering a cozy recreation room updated with new flooring (2022), a convenient half bathroom and a flexible space currently set up as a home office — perfect for remote work or hobbies.







## Move-In Ready

Additional upgrades include updated exterior doors, a repaved driveway that was widened (2023), an electrical panel upgraded to breakers from fuses and a new furnace and A/C unit (2022), owned tankless hot water heater (2025) and water softener (2025). This home is ready for you to move in and make it your own.



## Room Measurements

### MAIN LEVEL

Kitchen	9' X 8'3"
Dining Room	12'4" X 8'
Living Room	16'7" X 11'5"

### UPPER LEVEL

Primary Bed	12'4" X 10'
Bedroom	10'5" X 8'10"
Bedroom	10'5" X 7'
Bathroom	4 Piece

### LOWER LEVEL

Rec Room	13'9" X 12'
Utility Room	14' X 7'3"
Office	7'8" X 7'7"
Bathroom	2 Piece







**Drew Woolcott**  
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