

WELCOME TO  
**55 Ventura Drive**



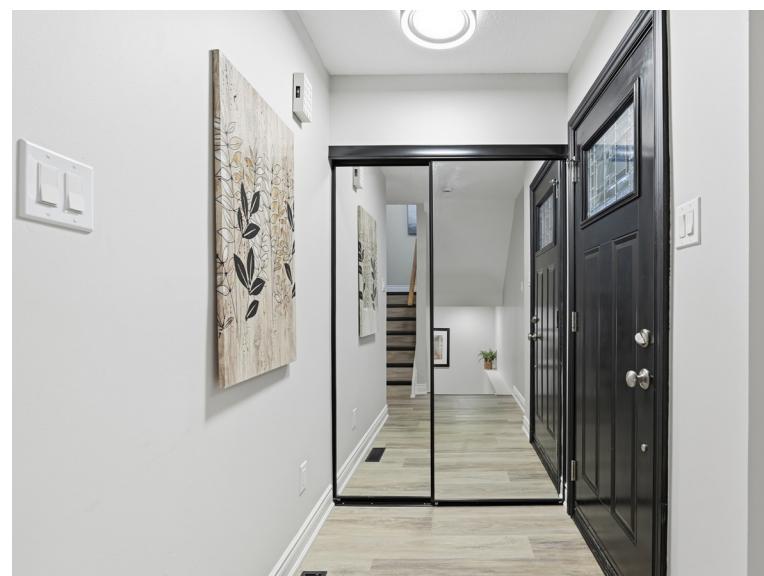
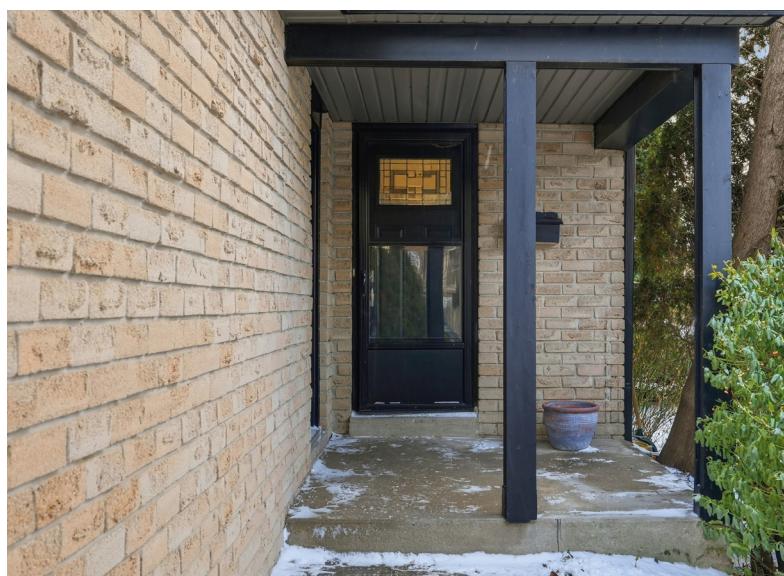
WOOLCOTT  
REAL ESTATE



## Comfort Meets Convenience

Welcome to 55 Ventura Drive in the Spring Valley neighbourhood. A beautifully refreshed three-bedroom, two-bathroom freehold end-unit townhouse offering comfort, convenience and lifestyle. Recently updated with new flooring, modern baseboards, a fresh neutral paint palette and tastefully selected new lighting throughout, this home is bright, stylish and completely move-in ready.

The thoughtfully designed layout features welcoming living and dining spaces ideal for everyday living and entertaining, while the generous bedrooms provide flexibility for families, guests or a home office.





1,230 Sq. Ft.



\$3,941 / 2025



3



1+1





## Bright & Functional

The updated kitchen is both functional and inviting, designed for everyday use and easy entertaining. Crisp cabinetry, modern finishes and generous counter space make meal prep effortless, while the open layout keeps everything connected.





## Flexible Family Bedrooms

Upstairs, three well proportioned bedrooms offer flexibility for families, guests or a dedicated home office. The primary bedroom is bright and comfortable, while the additional bedrooms are equally inviting and adaptable.





## Extra Living Space

The finished basement extends the living space and offers a versatile rec room ideal for movie nights, a home gym, playroom or workspace. With ample room to adapt to your needs, this level adds valuable flexibility without sacrificing comfort or style.





## Well Connected Living

Ideally located near exceptional outdoor attractions such as the Devil's Punchbowl on the Niagara Escarpment and Felker's Falls Conservation Area, this area is perfect for hiking, biking and enjoying scenic views. Surrounded by renowned local wineries, the neighbourhood offers a unique blend of nature, culture, and lifestyle.



## Room Measurements

### MAIN LEVEL

Living Room	10'6" X 15'
Dining Room	9' X 9'
Kitchen	9' X 14'
Bathroom	2 Piece

### UPPER LEVEL

Primary Bed	13' X 9'
Bedroom	8' X 13'6"
Bedroom	8'6" X 11'6"
Bathroom	4 Piece

### LOWER LEVEL

Rec Room





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