

WELCOME TO
81 Flanders Drive



WOOLCOTT
REAL ESTATE



Fabulous Flanders Home

Fall in love with this exceptional four bedroom four bathroom home with over 4,700 square feet of finished space. The custom kitchen is a chef's dream featuring a large island and breakfast bar seating, Kitchen Aid appliances and quartz counters.

One of Waterdown's most exclusive streets, this home is minutes from downtown shops, restaurants, amenities, parks, schools, waterfalls and the Bruce Trail. Quick access to Aldershot GO and the QEW/403, this impressive home offers the perfect blend of luxury and convenience for the most discerning buyer.





3,840 Sq. Ft.



\$18,628 / 2025



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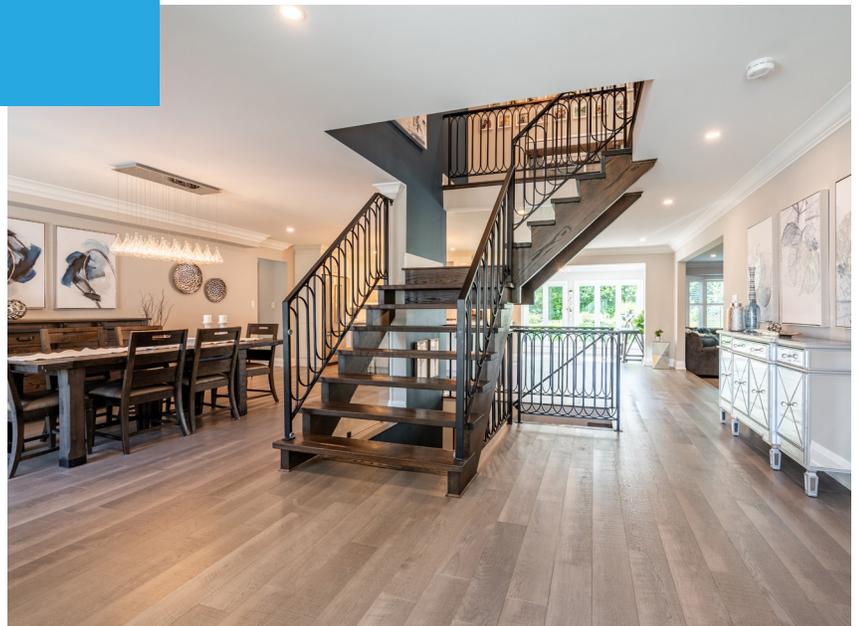
3+1





Light Drenched

Step inside and the bright open main floor greets you with custom staircase and spacious dining room - perfect for hosting the largest gatherings.





Loads of Room

The main floor also has a cozy family room with gas fireplace and barn doors to the office and living room.

The main floor is completed with a two-piece powder room and mudroom with inside access to the two-car garage.





Quiet Sanctuary

The sunroom offers serene views over the backyard and pool area, ideal for your morning coffee.





Room To Grow

Four spacious bedrooms, five-piece main bathroom and bedroom-level laundry room provide ample space for a growing family.

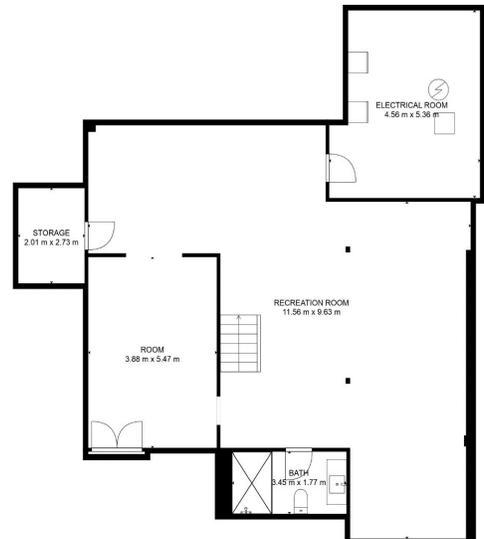
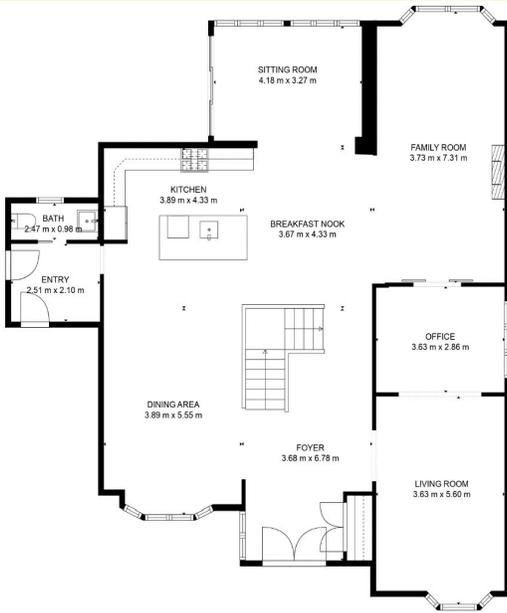




Peaceful Retreat

The impressive primary suite is complete with a sitting area, showstopping dressing room and luxurious five-piece ensuite.







Entertainer's Delight

The basement offers a large open space, perfect for a media room, kid's area and gym, separate games room and three-piece bathroom.



Room Measurements

MAIN LEVEL

Living Room	11'9 x 18'3
Dining Room	12'7 x 18'2
Kitchen	12'7 x 14'2
Breakfast	12' x 14'2
Office	11'9 x 9'3
Sitting Room	13'7 x 10'7
Bathroom	2 Piece

UPPER LEVEL

Primary Bedroom	22'9 x 20'11
Ensuite	5 Piece
Bedroom	13'3 x 14'
Bedroom	10'9 x 21'2
Bedroom	17'4 x 13'6
Bathroom	4 Piece
Laundry Room	13'5 x 6'7

LOWER LEVEL

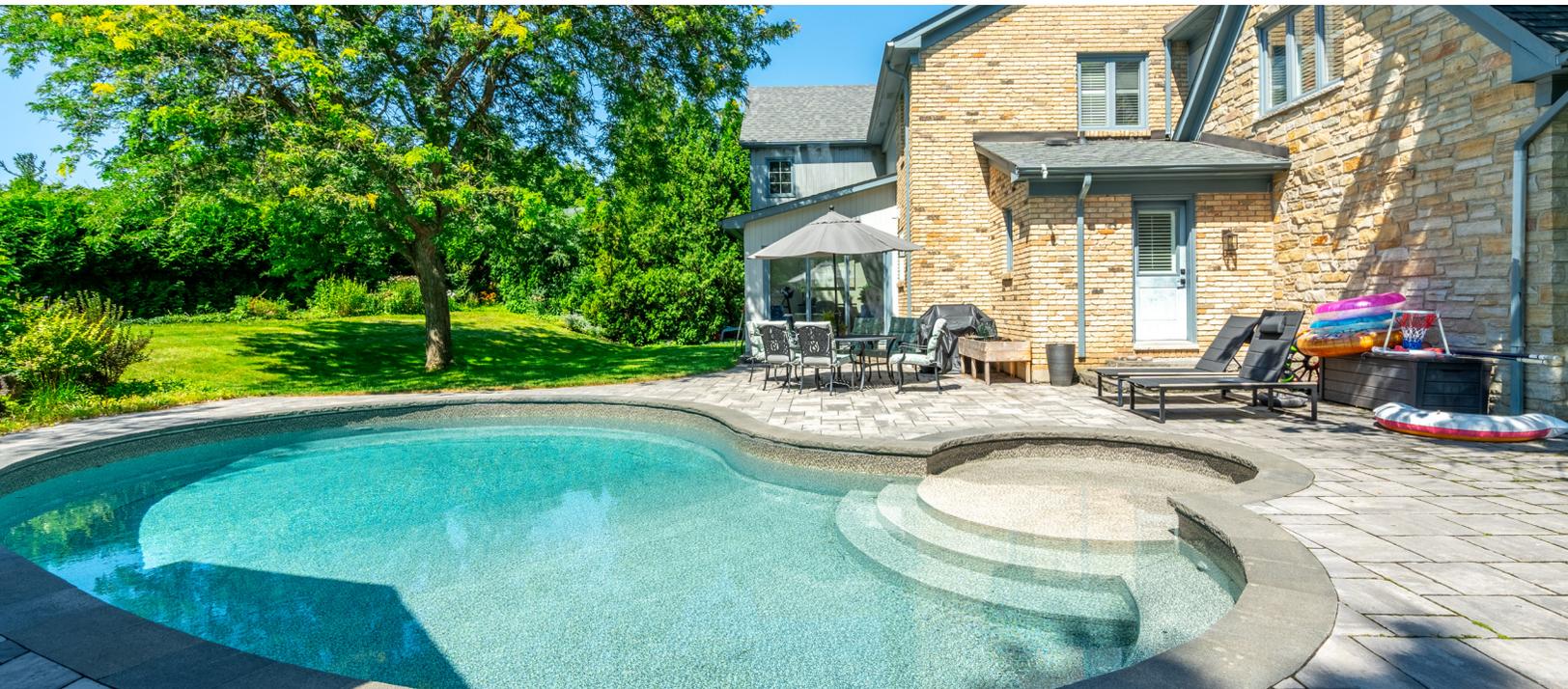
Recreation Room	37'9 x 31'5
Games Room	12'7 x 17'9
Exercise Room	14'9 x 17'5
Utility	
Bathroom	3 Piece
Cold Room	10'4 x 7'8
Family Room	12'2 x 23'8

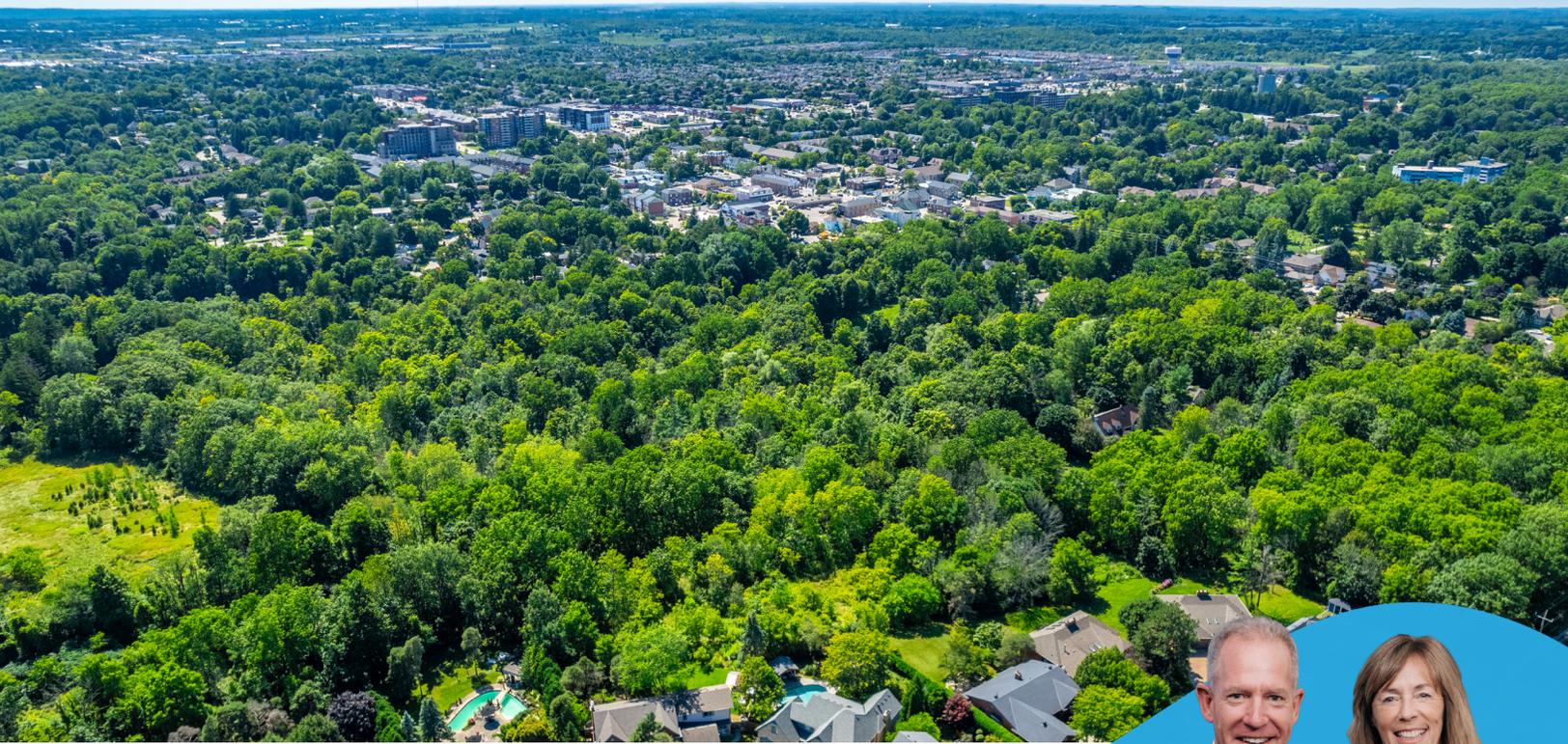




Backyard Bliss

Step outside to your private backyard oasis, complete with a stone patio, pool, gazebo for outdoor movies or game nights, and a firepit—perfect for relaxing evenings in a peaceful, secluded setting.





Drew Woolcott
BROKER

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