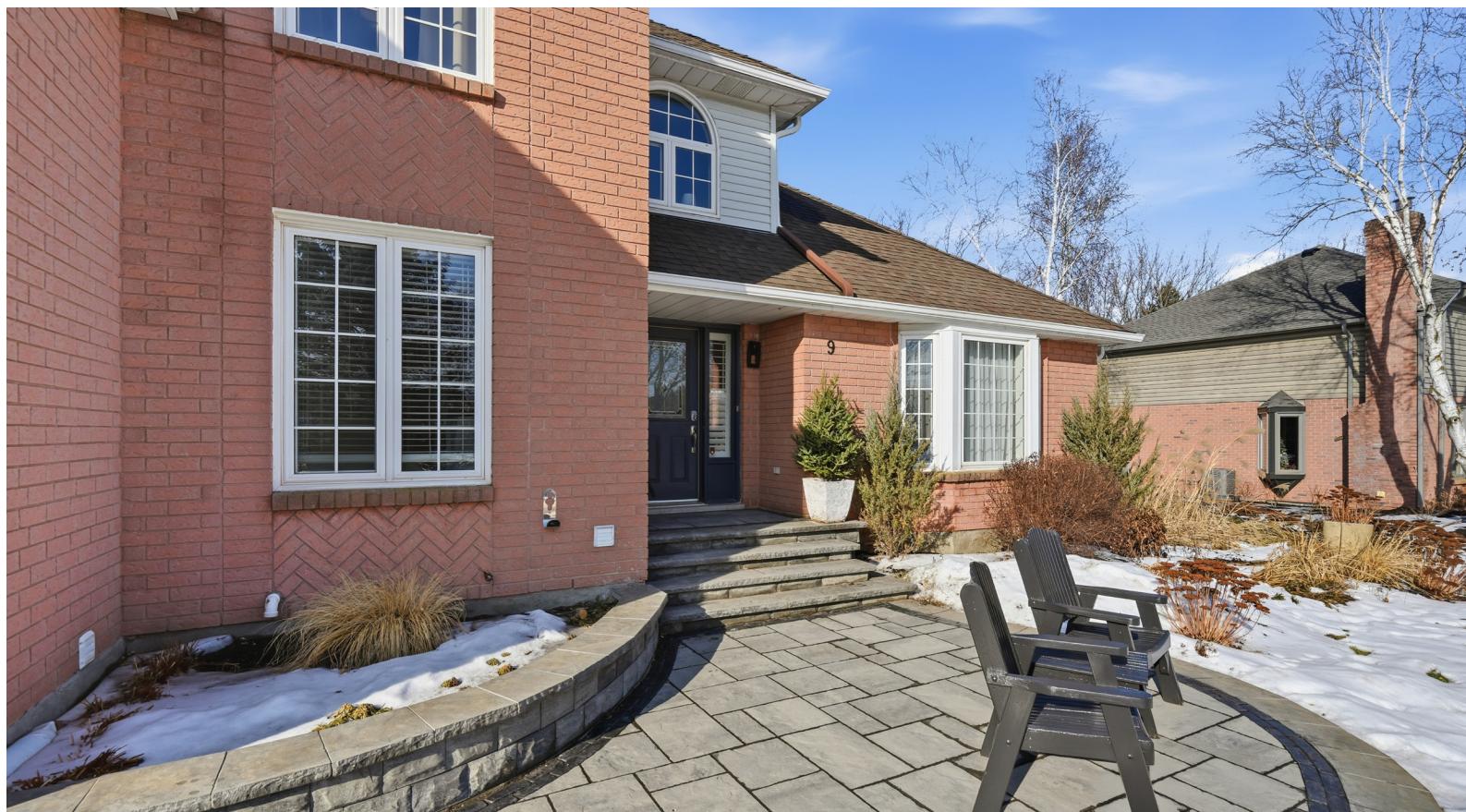


WELCOME TO
9 Cornelia Court



WOOLCOTT
REAL ESTATE



Country Meets Comfort

Welcome to the perfect blend of country living and small-community charm in Millgrove. Just 5 minutes from Waterdown, this family-friendly home offers exceptional convenience with easy access to amenities, while enjoying the space and tranquility of a mature rural setting.

Step into a welcoming foyer that flows into elegant formal living and dining rooms. The stunning eat-in kitchen features rich wood cabinetry, quartz countertops, stainless steel appliances and a bright breakfast nook overlooking the backyard. Open to the kitchen, the family room showcases hardwood flooring, custom built-ins and a cozy gas fireplace.





2,417 Sq. Ft.



\$8,595 / 2025



4



2+1



Everyday Ease

The main level is completed by a convenient mudroom with garage access, a two-piece bathroom and a beautifully designed laundry and craft room with extensive built-in storage. Heated floors are featured throughout tiled areas on the main floor.





Room To Unwind

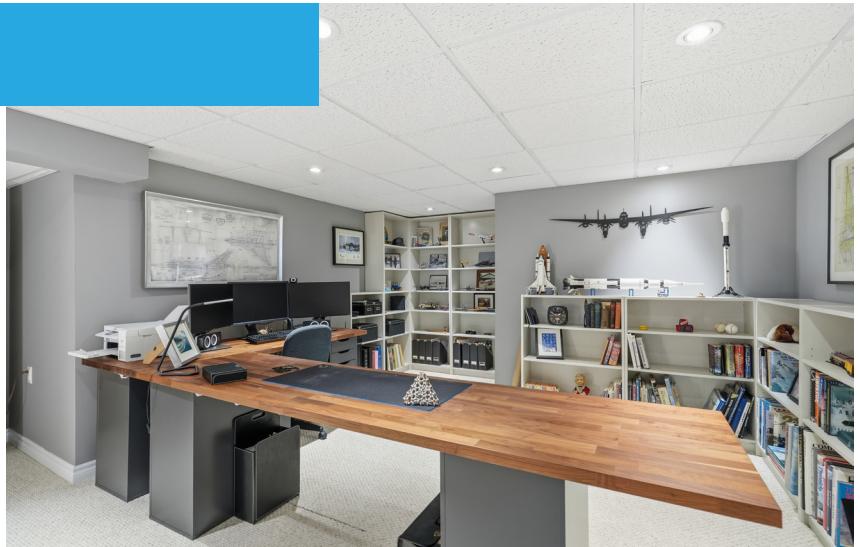
The second level offers a spacious primary retreat with his and her walk-in closets and a spa-inspired four-piece ensuite with soaker tub and separate glass walk-in shower. Three additional generously sized bedrooms, a full five-piece bathroom, and a sun-filled reading nook complete this level.





Recreation Ready

The fully finished basement provides additional living space with a gas fireplace, large workshop area and ample storage — ideal for recreation, entertaining or relaxation.





Half Acre Haven

Situated on an impressive ½-acre lot, the outdoor space is perfect for entertaining with a large deck and expansive backyard. Additional features include parking for up to 10 vehicles, fully fenced backyard, garden shed, additional attic insulation (2024) and front walkway (2022).



Room Measurements

MAIN LEVEL

Living Room	14'6" X 14'7"
Dining Room	15' X 9'8"
Kitchen	12'1" X 12'10"
Family Room	22'10" X 12'10"
Laundry	9'3" X 12'6"
Bathroom	2 Piece

UPPER LEVEL

Primary Bed	13' X 20'10"
Ensuite	4 Piece
Bedroom	15'2" X 18'5"
Bedroom	12'1" X 12'9"
Bedroom	11' X 9'3"
Bathroom	5 Piece

LOWER LEVEL

Rec Room	39'11" X 29'1"
Exercise Room	14'9" X 15'9"
Bonus Room	11'5" X 6'11"
Bonus Room	12' X 7'





Drew Woolcott
BROKER

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