

WELCOME TO  
**195 Granite Ridge Trail**



**WOOLCOTT**  
REAL ESTATE



## Expansive Waterdown Living

Experience the perfect blend of luxury, comfort and modern design in this stunning six-bedroom, four-bathroom home, beautifully positioned in one of Waterdown's most prestigious and serene neighbourhoods.

Step inside to a bright, sophisticated main floor with 10 foot ceilings, upgraded tile flooring, wide-plank-stained hardwood and a convenient full bathroom — ideal for guests or multigenerational living.

The open-concept layout flows seamlessly into a high-end upgraded kitchen, complete with quartz countertops, built-in oven, gas cooktop and JennAir refrigerator, perfect for both everyday living and entertaining.





3,468 Sq. Ft.



\$11,307 / 2025



6



4





## Heart Of The Home

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## Primary Perfection

This spacious retreat offers a bright, airy feel with large window and plenty of room for a king sized setup.

While the private ensuite elevates everyday living with a double vanity, sleek glass walk in shower, and a relaxing soaker tub that brings a subtle spa like touch to your daily routine.



## Room To Grow

The second level continues the upscale feel with nine-foot ceilings, spacious bedrooms and a versatile loft that can serve as a lounge, office or playroom.





## Prime Location

Located just minutes from major amenities and offering easy access to Highway 407 and the Burlington border, this home combines luxury with unbeatable convenience. Enjoy the comfort of one of Waterdown's biggest homes!



## Room Measurements

### MAIN LEVEL

Living Room	11' X 13'4"
Dining Room	14'10" X 13'1"
Kitchen	13'7" X 24'7"
Family Room	12'9" X 16'9"
Bedroom	12' X 13'
Bathroom	3 Piece

### UPPER LEVEL

Primary Bed	18'4" X 18'2"
Ensuite	5 Piece
Bedroom	18' X 16'3"
Bedroom	16'3 X 13'8"
Bedroom	14'9" X 14'9"
Bedroom	13' X 18'6"
Bathroom	4 Piece
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**Drew Woolcott**  
BROKER

**Jayne Woolcott**  
REALTOR®

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905 689 9223  
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