

WELCOME TO  
**170 Dufferin Street**



**WOOLCOTT**  
REAL ESTATE



## Welcome To Westdale Living

An enclosed front porch welcomes you and creates a charming entry before stepping inside. The main floor offers 1452 square feet with three bedrooms and original hardwood flooring.

A large formal living room and separate dining room provide generous principal spaces ready to be refreshed or reimagined. The kitchen reflects its era and presents an excellent opportunity to design something truly special. The home is filled with original charm including detailed plaster ceilings and beautiful wood trim.





1,452 Sq. Ft.



\$7,781 / 2025



3



3





## Hidden Attic Retreat

A pull-down staircase leads to a finished attic with skylights that could serve as a playroom, studio or exceptional storage space. The attached two car garage is very large and features brand new doors.





## Rest & Recharge

The bedrooms are bright and comfortable with classic hardwood floors and soft natural light, creating restful spaces to start and end the day. A well kept bathroom and convenient main level laundry add everyday ease.





## Lower Level Lifestyle

The finished basement offers another entire level of living space including three additional bedrooms, a spacious recreation room, an apartment sized kitchen, second laundry area and two bathrooms each with a shower. The home features both a side entrance and a walk down entrance to the basement that could be reopened.





## Ravine Lot Living

Set well back from the road in the highly desirable neighbourhood of Westdale, this 1952 bungalow sits on a remarkable 75 by 182 foot (.3 acre) lot with a ravine running along the side of the property.

Surrounded by mature trees and positioned away from neighbouring homes, the setting feels private, peaceful and full of possibility.



## Room Measurements

### MAIN LEVEL

Living Room	23'10" X 12'8"
Dining Room	10' X 12'9"
Kitchen	13'5" X 12'9"
Primary Bed	10'2" X 13'4"
Bedroom	10' X 13'4"
Bedroom	10' X 10'7"
Bathroom	4 Piece

### LOWER LEVEL

Rec Room	12'8" X 27'2"
Bedroom	10' X 16'5"
Bedroom	10' X 11'11"
Bedroom	10'9" X 8'9"
Kitchen	7'2" X 7'5"
Bathroom	3 Piece
Bathroom	3 Piece





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