

WELCOME TO  
**4-2252 Upper Middle Road**



**WOOLCOTT**  
REAL ESTATE



## Where Comfort Comes Naturally

Freshly painted three-bedroom, two-and-a-half-bathroom town home in a well-managed Burlington community offering bright, move-in ready living and a functional layout.

The main floor features a spacious living area with walkout to a private patio, creating a great extension of the living space, along with a separate dining area ideal for everyday use or entertaining.





1,305 Sq. Ft.



\$3,002 / 2025



3



2+1





## Style Meets Function

The updated kitchen includes modern finishes, stainless steel appliances and ample storage, making it both practical and inviting.





## Space To Grow

Upstairs offers three well-sized bedrooms, including a very large primary bedroom with its own three-piece ensuite, providing comfortable space for families or those looking to downsize without compromise.





## Flexible Lower Level

The finished lower level adds valuable additional living space, ideal for a rec room, home office or guest area, along with a large laundry and storage room and a rough-in for a future bathroom.





## Effortless Living

Enjoy the added convenience of inside access to underground parking, with two spaces included. Residents also have access to a recreation centre with indoor pool, adding year-round lifestyle appeal.

Located in a desirable, well-maintained complex close to amenities, this home offers a low-maintenance lifestyle and excellent value.



## Room Measurements

### MAIN LEVEL

Living Room	20'6" X 13'3"
Dining Room	9'4" X 8'5"
Kitchen	11'6" X 9'6"
Bathroom	2 Piece

### UPPER LEVEL

Primary Bed	19'3" X 11'3"
Ensuite	3 Piece
Bedroom	13'1" X 10'
Bedroom	9'6" X 8'5"
Bathroom	4 Piece

### LOWER LEVEL

Rec Room	24'6" X 11'3"
----------	---------------





**Drew Woolcott**  
BROKER

**Jayne Woolcott**  
REALTOR®

**RE/MAX** ESCARPMENT  
REALTY INC., BROKERAGE  
INDEPENDENTLY OWNED & OPERATED

289 860 2223  
woolcott.ca

