

WELCOME TO  
**2116 Caroline Street**



**WOOLCOTT**  
REAL ESTATE



## Warm Welcome Home

Step into the charm of this beautifully updated century home in the heart of downtown Burlington.

A welcoming front parlour sets the tone, leading into a bright open-concept living and dining space perfect for entertaining.





2,377 Sq. Ft.



\$5,577 / 2025



4+1



2+1





## Heart Of The Home

The upgraded kitchen features high-end appliances and flows seamlessly into a large rear family room addition—ideal for everyday living.





## Rest & Recharge

Upstairs offers three spacious bedrooms plus a finished attic, perfect as a cozy reading nook, office or teen retreat.





## Flexible Lower Level

The basement provides excellent potential for an in-law suite or additional living space.





## Backyard Bliss

Enjoy an unbeatable location just steps to the lake, downtown shops, restaurants and the YMCA. A rare opportunity to own a move-in ready character home in one of Burlington's most walkable neighbourhoods.



## Room Measurements

### MAIN LEVEL

Living Room	14'4" X 13'3"
Dining Room	14'6" X 10'11"
Kitchen	14' X 9'9"
Breakfast Room	10'4" X 9'
Family Room	18'10" X 16'4"
Bathroom	2 Piece

### SECOND LEVEL

Primary Bed	14'4" X 10'9"
Bedroom	11'9" X 9'9"
Bedroom	11'9" X 9'8"
Bathroom	3 Piece

### THIRD LEVEL

Bedroom	17'9" X 12'
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### LOWER LEVEL

Rec Room	21'8" X 16'6"
Bedroom	17'11" X 14'9"
Bathroom	3 Piece
Laundry	8'7" X 6'5"





**Drew Woolcott**  
BROKER

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