

WELCOME TO
222 Concession 11 E



WOOLCOTT
REAL ESTATE



Where Life Opens Up

Experience the best of country living in the highly sought-after Rural Flamborough. Set on a picturesque 100' x 300' property, surrounded by open farmland and mature landscapes, this beautifully updated home offers the perfect balance of privacy, space and convenience.

This home is move-in ready while maintaining its warm, inviting charm. Enjoy bright, functional living spaces ideal for families, entertaining, or multi-generational living. Large windows bring in natural light and showcase scenic views from every angle. The vaulted ceiling great room with gas fireplace is a perfect family space for movie nights or curling up by the fire with a good book.





2,583 Sq. Ft.



\$7,042 / 2025



4



2+1





Made For Daily Living

With over 2,500 square feet of finished living space plus a partially finished lower level, there is more than enough space for the family. Thoughtfully upgraded with a modern farmhouse style kitchen, high end windows and doors plus many more key updates.





Rest & Recharge

This home offers a convenient main floor bedroom, along with three additional bedrooms upstairs, including a spacious primary retreat and a well-appointed five-piece bathroom.





Serene Setting

Step outside to enjoy expansive outdoor space with endless potential — whether for gardening, recreation or simply relaxing in a peaceful setting. Kids will love the new pool, deck and cabana.

Only minutes to Waterdown, major highways, and everyday amenities, this property offers a rare opportunity to enjoy a tranquil rural lifestyle without sacrificing accessibility to the city. A must-see for buyers seeking space, privacy and modern updates in a highly desirable Flamborough location.





Room Measurements

MAIN LEVEL

Living Room	19'7" X 14'
Dining Room	16' X 12'3"
Family Room	21'10" X 20'3"
Kitchen	17'1" X 13'2"
Mud Room	20'4" X 6'3"
Bedroom	12'4" X 9'11"
Bathroom	2 Piece

UPPER LEVEL

Primary Bed	20'4" X 17'10"
Bedroom	13'5" X 10'10"
Bedroom	12' X 10'9"
Bathroom	5 Piece

LOWER LEVEL

Rec Room	27'2" X 18'
Bonus Room	17'10" X 15'8"
Bonus Room	15'9" X 7'11"
Laundry	7'8" X 11'10"
Bathroom	4 Piece



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BROKER

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