

WELCOME TO  
**39 Butler Cove Road**



**WOOLCOTT**  
REAL ESTATE



## Beautifully Maintained Townhome

Welcome to this beautifully maintained end-unit townhouse in one of Stratford's most desirable communities. Offering three bedrooms, two-and-a-half bathrooms and a finished basement, this home is ideal for growing families seeking comfort and style. The bright main floor welcomes you with a warm and inviting living space, enhanced by elegant California shutters that add a timeless touch. A convenient main floor powder room adds everyday practicality for both residents and guests.





 1,644 Sq. Ft.

 3+1

 3+1





## Kitchen Dining Hub

The heart of the home is the spacious eat-in kitchen, featuring stainless steel appliances and plenty of room for family meals and gatherings. Whether you're preparing weeknight dinners or hosting friends, this space is both functional and welcoming. A sliding door off the dining area leads directly to the private backyard—perfect for seamless indoor-outdoor living and entertaining.





## Spacious Upper Retreat

Upstairs, you'll find three generously sized bedrooms designed with comfort in mind. The principal bedroom serves as a relaxing retreat, complete with a walk-in closet and a private ensuite bathroom. The additional bedrooms are versatile and well-suited for children, guests, or a home office.





## Finished Lower Level

The finished basement provides valuable extra living space, offering endless possibilities to suit your lifestyle. Whether you envision a cozy family room, a playroom for kids, a home gym or a media area, this lower level is ready to adapt to your needs.





## Outdoor Living

Step outside to enjoy your private backyard—an ideal spot for relaxing, gardening or entertaining during warmer months. Located close to parks, schools and everyday amenities, this home offers both convenience and community. Move-in ready and low-maintenance, it's a fantastic opportunity for first-time buyers, families, or anyone looking to settle into a welcoming Stratford neighbourhood.



## Room Measurements

### MAIN LEVEL

Kitchen	9'1" X 9'11"
Dining Room	11'11" X 8'6"
Living Room	12'9" X 19'4"
Laundry	5'1" X 6'1"
Bathroom	2 Piece

### UPPER LEVEL

Bedroom	10'2" X 13'8"
Bedroom	11'6" X 13'8"
Bedroom	13'1" X 16'5"
Bathroom	4 Piece
Bathroom	4 Piece



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