WELCOME TO

175 Concession 5 Road E

WOOLCOTT

REAL ESTATE

Where Country Meets Convenience

Situated just five minutes from all the amenities of Waterdown, close to shops, schools and restaurants, this 2.64-acre property offers the perfect blend of country living and city convenience. This spacious four-level side split is full of potential and offers generous living space and a truly picturesque setting.

The ground level welcomes you with a large foyer leading into the cozy family room complete with a wood-burning stove. This level also features a convenient two-piece bathroom, laundry area and inside access from the garage.

1,851 Sq. Ft. | $8,201 / 2025 | 4 | 1+1

Comfort At The Center

The main level offers a bright and spacious living and dining area that flows into the eat-in kitchen overlooking the stunning backyard.

Rest & Recharge

Upstairs you'll find four spacious bedrooms and a four-piece bathroom, with original hardwood flooring throughout adding warmth and character.

Flexible Space Below

The basement provides additional living space with a recreation or additional family room area plus a workshop with direct walk-up access to the backyard.

Endless Potential

Outside, entertain guests or simply enjoy the peaceful surroundings while overlooking your own private apple and pear orchard. A rare opportunity to own a beautiful piece of property in a highly desirable location with endless potential to make it your own.

Room Measurements

MAIN LEVEL

Family Room	20’3” X 10’10”
Laundry	7’ X 6’
Bathroom	2 Piece

SECOND LEVEL

Living Room	11’ X 10’
Dining Room	11’ X 10’
Kitchen	15’ X 9’11”

THIRD LEVEL

Bedroom	14’ X 10’
Bedroom	13’ X 8’
Bedroom	11’ X 10’
Bedroom	9’11” X 9’
Bathroom	5 Piece

LOWER LEVEL

Rec Room	18’ X 11’11”
Workshop	25’ X 9’

Drew Woolcott
BROKER

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