

WELCOME TO
21 Brian Boulevard



WOOLCOTT
REAL ESTATE



A Warm Welcome Home

Nestled on a mature 100' x 150' lot in one of Waterdown's most family-friendly neighbourhoods, this spacious bungalow offers over 1,500 square foot of well-designed living space.

Three main level bedrooms and a large living/dining combo with fireplace make entertaining a breeze.





1,529 Sq. Ft.



\$7,087 / 2026



3+2



1+1





Open Concept Comfort

The heart of the home is the impressive great room featuring vaulted ceilings and an open-concept layout flowing seamlessly into the kitchen — perfect for entertaining and everyday living.





Rest & Recharge

Filled with natural light and warm hardwood floors, these inviting bedrooms offer peaceful spaces to unwind, recharge and feel right at home.





Space For Everyone

The partially finished basement adds exceptional versatility with a home office or potential bedroom, a second bedroom, and a cozy family room with fireplace — ideal for extended family, guests or additional living space.



Secluded Sanctuary

Outside, enjoy the privacy and charm of the expansive backyard along with a detached garage approximately one-and-a-half cars wide and one-and-a-half cars deep, offering excellent storage, workshop potential or space for hobbies. The large driveway adds ample parking for six cars.



Room Measurements

MAIN LEVEL

Living Room	17'5" X 15'2"
Dining Room	9'3" X 8'5"
Kitchen	12'9" X 11'5"
Family Room	16'11" X 16'
Bathroom	2 Piece
Bedroom	13'5" X 11'3"
Bedroom	10'9" X 10'4"
Bedroom	10'9" X 8'2"
Bathroom	4 Piece

UPPER LEVEL

Rec Room	19'5" X 12'7"
Family Room	13'6" X 12'2"
Bedroom	16'11" X 16'
Bedroom	12'6" X 11'10"
Den	11'5" X 8'5"



Drew Woolcott
BROKER

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REALTOR®

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