

WELCOME TO  
**2127 Larabee Court**



**WOOLCOTT**  
REAL ESTATE



## Where Family Life Comes Together

Welcome to this spacious and well-maintained two-storey detached home offering approximately 2,686 square feet of living space in the highly sought-after Brant Hills community of Burlington. Known for its quiet, family-friendly atmosphere, tree-lined streets and proximity to parks and the Niagara Escarpment, Brant Hills is an ideal location for those seeking both tranquility and convenience.

Enjoy a large, combined living and dining room, ideal for hosting gatherings, along with a cozy family room featuring a gas fireplace. A spacious foyer with a sweeping staircase creates an impressive first impression.





2,686 Sq. Ft.



\$6,140 / 2026



4



2+1





## Gather With Ease

This bright and inviting home features hardwood floors throughout and has been freshly painted in 2026, creating a clean, modern feel from top to bottom. The updated white IKEA kitchen (2026) is complemented by stylish butcher block countertops, perfect for both everyday living and entertaining.

Additional updates include a furnace and air conditioning system (2024) and an owned hot water heater (2026), offering peace of mind for years to come.





## Peaceful Primary

Upstairs, you'll find the primary suite with a renovated three-piece ensuite and a walk-in closet complete with built-in organizers.





## Space For Everyone

Completing the upper level, you'll find three additional bedrooms and a full bathroom, offering plenty of space for family, guests or a home office setup.



# Summer Starts Here

Step outside to a fully fenced backyard, perfect for families and pets. The concrete driveway provides ample parking for up to six vehicles, and the unfinished basement offers excellent potential to customize to your needs.



## Room Measurements

### MAIN LEVEL

Living Room	19' X 13'6"
Dining Room	12' X 10'10"
Kitchen	16'4" X 11'9"
Family Room	19' X 13'
Bathroom	2 Piece
Laundry	

### UPPER LEVEL

Primary Bed	19'8" X 13'9"
Ensuite	3 Piece
Bedroom	17' X 14'3"
Bedroom	12' X 12'
Bedroom	10' X 8'
Bathroom	4 Piece



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