

WELCOME TO
4 Burgundy Grove



WOOLCOTT
REAL ESTATE



Right Sized Luxury Living

Exceptional value in one of Meadowlands' most prestigious bungalow loft communities. Priced to reflect today's market, this beautifully appointed 1,678 sq ft residence offers 2+1 bedrooms and 3+1 bathrooms with high end finishes throughout, from the refined main floor primary suite to the open concept living and dining spaces designed for elegant, low maintenance living.

Three fully developed levels offer the ideal configuration for downsizers who aren't ready to compromise on space, comfort or privacy.





1,678 Sq. Ft.



\$5,810 / 2025



2+2



3+1





Style Meets Function

Thoughtfully designed for day to day convenience, the kitchen connects seamlessly to the surrounding living spaces while offering the functionality, flow and openness today's downsizers are searching for.





Space Without Compromise

The upper loft level features a dedicated living area, spacious bedroom and full bathroom, perfectly suited for older teens, adult children or overnight guests seeking their own comfortable space and privacy.





Flexible Living Below

The finished lower level extends the home's versatility even further with additional living space, a full bathroom and flexible accommodations ideal for visiting family, hobbies or longer stays.





Lock & Leave Living

The monthly condo fee covers exterior maintenance, landscaping and snow removal. No seasonal chores. No weekends on a ladder. Just more time to enjoy the lifestyle you've earned.

Set within a mature, well managed Ancaster bungalow community moments from Meadowlands' best shopping, dining and amenities, this is sophisticated, right sized living at a genuinely compelling price.



Room Measurements

MAIN LEVEL

Living Room	20' X 26'3"
Kitchen	12'4" X 9'8"
Primary Bed	10'10" X 13'4"
Ensuite	5 Piece
Den	8'6" X 12'10"
Laundry	7'8" X 5'8"
Bathroom	2 Piece

UPPER LEVEL

Loft	15' X 16'
Bedroom	10'10" X 13'4"
Bathroom	4 Piece

LOWER LEVEL

Rec Room	11'6" X 22'
Bedroom	13' X 10'10"
Bedroom	9'4" X 9'
Workshop	16'6" X 13'
Utility Room	14' X 7'
Bathroom	4 Piece





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BROKER

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REALTOR®

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