

WELCOME TO
1321 Fairway Court



WOOLCOTT
REAL ESTATE



Designed for Family Living

Opportunity knocks on one of Tyandaga's most sought-after courts! This beautifully maintained side-split offers over 3,000 square feet of living space and is the perfect family home—one you'll truly want your kids to grow up in. Located on a quiet, family-friendly street, this move-in-ready home has been freshly painted throughout and offers a thoughtful layout designed for comfortable family living.

As an added bonus, the home includes an assumable solar panel contract offering up to \$10,000 in annual income for the next 11 years—potentially putting up to \$110,000 back in your pocket over time. Located within walking distance of Tyandaga Golf Course and close to all amenities, this is a rare opportunity to own a truly special family home.





2,304 Sq. Ft.



\$7,744 / 2025



3



3+1





Gather & Entertain

The updated kitchen serves as the heart of the home, offering a stylish and functional space for everyday meals and entertaining. Combined with the home's refreshed interior, it provides a modern feel while maintaining warmth and character throughout.





Room for Everyone

With three bedrooms and three-plus-one-bathrooms, there's room for the whole family. The renovated bathrooms add a fresh, contemporary touch, while the spacious bedrooms provide comfortable accommodations for family members and guests alike.





Relaxed Living

A highlight of the home is the cozy sunken living room, complete with a classic brick fireplace—the perfect setting for relaxing evenings and family gatherings. A convenient two-piece bathroom on this level adds functionality and convenience for both residents and visitors.





Space to Unwind

The recently finished basement provides valuable additional living space, making this home move-in ready from top to bottom.

Outside, the impressive 75' x 120' lot is an entertainer's dream, featuring a built-in pergola, beautiful gardens and a stunning in-ground pool perfect for summer gatherings.



Room Measurements

MAIN LEVEL

Family Room 26'5" X 13'7"

SECOND LEVEL

Family Room 26'5" X 13'7"

Living Room 25'6" X 12'7"

Dining Room 10'6" X 14'10"

Kitchen 14'6" X 14'10"

Bathroom 2 Piece

THIRD LEVEL

Primary Bed 18'0" X 13'6"

Primary Ensuite 4 Piece

Bedroom 10'7" X 13'9"

Bedroom 12'0" X 13'9"

Bathroom 4 Piece

LOWER LEVEL

Laundry 19'7" X 13'6"

Rec Room 25'7" X 12'7"

Storage Room 17'2" X 9'8"

Utility Room 9'11" X 6'5"

Bathroom 3 Piece





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