

WELCOME TO
242 Waterbrook Lane



WOOLCOTT
REAL ESTATE



Designed For Everyday Living

From the moment you arrive, this immaculate freehold townhome makes an impression with its large, welcoming front porch. Inside, the open-concept main level is filled with natural light and enhanced by pot lights throughout, creating a warm and inviting atmosphere.

The living and dining areas flow seamlessly together, while California blinds in the living room provide a polished finish and effortless privacy. Sliding doors off the dining area extend the living space outdoors.





1,409 Sq. Ft.



\$4,738 / 2025



3



2+1





Culinary Comfort

At the heart of the home, the beautifully appointed kitchen features quartz countertops, stainless steel appliances and an extended peninsula with barstool seating. Whether you're preparing meals, enjoying your morning coffee or entertaining guests, this space is designed to keep everyone connected.





Private Primary Retreat

The spacious primary bedroom offers the perfect place to unwind, complete with both a walk-in closet and an additional reach-in closet. A private ensuite featuring a relaxing soaker tub adds comfort and convenience to this well-designed retreat.





Room for Everyone

Two additional well-proportioned bedrooms provide plenty of space for family, guests or a home office. A second full bathroom serves the upper level, while the unfinished basement offers endless possibilities for future living space, a home gym, rec room or additional storage.





Backyard & Beyond

Enjoy outdoor living on the rear patio, ideal for relaxing or entertaining. Ideally situated in one of Kitchener's most sought-after family communities, this home is just minutes from parks, trails, schools, shopping and major commuter routes.



Room Measurements

MAIN LEVEL

Living Room	11'9" X 19'7"
Dining Room	8'9" X 11'4"
Kitchen	10'2" X 10'1"
Bathroom	4 Piece
Bathroom	2 Piece

UPPER LEVEL

Primary Bed	16'6" X 15'3"
Bedroom	12'8" X 10'6"
Bedroom	17'8" X 9'6"
Bathroom	4 Piece





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BROKER

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