

WELCOME TO  
**34 East 36th Street**



**WOOLCOTT**  
REAL ESTATE





## Room To Grow On The Mountain

Welcome home to this beautifully maintained property in a family-friendly neighbourhood, close to all amenities and set in a sought-after mountain location.

Award-winning gardens and a large front porch greet you before you even step inside. The double driveway offers lots of parking, complemented by an oversized one-car garage — perfect for extra storage or a workshop.







1,103 Sq. Ft.



\$4,968 / 2026



2+3



2







## Cook & Connect

Inside, the good-sized kitchen features granite countertops, stainless steel appliances and a center island. Ideal for everyday living and entertaining. The dining room walks out to a beautifully manicured backyard, complete with a large garden shed for all your outdoor storage needs.







## Comfort On Every Level

A main floor bedroom and full bathroom offer added convenience, while the upper level features a spacious bedroom with plenty of room to create a private retreat.







## Extra Space Below

The finished basement adds three additional bedrooms and a full bathroom — offering flexible space for a growing family, guests or a home office.





# Your Own Green Escape

Step outside to a beautifully manicured backyard surrounded by established gardens. The deck creates an inviting place to relax or dine outdoors, while the large shed keeps seasonal items neatly tucked away.



## Room Measurements

### MAIN LEVEL

|             |               |
|-------------|---------------|
| Living Room | 16'5" X 11'6" |
| Dining Room | 11'5" X 11'5" |
| Kitchen     | 13'4" X 11'6" |
| Bedroom     | 10'6" X 9'    |
| Bathroom    | 4 Piece       |

### UPPER LEVEL

|         |               |
|---------|---------------|
| Bedroom | 14'3" X 18'3" |
|---------|---------------|

### LOWER LEVEL

|           |             |
|-----------|-------------|
| Bedroom   | 10'3" X 10' |
| Bedroom   | 10'9" X 9'  |
| Bedroom   | 10'7" X 9'  |
| Bathroom  | 3 Piece     |
| Cold Room |             |





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