WELCOME TO

311 Montego Road



WOOLCOTT

REAL ESTATE



Bright & Move-in Ready

Move-in ready and extensively upgraded, this four-bedroom home offers bright, inviting living spaces designed for everyday comfort. Large windows fill the main floor with natural light, while the spacious living and dining areas provide plenty of room to gather. The updated eat-in kitchen is ideal for busy mornings, family meals and entertaining.







1,540 Sq. Ft.

TAX $5,901 / 2026

4+1

2+1







Primary Retreat

The primary bedroom offers a comfortable space to unwind, with a welcoming atmosphere that makes it easy to settle in and feel at home.









Rest & Recharge

Three additional bedrooms are located upstairs, including one transformed into a spacious custom closet with built-in storage that can easily be converted back into a bedroom. The upper-level bathroom adds everyday convenience for the household.





Flexible Lower Level

The newly renovated basement adds a fifth bedroom and versatile living space ideal for guests, teens or a home office. A roughed-in kitchen and convenient side entrance create excellent potential for an in-law setup.







Backyard Bliss

Step outside to a custom covered patio finished with interlock stone, creating an inviting space for entertaining rain or shine. The major updates are already taken care of, including a new furnace and A/C in 2026, a new fridge in 2026, and new laundry appliances in 2025. With extensive upgrades and flexible living space throughout, this is a home you won't want to miss.





Room Measurements

MAIN LEVEL

Living Room	17'5" X 11'0"
Dining Room	13'0" X 8'6"
Kitchen	15'7" X 8'9"
Breakfast Room	9'6" X 8'2"
Bathroom	2 Piece

SECOND LEVEL

Primary Bed	15'8" X 10'0"
Bedroom	13'4" X 9'0"
Bedroom	14'0" X 8'9"
Bedroom	11'8" X 8'0"
Bathroom	3 Piece

LOWER LEVEL

Kitchen	14'4" X 8'1"
Rec Room	29'9" X 11'0"
Bedroom	8'3" X 8'0"
Bathroom	4 Piece





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