



48 Chudleigh Street

WATERDOWN





exclusive
opportunity!

In the desirable, family neighbourhood of West Waterdown on a 49 x 111 lot sits an all brick, 3 bedroom, 3 bathroom family home. Conveniently located in the heart of town close to parks, schools, all needed amenities, and stunning trails.

The main living space has a European-style touch to the finishes and is open concept with a moveable island/peninsula, built-in shelving around the tv and fireplace, a separate and more formal family/dining space, access to the back yard, a 2pc bath, and the double garage that has been converted to extra living space.



This space can work as a home based business, gym, lounge, or easily convert back to a garage. The upper level features a large master bedroom including a full walk in closet, triple windows, and a 3pc ensuit. Two more sizeable bedrooms, a double linen closet, and a 4pc bath round out the sleeping quarters.

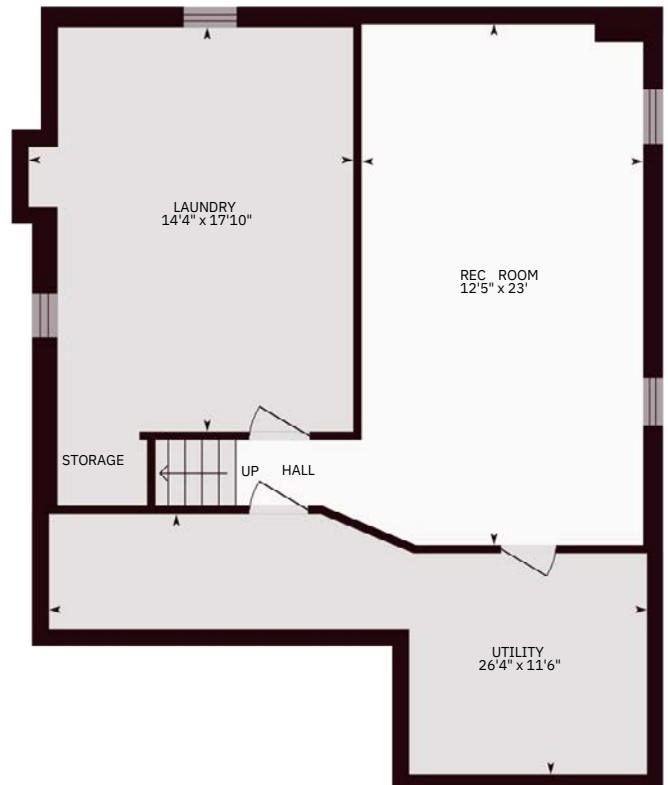
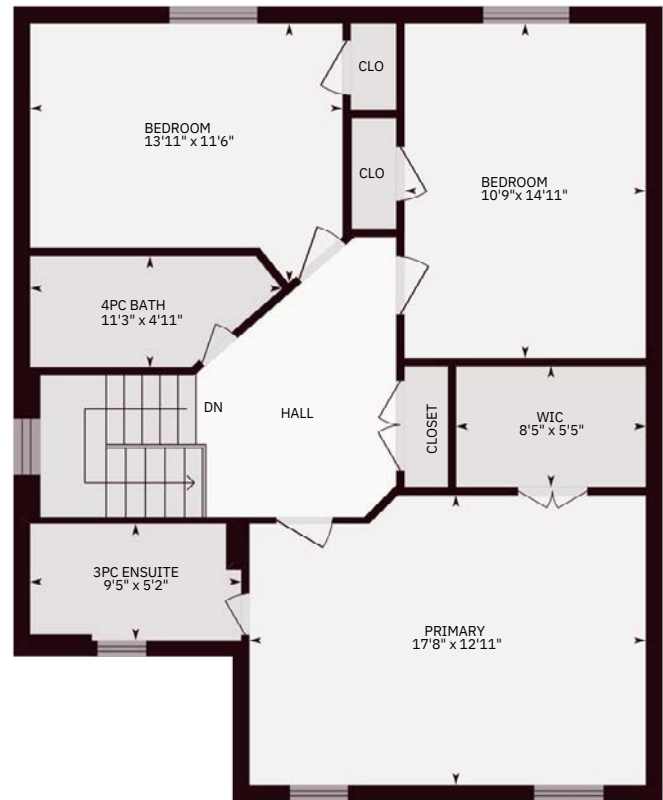
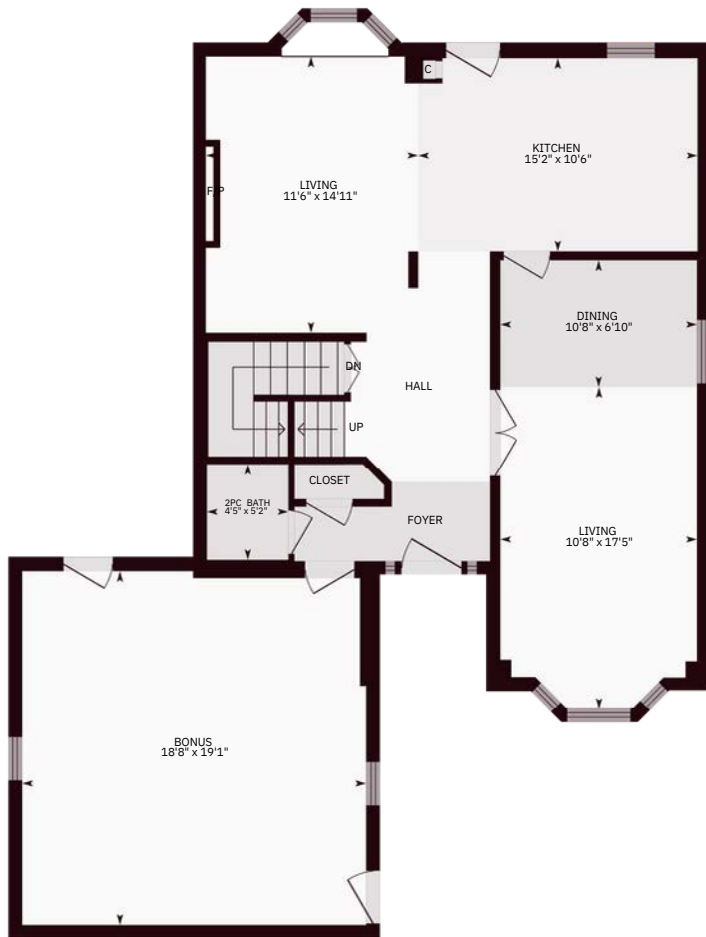
The basement is fully finished with a central living/entertaining space, an over sized laundry room with storage space, a large secondary storage room and a utility room with extra storage. Plenty of storage in here!

A very private backyard is bordered by mature trees and includes a steel pergola, a healthy sized deck, and green space for the kids, pets, or a pool.

Your family can live happily in this premium location. Call today to book a private viewing.



floor plans





schools

WATERDOWN HIGH

1.9km (20 min walk)

WATERDOWN MONTESSORI

2km (4 min drive)

GUARDIAN ANGELS CATHOLIC SCHOOL

2.3km (4 min drive)

GUY B BROWN ELEMENTARY

1km (14min walk)





locations

ROCKCLIFFE GARDENS PARK AND TRAIL

450m (5 min walk)

ROCKCLIFFE TRAILS AND CLAPPISON WOODS

1.2km (15 min walk)

ALDERSHOT GO

5.6km (10 min drive)

SUPERCENTER PLAZA

2km (4 min drive)

HIGHWAY 6

2.8km (6 min drive)

HIGHWAY 403

4.7km (8 min drive)

WATERDOWN MEMORIAL PARK

950m (13 min walk)

TURTLE JACKS PLAZA

160m

DOWNTOWN HAMILTON

11.2km

DOWNTOWN BURLINGTON

12.2km

BURLINGTON BEACH

15.7km



property features

Exterior

- All brick exterior
- Double garage
- Street being updated to Fiber Optics
- Parking for 4
- Screen door + glass insert door to entry

Foyer

- Updated lighting fixture 2021
- Front hall closet
- Access to garage conversion
- 2 pc bath
- Telus security connected to front and back door, smoke and carbon detectors, shatter notification on some windows

Garage Conversion

- Tracks and mechanics for garage door still behind drywall
- Access to front yard, backyard, and house.
- HVAC in the room

Kitchen

- Stainless steel appliances
- Dishwasher 2022
- Granite counter
- Adjustable island/peninsula
- Access to backyard
- Open to family room
- French door to dinning/living room
- Smooth ceiling 2022
- Pot lighting

Living/Dining Room

- Bay window with shatter sensor security
- Engineered wood flooring
- Updated light fixture 2021
- Smooth ceilings 2022
- French doors to foyer and kitchen

Family Room

- Open concept to kitchen
- Tiled flooring
- Gas fire place
- Built-in cabinetry and shelving
- Bay window
- Pot lighting on dimmers
- Smooth ceiling 2022

Master Bedroom

- Smooth ceiling w/ light/fan combo
- Triple windows w/ lunar accents
- Space for King sized bed
- Full walk-in closet
- 3pc ensuit w/ walk-in shower

Upper Foyer

- Double linen closet
- Window above stairs
- 4pc bath w/ tub/shower combo
- Laminate flooring throughout upper level

Bedrooms 2&3

- Sizeable bedrooms
- Full closet and window
- Laminate flooring

Basement

- Fully finished
- Laminate flooring
- Games/entertainment room w/ windows
- Large storage room
- Laundry room w/ extra storage
- Furnace/AC 2022
- Utility room w/ extra storage



Backyard

- Entry to garage and living space
- Auto-close door
- 2x storage sheds
- Trash/recycling storage
- Mature trees
- Deck w/ steel pergola
- Trellis pergola w/ grape vines
- Access to front yard



Summary

- Furnace and AC 2022
- Dishwasher 2022
- Garage door 2019
- Mechanics to convert back to garage
- Water tank is rented
- Main level smooth ceilings 2022
- Front entry lighting 2021
- Dining room lighting 2021





Let's Maximize Your Investment

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