

# **\$847,500 - 38 Westview Court, Woodstock (woodstock - North)**

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MLS® #X12428835

**\$847,500**

4 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

Woodstock - North, Woodstock (woodstock - North), Ontario

Discover your dream family home in Woodstock's desirable Alder Grange subdivision! This Oxford Builders custom creation offers exceptional features designed for modern living. The open-concept main floor immediately impresses with its soaring two-story foyer, lustrous hardwood living room floors, and an impressive U-shaped kitchen, featuring custom cabinetry and upgraded granite. For those seeking flexibility, a dedicated main floor office with its own entrance and rough in plumbing presents a unique opportunity for a home-based business, such as a hair studio. A practical mudroom and combined laundry/pantry complete the main level, conveniently located off the garage. Upstairs, comfort awaits with three generously sized bedrooms, including a serene master retreat boasting a walk-in closet and a private ensuite. The finished lower level provides even more space, ideal for entertaining or accommodating guests, with an extra 4TH bedroom, half bath, and a spacious rec room warmed by a gas fireplace and enhanced by recessed lighting. Enjoy the outdoors with a triple car garage providing access to a beautifully landscaped, mature, and fully fenced backyard no annoying rental contracts here! The property also includes professionally designed front and back landscaping, an irrigation system, a handy



garden shed, and an elegant exposed aggregate driveway and back patio. It's even wired for A/V distribution for seamless entertainment. (id:6289)

Essential Information

|            |               |
|------------|---------------|
| Listing #  | X12428835     |
| Price      | \$847,500     |
| Bedrooms   | 4             |
| Bathrooms  | 4.00          |
| Half Baths | 2             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 38 Westview Court             |
| Subdivision | Woodstock - North             |
| City        | Woodstock (woodstock - North) |
| Province    | Ontario                       |
| Postal Code | N4T0B8                        |

Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Golf Nearby, Fireplace(s) |
| Features       | Sump Pump                 |
| Parking Spaces | 5                         |
| Parking        | Attached Garage, Garage   |
| # of Garages   | 2                         |

Interior

|                 |                                                                                                                                                                  |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Garage door opener remote(s), Central Vacuum, Water Heater, Water softener, Dishwasher, Dryer, Garage door opener, Stove, Washer, Window Coverings, Refrigerator |
| Heating         | Natural gas Forced air                                                                                                                                           |
| Cooling         | Central air conditioning                                                                                                                                         |
| Fireplace       | Yes                                                                                                                                                              |
| # of Fireplaces | 2                                                                                                                                                                |
| # of Stories    | 2                                                                                                                                                                |

Has Basement      Yes

## Exterior

Exterior      Brick, Vinyl siding

Lot Description      58.6 x 98.4 FT

Foundation      Poured Concrete

## Listing Details

Listing Office      PEAK REALTY LTD.



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