

1271 HIGHWAY 54 W
BRANT COUNTY



WOOLCOTT
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905.689.9223
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Welcome to 1271 Highway 54 W

Gorgeous custom-built home on the Grand River! Step inside this beautiful custom-build and be amazed at the attention to detail throughout. Trust us, from the hardwood floors, in-law suite, private boat dock and manicured property, this one will not disappoint.



4.618 acres



\$6,056.00 in 2020



4+2



4+1





The bright and airy main floor features a large kitchen with beautiful cabinetry, stainless appliances, and open concept living throughout.



Bright & Modern

The soft, neutral living room will make a cozy spot to spend time with family and friends!



Gorgeous Master Suite

The main floor features a stunning master suite, complete with bay doors, a 5-piece ensuite bathroom and modern finishes.





Room Measurements

MAIN LEVEL

Foyer	12'8" x 10'
Living Room	20' x 18'2"
Eat-In Kitchen	11'1" x 29'
Dining Room	17'6" x 15'10"
Bathroom	2-Piece
Primary Bedroom	13'5" x 19'8"
Ensuite	5-Piece
Bedroom	23'1" x 11'9"
Bathroom	5-Piece
Bedroom	19'4" x 14'5"

UPPER LEVEL

Office	15'3" x 15'5"
Bedroom	19'6" x 17'11"
Ensuite	4-Piece

LOWER LEVEL

Storage Room	10'8" x 15'9"
Exercise Room	20'1" x 16'1"
Bathroom	4 Piece
Eat-In Kitchen	16'2" x 18'5"
Games Room	12' x 10'8"
Living Room	18'1" x 23'
Bedroom	17'3" x 14'5"
Bedroom	8'8" x 15'6"
Other	78' x 38'
Other	11'5" x 19'10"
Office	13'7" x 13'3"

Backyard Oasis

This home boasts a stunning backyard complete with pool house and 2-piece bathroom, inground swimming pool, private boat dock on the Grand River and over 4 acres of private tree-lined property to enjoy!





DREW WOOLCOTT
Broker

JAYNE WOOCOTT
Sales Representative



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