1271 HIGHWAY 54 W BRANT COUNTY





WOOLCOTT Pack Before You Call®

905.689.9223 woolcott.ca

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.









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









Bright & Modern

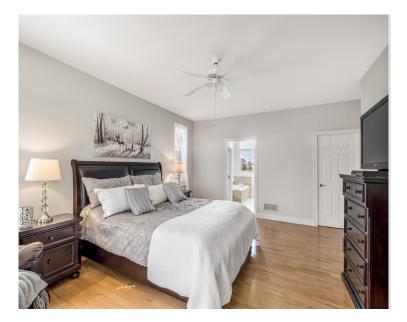
The soft, neutral living room will make a cozy spot to spend time with family and friends!





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

LOWER LEVEL

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







