

# 4024 MADDAUGH ROAD

## PUSLINCH



**WOOLCOTT**  
Pack Before You Call®

905 689 9223  
[woolcott.ca](http://woolcott.ca)



# Welcome to 4024 Maddaugh Road

Perfection in the country. The property is almost 1.5 acres with a long driveway, a backyard oasis and yet there is still room for a soccer pitch or fruit orchard in the back. The home is immaculate and pride of ownership is evident from the moment you enter the property. The lovely gardens out front can be enjoyed from the front porch on a hot summer night. This 1,800-square-foot, two-storey home has been updated and no detail has been missed. You will notice this attention to detail at the front door which was custom-made from the artisanal glass of the original door. The basement is fully finished with a large family room that has a sitting, games and exercise area- great for winter hibernation. There is a home office which is a perfect space for those working remotely. The backyard oasis includes an inground pool (18-foot x 36-foot kidney shape), hot tub (2018), custom-built gazebo and a large deck with interlocking stone (2018) which has been enclosed with new fencing (2023). This home is close to all amenities with easy access to the highway, perfect for commuters.



110 x 558.89 Feet



\$5,519.32 /2022



3



2+1







The main floor was completely renovated in 2017. The renovation also included a new powder room, new hardwood flooring, a wood burning WETT certified fireplace and a new laundry room.





## An Entertainer's Dream

The updated kitchen has white shaker cabinets, white quartz counters and five stainless-steel finished appliances. The double-bowl stainless-steel sink faces the pool and the hot tub, reminding you to get outside and enjoy the warm weather.





## Room to Grow

The second-floor bathroom and the principal bedroom ensuite have also been replaced in 2016 and 2023; respectively. This floor has three generously-sized bedrooms, and the principal bedroom has a walk-in closet and a beautiful ensuite with a glass-enclosed shower with a multi-head shower panel.







## Room Measurements

### MAIN LEVEL

Living Room	16' x 11'4"
Dining Room	9'9" x 11'4"
Kitchen	12'11" x 12'2"
Family Room	14'8" x 11'4"
Bathroom	2 Piece
Laundry Room	

### UPPER LEVEL

Primary Bedroom	12' x 18'10"
Ensuite	3 Piece
Bedroom	12'6" x 9'4"
Bedroom	16'2" x 11'6"
Bathroom	4 Piece

### LOWER LEVEL

Office	10'4" x 13'2"
Rec Room	25'3" x 23'
Storage Room	9'8" x 11'9"



# Schools

## Public Schools

Millgrove Elementary School  
Waterdown District High School

## Catholic Schools

Our Lady of Mount Carmel Catholic Elementary School  
Bishop Macdonell Catholic Secondary School







**DREW WOOLCOTT**  
Broker

**JAYNE WOOLCOTT**  
Sales Representative

**RE/MAX** ESCARPMENT  
REALTY INC., BROKERAGE  
INDEPENDENTLY OWNED & OPERATED

**woolcott.ca**

**905 689 9223**