

WELCOME TO
30 South Street W



WOOLCOTT
REAL ESTATE



Woodland Warmth

The home is nestled on a sprawling and private 1.28-acre lot, this estate is surrounded by mature trees and professionally designed landscaping, creating a peaceful, secluded sanctuary just minutes from the heart of the city.



As you approach down the impressive circular driveway, you'll be greeted by the charm of the original Carriage house, offering both historical character and practical functionality.





4,594 Sq. Ft.



\$10,500* / 2024

**Property Taxes are estimated



6



4+1





Scenic and Peaceful

Step into timeless elegance at the Osler House, an architectural masterpiece built in 1848 that seamlessly blends Neoclassical and Italianate styles.

This grand estate features almost 5,000 square feet of living space with six bedrooms and five bathrooms.

The main residence boasts a large, inviting covered porch, with an enclosed section perfect for three-season alfresco dining, where you can savor the tranquility of your surroundings.





Upon entering the entry alcove, you're welcomed by expansive inner doors leading to the grand foyer.



From here, step into the formal living room which features one of the home's four fireplaces and a large bay window that floods the space with natural light. With soaring 11-foot ceilings, recessed bookcases, and 18-inch baseboards,





Versatile Space

Across the foyer lies the family room, a generously proportioned haven where the family can gather each evening.

A den or office on the main floor, featuring additional recessed bookshelves, provides the perfect setting for a home library or private workspace.







Chef's Dream

The kitchen, with its own fireplace and sitting area, is a gourmet chef's dream. Equipped with a beverage and coffee station, a large island for effortless food preparation, and high-end appliances, this space is designed for both function and relaxation.

Spacious Beauty

The center hall staircase, adorned with a spectacular newel post, leads you to the second floor, where 11-foot ceilings continue throughout. Here, you'll find four large bedrooms, two of which feature full ensuite bathrooms. An additional bathroom serves the other two rooms.





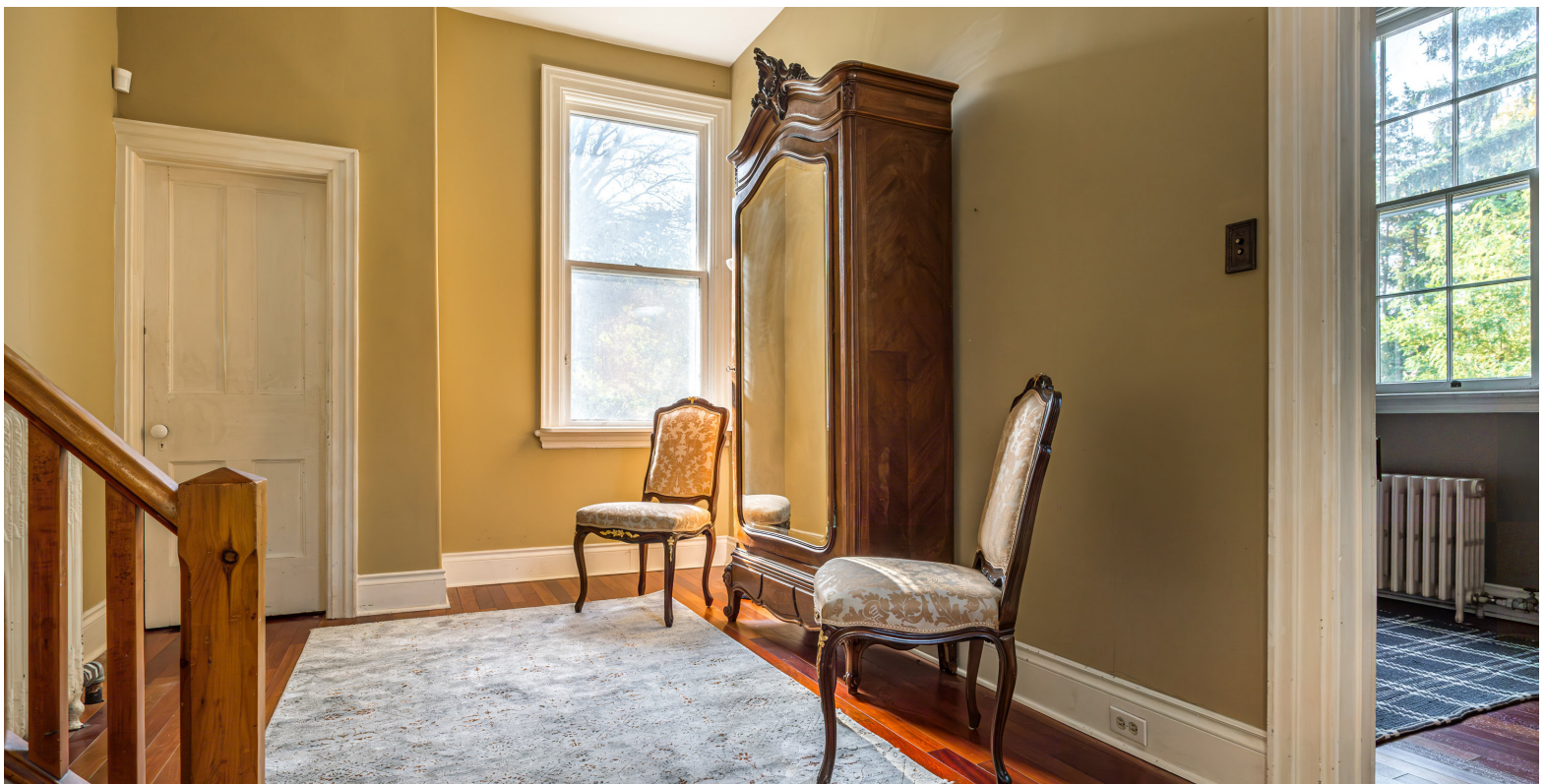


Graceful Lines

Each bedroom is graced with large, original windows that overlook the lush gardens and offer scenic views of the Old Dundas downtown core.

A private staircase from the kitchen leads to a secluded sanctuary, ideal as an in-law or teenage suite, offering privacy and flexibility for family living.

Located near extensive hiking trails, parks, the university, hospital, and with easy access to the highway, the Osler House offers not only a luxurious lifestyle steeped in history but also unparalleled convenience.





Room Measurements

MAIN LEVEL

Eat-in-Kitchen	27'6" x 23'7"
Dining Room	16'3" x 13'5"
Family Room	16'6" x 16'6"
Living Room	16'6" x 16'6"
Den	16'5" x 12'5"
Laundry Room	5'10" x 12'7"
Bathroom	2 Piece

UPPER LEVEL

Living Room	9'6" x 15'4"
Primary Bedroom	16'6" x 16'5"
Ensuite	3 Piece
Bedroom	17'9" x 12'10"
Bedroom	12'5" x 12'10"
Bathroom	3 Piece
Bedroom	16'5" x 9'11"
Bedroom	8'8" x 15'3"
Bedroom	12'4" x 8'4"
Bathroom	3 Piece
Bathroom	3 Piece





Drew Woolcott
BROKER

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