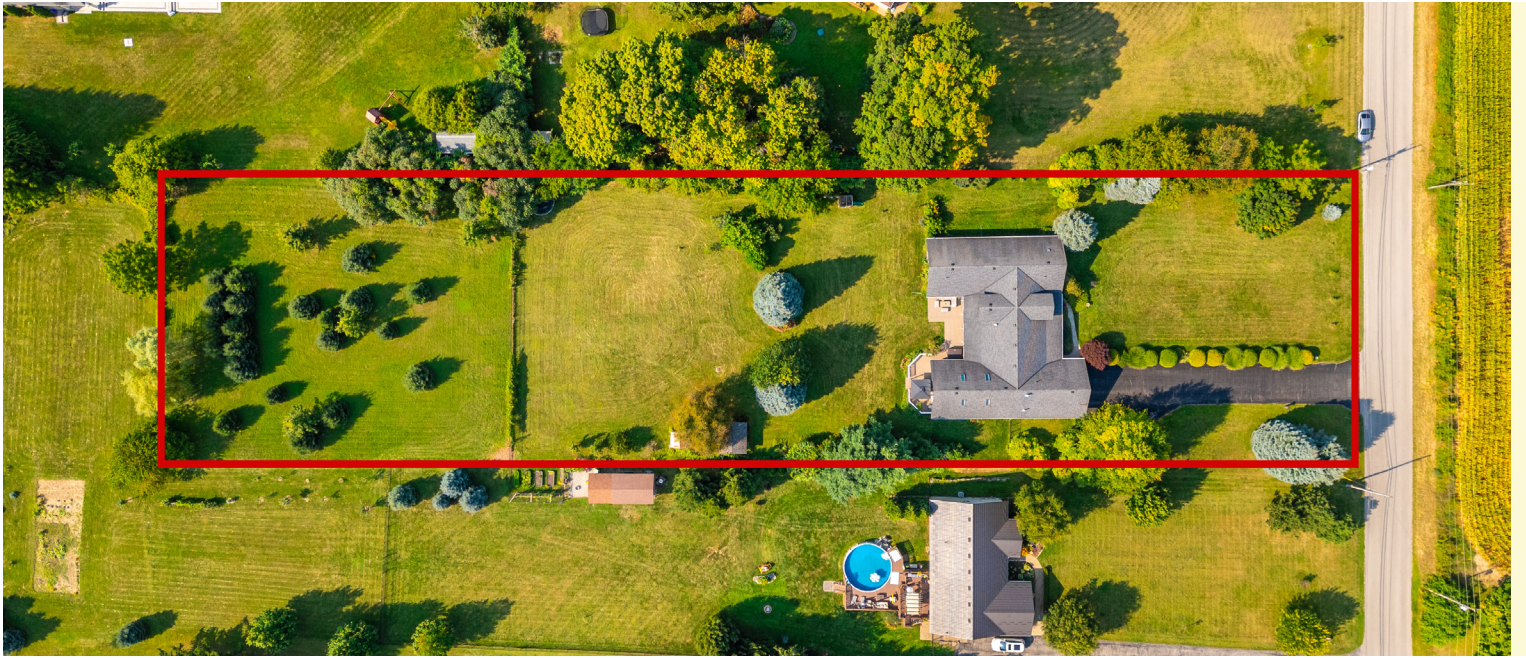


WELCOME TO  
**399 Old Brock Road**



**WOOLCOTT**  
REAL ESTATE





## Rare Offering

Stunning country bungalow on two acres of peaceful and serene surroundings within minutes of convenient city amenities.

Just steps to a highly accredited private school and a short car ride to a public school, this location can't be beat!

With over 4,500 square feet of finished living space, this home ticks all the boxes including a new kitchen (2022) featuring gorgeous quartz countertops, high-end stainless appliances, pot lights, under cabinet lighting, and a large island for gatherings.

The finished basement is the perfect space for cozy family movie nights.

And to top it all off, you will also find AN INDOOR POOL! You'll love swimming in the winter!







2,825 sq ft



\$10,208/2024



4+1



2+1







# Elegant Touches

Step into your family room, offering spectacular views of your private escape and lookout into the indoor pool. Step out onto your back deck to enjoy beautiful sunsets overlooking your peaceful backyard.

The large living room and dining room combination has soaring cathedral ceilings with transom windows letting in so much natural light!











# Thoughtful Design

You'll love the large primary suite with access to the back deck/hot tub and a luxury five-piece ensuite (2021).

The remaining three bedrooms are a great size and could be used as a home office.







# Room Measurements

## MAIN LEVEL

Dining Room	16'9 x 14'11
Living Room	16'9 x 16'10
Family Room	20'10 x 19'8
Kitchen	20'7 x 13'5
Bathroom	2 Piece
Other	24'4 x 41'7
Primary Bedroom	25'5 x 24'9
Ensuite	5+ Piece
Bedroom	16'5 x 11'6
Bedroom	16'5 x 13
Bedroom	18'4 x 13'6
Bathroom	4 Piece

## LOWER LEVEL

Recreation Room	25'4 x 39'1
Bedroom	13'5 x 11'8
Storage Room	9'1 x 5'2
Utility	22'1 x 21'1





Drew Woolcott  
BROKER

Jayne Woolcott  
REALTOR®

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