

WELCOME TO  
**1323 Concession 8 Road W**



**WOOLCOTT**  
REAL ESTATE





## Wooded Retreat Living

Welcome to this serene country retreat set on a 5-acre wooded lot. Perfectly located between Burlington and Cambridge, this property offers the ideal balance of seclusion and accessibility, with easy connections to Highways 401, 403, and 407.

The large open-concept kitchen features a generous island and flows into the dining area — perfect for everyday family meals or weekend entertaining. A main floor laundry room adds everyday convenience.







1,870 Sq. Ft.



\$6,910 / 2024



2+2



3







## Room to Relax

The living room offers a warm and welcoming space to relax, while a main floor office provides the flexibility to convert into a fifth bedroom to suit your family's changing needs. Whether you're working from home, hosting overnight guests, or need space for hobbies, this layout adapts with ease.







## Private, Peaceful, Practical

the spacious primary bedroom includes a walk-in closet and a private ensuite bathroom. An additional bedroom on this floor boasts two double closets, providing ample storage. Each room has been thoughtfully laid out to ensure comfort and function for every member of the household.







## Bright Basement Bonus

The walkout lower level is full of potential — large bay windows offer views of the surrounding wildlife, and the space is fully self-contained with its own kitchen, laundry, bathroom, and two bedrooms. With a separate driveway, parking, and multiple walkout points, this area is ideal for an in-law suite or rental income.







## Land, Lifestyle, Legacy

Step outside to explore trails, two scenic ponds, and a charming tiny cabin oasis complete with a kitchen, bathroom, and backup power — a perfect guest retreat. The property includes a massive double-door garage with 240/60 amp service, a separate heated workshop, covered RV/boat parking, and extensive outdoor living areas like a large deck, a new concrete patio, and a BBQ deck extending from the rear of the insulated garage/man cave. Roof shingles were replaced in 2024, and the home is powered by 200 AMP service.



## Room Measurements

### MAIN LEVEL

Kitchen	15'5" X 14'
Breakfast Room	14'11" X 8'11"
Dinning Room	14' X 12'11"
Family Room	23'9" X 14'
Primary Bed	14' X 14'
Ensuite	3 Piece
Bedroom	14' X 12'11"
Laundry	
Bathroom	4 Piece

### LOWER LEVEL

Bedroom	11'4" X 11'10"
Bedroom	8'6" X 15'
Bathroom	3 Piece







**Drew Woolcott**  
BROKER

**Jayne Woolcott**  
REALTOR®

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

905 689 9223  
woolcott.ca

