

WELCOME TO
1712 Vittoria Road



WOOLCOTT
REAL ESTATE




Bright Beginnings

Welcome to 1712 Vittoria Road, a beautiful three-bedroom, one-and-a-half-bathroom home with an amazing above-grade nanny suite. Perfectly equipped for a multi-generational family or an excellent rental opportunity, this home sits on 0.385 acres and backs onto the Vittoria Conservation Area for incredible privacy. The main living room features a cozy wood-burning fireplace framed by large windows that flood the space with natural light. Just off the living area, you'll find a well-appointed dining room and a kitchen with plenty of storage.





 1,411 Sq. Ft.

 \$4,406 / 2024

 3+1  2+1





Peaceful Retreats

Upstairs, the second floor offers three comfortable bedrooms and a bright four-piece bathroom. Each room enjoys natural light and quiet views, making it an ideal retreat for rest and privacy.





Your Private Oasis

Sliding doors from the kitchen lead to your indoor oasis — a spacious sunroom complete with a hot tub and a cozy lounge area. It's the perfect spot to unwind while taking in peaceful backyard views and the treed conservation lands beyond. The lush backyard includes a sizable shed and plenty of space to enjoy, with no rear neighbours to interrupt your serenity.





Separate & Spacious

The annex apartment can be accessed from a private entrance off the driveway or from within the home. It features one large bedroom with a four-piece bathroom, a lovely oak kitchen, and a bright, airy family room with a gas fireplace and walkout to the backyard. It also includes a large unfinished basement — ideal for storage or future expansion.





Flexible Functionality

The lower level of the main house includes a spacious family room complete with a two-piece bathroom. There's also a large office area and a stylishly updated laundry room that connects to the annex apartment — offering flexibility for work-from-home or everyday functionality.



Room Measurements

MAIN LEVEL

Kitchen	15' X 8'6"
Kitchen	10'11" X 9'2"
Dinning Room	9'9" X 8'10"
Living Room	17'5" X 11'5"
Bathroom	4 Piece

UPPER LEVEL

Primary Bed	12'4" X 11'10"
Bedroom	12'10" X 9'
Bedroom	9'9" X 9'6"
Bathroom	4 Piece

LOWER LEVEL

Recreation Room	20'11" X 13'1"
Bedroom	14'9" X 8'3"
Laundry	8'6" X 8'5"
Bathroom	2 Piece





Drew Woolcott
BROKER

Jayne Woolcott
REALTOR®

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905 689 9223
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