

WELCOME TO
1751 Kirkwall Road



WOOLCOTT
REAL ESTATE



Spacious and Sunlit Living

Set on nearly 12 acres, this Mediterranean-inspired home offers rare flexibility and space. The 4,751 sq ft split-level layout is thoughtfully designed for everyday living, with multiple walkouts and a seamless connection to the outdoors. The main floor features bright, open living areas and timeless architectural details, perfect for both relaxing and entertaining.





4,751 Sq. Ft.



\$11,043 / 2025



4



2+1





Peaceful Escape

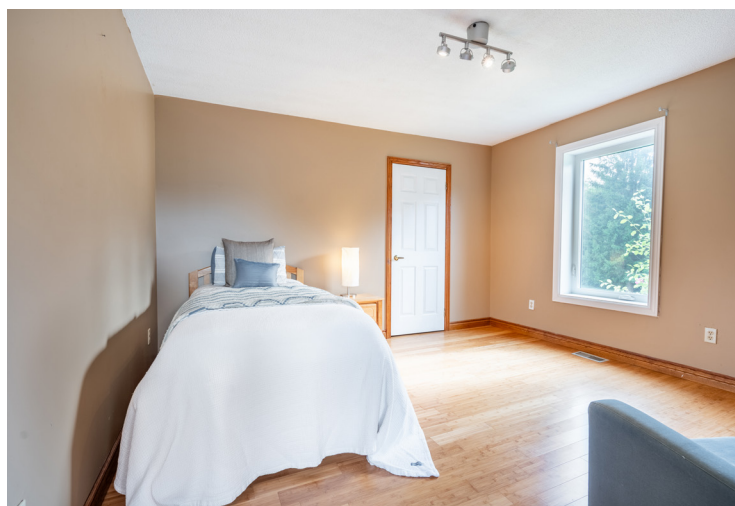
The primary bedroom offers a peaceful retreat within the home. Surrounded by nature views and designed for rest, it features heated floors for added comfort and is complemented by nearby bathrooms and walkouts that invite you to step directly into the outdoors — making it a serene start and end to each day.





Room for Everyone

The home offers four spacious bedrooms, thoughtfully placed across the layout to offer privacy and functionality. Whether it's for family, guests, or flexible use like a nursery or study, each room is filled with natural light and designed to feel peaceful and comfortable.





The Winter Garden

At the heart of the home is the stunning great room, lovingly called the “Winter Garden.” With soaring ceilings and floor-to-ceiling windows, this bright, versatile space can become anything — a yoga studio, garden room, home office, art space, gym, or gathering spot. It’s a true showpiece designed for creativity and connection.





Endless Possibilities

Step outside to discover a landscape designed for play, rest, and potential. The oversized deck overlooks natural bedrock and a man-made pond with its own island — perfect for skating, paddleboarding, or simply soaking in the view. With geothermal heating, clay shingles, two wood-burning fireplaces, and the possibility of an additional dwelling (buyer to verify), this home offers space to dream, build, and thrive — all just minutes from Cambridge, Hamilton, Flamborough, and Puslinch.



Room Measurements

MAIN LEVEL

Living Room	25'10" X 24'11"
Great Room	28'3" X 21'11"
Primary Bed	20'1" X 17'10"
Ensuite	5 Piece

SECOND LEVEL

Foyer	22'6" X 9'5"
Dinning Room	19'5" X 14'10"
Kitchen	19'7" X 14'
Den	19'3" X 9'11"
Bathroom	2 Piece

THIRD LEVEL

Bedroom	14'6" X 18'8"
Bedroom	12'10" X 12'7"
Bedroom	10'5" X 11'11"
Bathroom	4 Piece

UPPER LEVEL

Loft	12'7" X 29'2"
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LOWER LEVEL

Storage	6'4" X 7'4"
Utility Room	8' X 14'8"



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