

WELCOME TO
44 Bristol Street



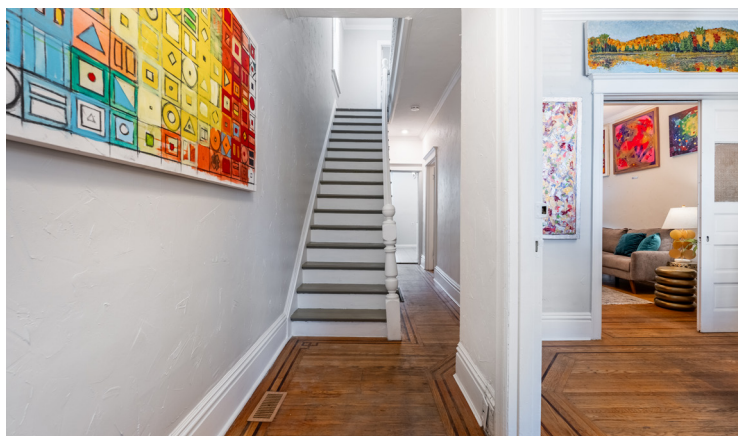
WOOLCOTT
REAL ESTATE



Historic Charm Meets Opportunity

Welcome to 44 Bristol Street and 7½Huron Street — a rare downtown opportunity offering residential charm with live-work potential. With residential and commercial zoning, this unique property includes a beautifully updated Victorian home, a massive garage/workshop, and a separately deeded vacant lot — all in one of the city's most central locations.

Inside, original character meets modern comfort. The main floor features hardwood flooring, soaring 9-foot ceilings, main floor laundry, and bright living and dining spaces filled with natural light.





1,682 Sq. Ft.



\$4,012 / 2025



4



2+1





Renovated & Ready

The beautifully renovated kitchen is the heart of the home, complete with quartz countertops, stainless steel appliances, modern cabinetry and an open layout that flows effortlessly into the rest of the main floor — perfect for both everyday living and entertaining.





Room to Retreat

Upstairs, you'll find three spacious bedrooms and two fully renovated four-piece bathrooms, including a rare ensuite in the primary suite. The top floor adds even more flexibility with a massive fourth bedroom or bonus space with its own two-piece bath — perfect for guests, a studio or home office.





Private Space

Step outside to a private back deck, perfect for entertaining or quiet evenings.

Across the lane, the 38' x 22' garage/shop offers serious utility — with two engine hoists, a gas line, a 100-amp panel, and commercial potential for tradespeople, hobbyists, or entrepreneurs.





Invest in Possibility

The separately deeded 35' x 40' lot at 7 1/2 Huron Street is included, offering parking for six or future development possibilities like a garden suite or laneway home.

Whether you're a family, investor, or small business owner, this property is packed with opportunity.



Room Measurements

MAIN LEVEL

Foyer	4'4" X 9'7"
Living Room	11'11" X 12'6"
Dining Room	10'7" X 13'4"
Kitchen	11'8" X 11'3"
Laundry	2'11" X 2'11"

SECOND LEVEL

Primary Bed	10'7" X 12'6"
Ensuite	4 Piece
Bedroom	10'7" X 10'11"
Bedroom	11'8" X 10'1"
Bathroom	4 Piece

THIRD LEVEL

Bedroom	15'3" X 24'1"
Bathroom	2 Piece

LOWER LEVEL

Basement	14'11" X 35'7"
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