

WELCOME TO
391 Patricia Drive



WOOLCOTT
REAL ESTATE



Luxury Living Begins Here

Custom-built in 2016 by M. Butler Custom Homes, this residence showcases nearly 5,000 square feet of luxurious living space, blending superior craftsmanship with timeless design.

The main floor greets you with rich hardwood flooring, coffered ceilings, crown moulding and pot lights that add warmth and architectural detail. The gourmet kitchen anchors the space, complete with a large island with dual-sided cabinetry, built-in stainless steel appliances including a wall oven and gas cooktop, plus a sunlit eat-in area overlooking the private backyard. A separate dining room and private office ensure both elegance and functionality for everyday living.





3,282 Sq. Ft.



\$12,806 / 2025



4+1



3+1





Entertain In & Out

The great room is bright and welcoming with oversized windows and hardwood flooring, offering plenty of space for gathering with family and friends. From here, walk out to the upper-level balcony, which features a gas BBQ hook-up and peaceful views of the 217-foot-deep lot backing onto the RBG Hendrie Valley Sanctuary.





Retreat To Your Suite

Upstairs, the private primary suite is a retreat all its own, featuring two walk-in closets with custom built-ins and a spa-like ensuite with a glass shower, soaking tub and double vanity. Additional well-sized bedrooms provide comfort for family or guests, each benefiting from the same high-end finishes and thoughtful design seen throughout the home.





Versatile Walk-Out

The fully finished walk-out lower level extends the living space with a fifth bedroom, full bathroom, large recreation room and a versatile multi-use area perfect for a gym, playroom, craft room or office. Engineered hardwood, abundant light and a flexible floor plan make this level as functional as it is inviting.





Private Ravine Retreat

Step outside and discover your own private retreat with a pool-sized lot, surrounded by lush greenery and complete privacy thanks to the ravine backdrop.

Additional highlights of the home include central vacuum, oversized windows and full pre-wiring for home automation and audio/video distribution. Ideally located just minutes from Aldershot GO Station, highways 403 and 407, restaurants and shopping, this property offers the best of Burlington living.



Room Measurements

MAIN LEVEL

Kitchen	12'1" X 21'6"
Breakfast Nook	10' X 6'6"
Dining Room	17'2" X 12'1"
Great Room	18'8" X 22'2"
Office	12'1" X 13'5"
Laundry	7'3" X 11'8"
Bathroom	2 Piece

UPPER LEVEL

Primary Bed	18'9" X 14'5"
Ensuite	5 Piece
Bedroom	16'5" X 15'2"
Bedroom	14'3" X 14'9"
Bedroom	13'10" X 11'5"
Bathroom	5 Piece

LOWER LEVEL

Rec Room	31'8" X 24'5"
Bedroom	12'4" X 17'3"
Exercise Room	11'2" X 9'6"
Game Room	12'1" X 12'
Bathroom	3 Piece





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