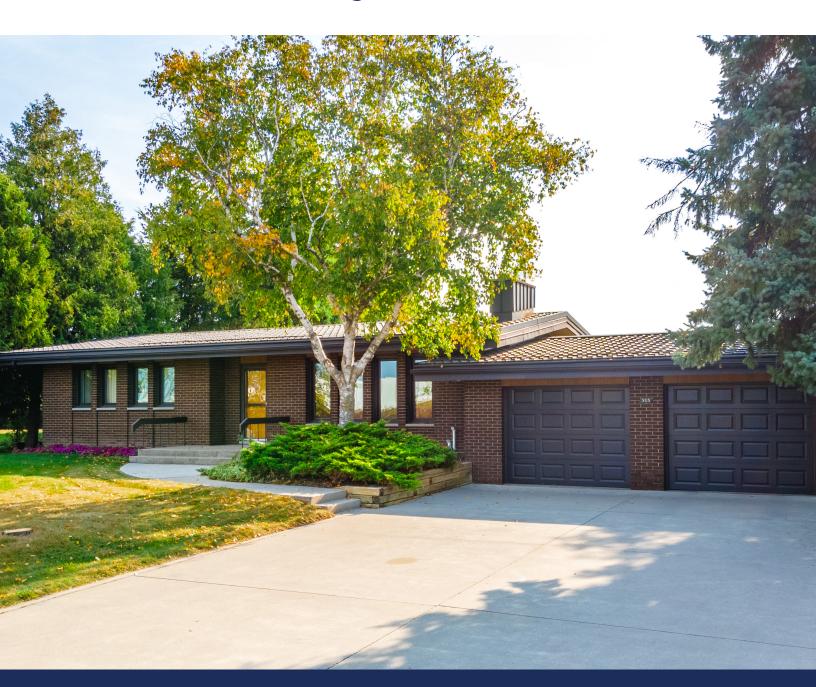
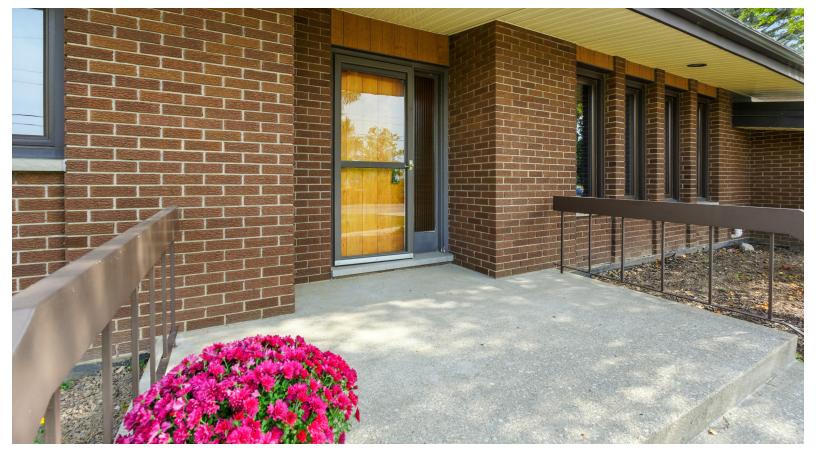
WELCOME TO

515 Trinity Church Road



WOOLCOTT REAL ESTATE



Inviting Main Level Living

Tucked away on nearly half an acre, this custom-built bungalow is more than just a house - it's a legacy.

Thoughtfully designed by the original owners, it offers over 1,600 square feet on the main level with soaring vaulted ceilings, a warm walnut feature wall, a cozy fireplace and abundant natural light that fills the living and dining spaces.







1,658 Sq. Ft. \$5,756 / 2025 = 3 = 1

















Bright & Serene

The sunroom is the true highlight of this home, designed to take in private backyard views. Surrounded by windows and with direct access to a covered porch with composite decking, it's the perfect spot for morning coffee, family meals or relaxed summer evenings.





Restful Sleeping Quarters

The main level offers three comfortable bedrooms, each with plenty of natural light. A full bathroom serves this area, while the thoughtful layout provides functionality and ease of living for families or guests alike.







Rec Room & Sauna

The lower level adds even more versatility with a rec room featuring newer flooring, a sauna and a large unfinished section ready for your vision. With the potential for an in-law suite or additional living space, this basement adapts to your lifestyle needs.







Private Backyard Oasis

Step outside to a true backyard retreat. Enjoy the inground 17' x 37' pool, change-room shed, established garden beds and multiple sitting areas — all with no rear neighbours and serene farmland views. Additional features include basement waterproofing, a steel roof and an oversized garage with stainless steel counters and sink. Close to schools, parks and local conveniences, this home blends privacy, comfort and community.



Room Measurements

MAIN LEVEL

| Foyer | 8'6" X 7'11" |
|-------------|---------------|
| Living Room | 18'4" X 13'7" |
| Dining Room | 13'6" X 11'3" |
| Kitchen | 10'10" X 10' |
| Sunroom | 15'6" X 14'8" |
| Primary Bed | 13'7" X 12' |
| Bedroom | 13'7" X 9'3" |
| Bedroom | 10'2" X 8'4" |
| Bathroom | 4 Piece |

LOWER LEVEL

| Rec Room | 38'10" X 13'3" |
|--------------|----------------|
| Storage Room | 28'11" X 13'6" |
| Laundry | 12'10" X 9'10" |

