

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



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Virtually Staged



Virtually Staged





## 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"







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