

WELCOME TO  
**9071 North Chippawa Road**



**WOOLCOTT**  
REAL ESTATE





## Country Calm With Modern Upgrades

Discover an exceptional country lifestyle on just over 11 acres with a bungalow that perfectly balances privacy, comfort and smart functionality. This well-appointed home features a 2023 white shaker kitchen, vaulted and coffered ceilings, hardwood and ceramic flooring, a generous primary suite with a 3-piece ensuite and an additional full bathroom on the main level.

The mudroom provides inside entry to the heated double car garage, fully insulated and drywalled so it can easily serve as extra living space for a gym, studio or hangout zone.







1,226 Sq. Ft.



\$4,086 / 2025



2



2







## Everyday Ease

A bright and functional kitchen takes centre stage with crisp white cabinetry, a large stainless steel fridge, ample counter space and a layout that keeps daily life easy. The adjoining dining area is warm and welcoming, perfectly positioned for family meals or morning coffee with a view of the backyard.







## Comfort for All

Two well-sized bedrooms, including a peaceful primary retreat, offer space to unwind. With two modern full baths and calming finishes throughout, mornings stay smooth and comfort comes naturally.







## Extra Spaces

The impressive 30 x 45 ft detached workshop with 100-amp service, a heated bonus room and parking for four additional vehicles is a dream setup for trades, hobbies or creative ventures, while the well-designed chicken coop with a heated timer adds a touch of country charm.



The full basement includes a large unfinished recreational room with high ceilings and a bonus room ready for your custom touch.

Practical upgrades including a newly paved driveway, newer propane tank, 50-year shingles, updated workshop lighting and a 7,000-gallon cistern help keep long term maintenance pleasantly predictable.







## A Lifestyle of Ease

With fields, forest and a winding creek as your backdrop and the QEW less than 25 minutes away, this property delivers a rare combination of serenity, space and modern convenience that's hard to find and even harder to leave.



## Room Measurements

### MAIN LEVEL

Kitchen	11'7" X 9'8"
Dining Room	12' X 13'
Living Room	13' X 13'
Primary Bed	12'5" X 14'5"
Bedroom	10' X 12'9"
Bathroom	3 Piece
Bathroom	4 Piece
Laundry	13'9" X 8'10"

### UPPER LEVEL

Rec Room
Bonus Room







**Drew Woolcott**  
BROKER

**Jayne Woolcott**  
REALTOR®

**RE/MAX** ESCARPMENT  
REALTY INC., BROKERAGE  
INDEPENDENTLY OWNED & OPERATED

905 332 9223  
woolcott.ca

