WELCOME TO

3350 Highway 56



WOOLCOTT REAL ESTATE



Bright Everyday Living

Incredible opportunity to own this rare two-family home set on a full one-acre property, just seconds from downtown Binbrook. Both units feature completely separate front and rear entrances, offering versatility for multi-generational living or rental income.

North Suite: Step inside to an updated kitchen equipped with built-in stainless-steel appliances, a butcher-block island, modern trim work and beautiful hickory engineered flooring. The bright living/dining area provides the perfect space for family gatherings and entertaining. The lower level features a renovated rec room with a cozy fireplace. Upstairs are two bedrooms with excellent storage and an updated bathroom.





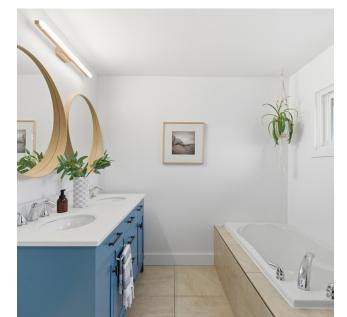


2,061 Sq. Ft. \$6,689 / 2025 \$4+1 \$2







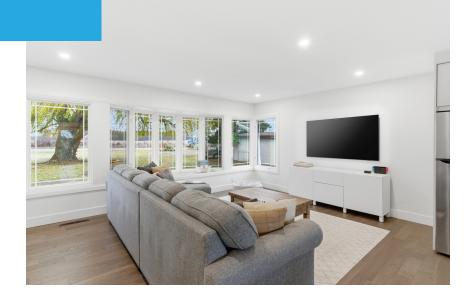






Modern Comfort

South Suite: The professionally designed kitchen showcases a warm, inviting aesthetic with a gas stove, stainless steel appliances and quartz countertops. Enjoy a spacious family room filled with natural light, two main-floor bedrooms and an updated full bathroom. A generous mudroom with separate laundry completes this level. A third bedroom is located in the finished basement.

















Backyard Bliss Awaits

Outdoor Living: You'll love the stunning sunsets on summer nights. The expansive one-acre yard offers everything you need — an on-ground pool, a three-car garage/workshop, extensive vegetable gardens and a charming garden house with lots of potential. There is ample space for entertaining, relaxing and enjoying country living just moments from town.











Room Measurements

MAIN LEVEL

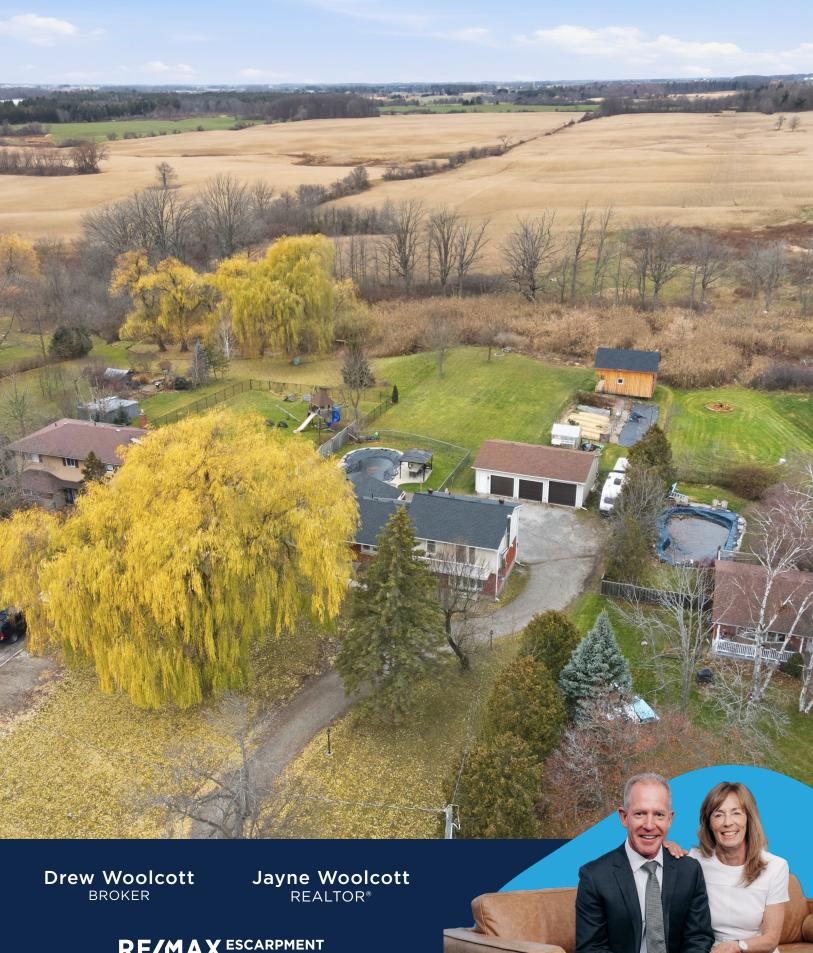
Kitchen18'2" X 10'9"Kitchen22'3" X 12'6"Living Room17'2" X 10'9"Family Room20'2" X 7'6"Bedroom11'3" X 11'4"Bedroom10' X 10'6"Bathroom4 Piece

UPPER LEVEL

Primary Bed 14'5" X 11'5" Ensuite 4 Piece Bedroom 9'8" X 11'1"

LOWER LEVEL

Dining Room 19'8" X 9'6" Family Room 19'4" X 20'9" Bedroom 11' X 13'



REMAX ESCARPMENT REALTY INC., BROKERAGE

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