

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

Kitchen	18'2" X 10'9"
Kitchen	22'3" X 12'6"
Living Room	17'2" X 10'9"
Family Room	20'2" X 7'6"
Bedroom	11'3" X 11'4"
Bedroom	10' X 10'6"
Bathroom	4 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'



Drew Woolcott
BROKER

Jayne Woolcott
REALTOR®

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905 332 9223
woolcott.ca

