

WELCOME TO
124288 Southgate Road 12



WOOLCOTT
REAL ESTATE



A Country Escape

Welcome to this truly special three-bedroom, three-bathroom timber-framed home, perfectly set on a beautifully landscaped almost 5.5-acre lot just a hop, skip, and a jump from Mount Forest.

The heart of the home is the spectacular great room, featuring vaulted ceilings, a floor-to-ceiling stone fireplace and a stunning wall of windows that frames peaceful views of the surrounding nature. The large, open-concept kitchen flows seamlessly into the great room – ideal for entertaining or everyday living.





1,760 Sq. Ft.



\$6,166 / 2025



3



3+1





Primary Perfection

The main-floor primary bedroom provides comfort and convenience, with a 5+ piece ensuite.





Restful Retreats

Upstairs, you'll find two additional bedrooms and a spacious loft that overlooks the great room, offering flexible space for a home office, reading nook or guest area.





Lively Lower Level

The finished lower level impresses with high ceilings, large windows, heated floors and an additional stone fireplace, creating a warm and inviting retreat.





Backyard Bliss

Outside, the property truly shines with a picturesque pond, mature landscaping, and endless room to enjoy the outdoors. Car enthusiasts, hobbyists or tradespeople will love the massive 24' x 36' detached garage/workshop. This is country living at its best.



Room Measurements

MAIN LEVEL

Living Room	24' X 13'1"
Dining Room	11'8" X 16'
Kitchen	13' X 16'
Primary Bed	15' X 16'
Ensuite	4 Piece
Bathroom	2 Piece

UPPER LEVEL

Family Room	20' X 18'
Bedroom	11'4" X 13'1"
Bedroom	11' X 13'5"
Bathroom	4 Piece

LOWER LEVEL

Rec Room	32' X 29'
Laundry	10'4" X 10'8"
Bathroom	3 Piece





Drew Woolcott
BROKER

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