

WELCOME TO
1318 Concession 6 W



WOOLCOTT
REAL ESTATE



Designed To Make A Statement

Welcome to 1318 Concession Road 6 W, Millgrove — where luxury meets country living.

Originally built as the model home in 2011, this stunning 2,833 sq ft stone and stucco bungalow sits on a breathtaking 2.53-acre lot (100 x 1,102 ft) with professional landscaping, an inground pool, pergola and a long private asphalt driveway.

The grand main entrance opens to a thoughtfully designed layout featuring rich hardwood floors, coffered ceilings and elegant columns. The living room boasts a propane fireplace, while the chef's kitchen impresses with granite counters, glazed cabinetry and Viking Professional appliances, flowing seamlessly to a breakfast room with deck and pergola access — perfect for entertaining poolside.





2,833 Sq. Ft.



\$12,255 / 2025



3+2



3+1





Your Private Retreat

The principal suite offers a spa-like five-piece ensuite with jacuzzi tub, double sinks and a walk-in closet.





Room For Everyone

Two additional main floor bedrooms, a four-piece bath, and a convenient laundry room with garage access complete the main level.





Space for Every Need

The fully finished basement with nine-foot ceilings adds two bedrooms, a three-piece bath and a large family room with propane fireplace — ideal for extended family.





Space to Unwind

A backyard that truly delivers. From the pool to the deck and open yard beyond, it's a space made for slow mornings, summer evenings and everything in between.

Additional highlights include a three-car garage, cistern, drilled well, septic, 200-amp panel, whole-home generator, inground irrigation, central vac, new furnace (2023) and California shutters throughout.



Room Measurements

MAIN LEVEL

Living Room	18' X 15'
Dining Room	15' X 13'
Kitchen	10' X 13'
Breakfast Room	13' X 11'
Primary Bed	12' X 12'
Ensuite	5 Piece
Bedroom	12' X 12'
Bedroom	14' X 11'
Den	13' X 11'
Laundry	9' X 7'
Bathroom	4 Piece
Bathroom	2 Piece

LOWER LEVEL

Rec Room	47' X 15'
Bedroom	17' X 15'
Bedroom	16' X 13'
Bathroom	3 Piece





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