

WELCOME TO
1354 1 Side Road



WOOLCOTT
REAL ESTATE



Private Estate Living Near Hidden Lake

Nestled across from the prestigious Hidden Lake Golf Course, this extraordinary country estate offers a rare harmony of location, lifestyle, and luxury—just minutes from the city, yet worlds away in serenity.

With over 7,500 square feet of meticulously finished living space this home captures the essence of refined country living. Every detail tells a story of thoughtful design and comfort—from the sweeping front approach that welcomes you home, to the grand interior spaces that invite connection, celebration, and retreat.





2,837 Sq. Ft.



\$12,894 / 2025



6



5+1





Light Drenched

The main floor centers around an entertainer's kitchen where culinary inspiration thrives. Granite countertops, gas cooktop, dual dishwashers, and a built-in oven create a chef's haven that flows naturally into the dining and family areas.





Peaceful Primary

A tranquil primary suite offers a private escape with a spa-inspired ensuite





Private East Wing

the east wing provides a fully independent suite—ideal for multigenerational living.





Room To Grow

Upstairs, four expansive bedrooms and two elegant, shared baths provide ample space for family and friends.

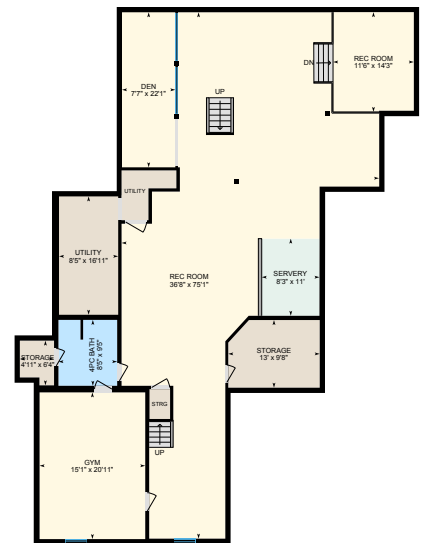
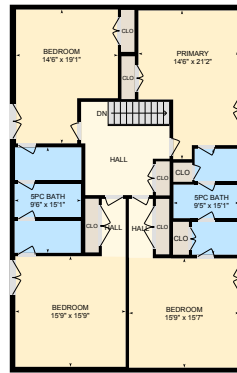
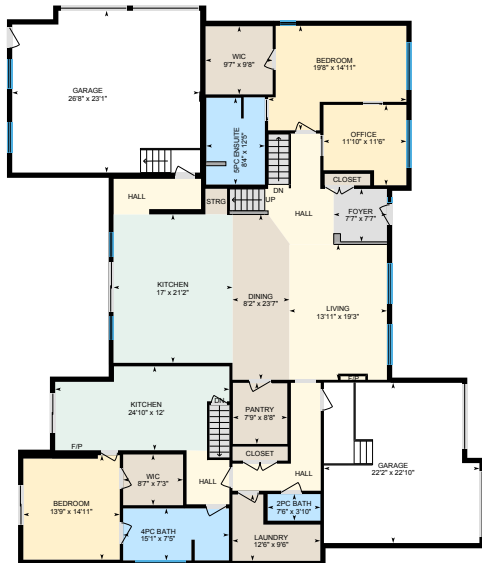




Lower-Level Escape

The lower-level transforms downtime into pure enjoyment: a recreation room with a pool table, a wet bar, wine room, and a fully equipped gym.







Room Measurements

MAIN LEVEL

Kitchen	17' 0" X 21' 2"
Dining Room	23' 7" X 8' 2"
Living Room	19' 8" X 14' 11"
Primary Bed	19' 3" X 13' 11"
Ensuite	5 Piece
Office	11' 10" X 11' 6"
Family Room	24' 10" X 12' 0"
Laundry	15' 1" X 7' 5"
Bedroom	13' 9" X 14' 11"
Bathroom	5 Piece



UPPER LEVEL

Bedroom	15' 9" X 15' 9"
Bedroom	15' 9" X 15' 7"
Bedroom	14' 6" X 21' 2"
Bedroom	14' 6" X 19' 1"
Bathroom	5 Piece
Bathroom	5 Piece

LOWER LEVEL

Bathroom	4 Piece
Rec Room	





Serene Sanctuary

Outdoors, life unfolds on a grand covered deck with a fireplace—whether you're savoring morning coffee or fireside evenings under the stars. The 0.69-acre lot offers lush privacy and room to envision a pool or garden retreat. Two attached garages (a double and a 2.5-car) ensure every vehicle and hobby has its place.





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BROKER

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