

WELCOME TO
3918 Maddaugh Road



WOOLCOTT
REAL ESTATE



Rural Living, Refined

Discover private estate living on 8.5 acres in one of Puslinch's most coveted settings. Welcome to 3918 Maddaugh Road, where mature treed grounds, a spring-fed pond and resort-style outdoor living surround over 3,500 square feet of thoughtfully updated living space. The family room is a true showstopper — featuring a stunning stone fireplace, soaring vaulted wood ceilings and breathtaking views across the property. The renovated kitchen is designed for both everyday living and entertaining, offering an oversized island, quartz counters, built-in oven, heated floors and a new butler's pantry conveniently located off the formal dining room.





2,868 Sq. Ft.



\$10,651 / 2025



4+1



4





Peaceful Escape

The sunken sunroom is a peaceful place to relax, highlighted by high ceilings and full views of the surrounding grounds. A walk-out leads to the rear deck where the hot tub overlooks the tranquil pond – home to nesting turtles each spring. Upstairs, the primary suite serves as a private retreat, complete with heated floors in the ensuite and double closets.





Spacious Bedrooms

The upper level also features three additional spacious bedrooms and a full bathroom, offering plenty of room for family or guests while maintaining privacy from the main living areas.





Finished Lower Level

The fully finished lower level expands the living space with a large rec room, office, exercise room, fifth bedroom and a full bathroom. A walk-up provides convenient access to the garage.





Luxury Outdoor Living

The outdoor space is truly the showpiece of the property. A completely rebuilt 20 x 50 ft inground pool is surrounded by new stonework, an iron gate, custom gazebo, pool house with dry sauna and multiple patio areas for entertaining. Walking trails wind through the property, with nearby conservation trails just a five-minute walk away. The home also features a double garage and quick access to major highways.



Room Measurements

MAIN LEVEL

Family Room	18'2" X 16'3"
Living Room	13'10" X 19'2"
Dining Room	17'2" X 13'6"
Eat-in Kitchen	11'5" X 20'6"
Den	8'7" X 11'0"
Sunroom	18'1" X 12'11"
Bathroom	4-Piece

SECOND LEVEL

Bedroom Primary	13'11" X 15'10"
Primary Ensuite	3-Piece
Bedroom	14'0" X 13'9"
Bedroom	12'0" X 10'2"
Bedroom	10'4" X 11'8"
Bathroom	4-Piece

LOWER LEVEL

Bedroom	25'0" X 13'1"
Office	8'7" X 15'11"
Recreation Room	17'6" X 19'10"
Utility Room	6'10" X 3'9"
Utility Room	4'10" X 15'9"
Storage Room	4'10" X 5'9"
Bathroom	3-Piece



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