

WELCOME TO
108 Highway 52



WOOLCOTT
REAL ESTATE



The Best Of Both Worlds

Location, Location, Location! This stunning 2-storey fully renovated 4+1 bedroom, 3.5-bathroom home offers over 3,600 square feet of bright and spacious living space on a beautiful 0.5-acre lot. Just down the street from Flamborough Hills Golf Course and with many other golf courses nearby, this home is ideally situated only 15 minutes from Dundas, Ancaster, and Brantford, and 20 minutes to Aldershot GO station.

The moment you enter, you'll notice the home is filled with natural light. Recent updates include a custom kitchen (2020) with premium Caesarstone countertops and a large island, a main-floor family room with a cozy Valor gas fireplace and convenient main-floor laundry.





2,466 Sq. Ft.



\$7,742 / 2025



4+1



3+1





Cozy Nights In

Filled with natural light and centered around a cozy fireplace, this inviting family room offers the perfect place to relax, gather and enjoy everyday living.





Spacious & Sun Filled

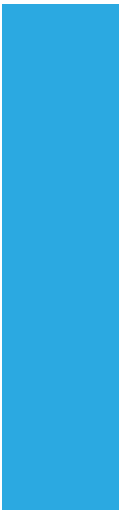
Upstairs you'll find four generously sized bedrooms, including a primary suite with a fully renovated ensuite featuring an oversized walk-in shower. The additional full bathroom has also been tastefully updated.





Lower Level Bonus

The finished lower level features a fifth bedroom with an electric fireplace, plus additional family room space and a brand-new(2026) three-piece bathroom.





Your Outdoor Escape

Outside, enjoy a private backyard oasis with a spacious deck that includes a covered section perfect for cool evenings.

A separate pergola creates an ideal space for dining and entertaining, complemented by plenty of seating and a custom built-in area that has been reinforced and wired for a hot tub — perfect for cozy nights with friends and a TV.



Room Measurements

MAIN LEVEL

Living Room	11'9" X 16'2"
Dining Room	11'9" X 13'8"
Kitchen	11'5" X 22'
Family Room	15'5" X 19'7"
Bathroom	2 Piece
Laundry	

UPPER LEVEL

Primary Bed	13' X 19'
Ensute	3 Piece
Bedroom	10' X 11'10"
Bedroom	9'4" X 10'8"
Bedroom	8'7" X 11'9"
Bathroom	4 Piece

LOWER LEVEL

Family Room	11' X 20'
Fitness Room	11' X 14'
Bedroom	11'4" X 20'
Bathroom	3 Piece



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BROKER

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