

WELCOME TO  
**11 Miller Drive**



**WOOLCOTT**  
REAL ESTATE



## A Home Full of Character

Welcome to this charming 1956 home, lovingly owned by the same family since it was built and situated on an impressive 75' x 150' lot in the sought-after Maple Lane Annex of Ancaster.

Inside, the home retains its original character with hardwood floors and timeless details, including a built-in dining room cabinet for glassware and glass hardware on the interior doors. The oversized kitchen features a cooktop, built-in wall oven and bay window updated in 2018, with direct access to a large deck overlooking the private backyard and gardens.





1,239 Sq. Ft.



\$6,096 / 2026



3+1



2





## Primary Bedroom

The main level offers a comfortable primary bedroom with easy access to the main-floor bathroom. The thoughtful layout keeps everyday living convenient while maintaining the character and charm found throughout the home.





## Room for Everyone

Two additional main-floor bedrooms provide flexible space for family, guests, a home office or hobbies. With three bedrooms on the main level, there's plenty of room to adapt the home to your needs.





## Finished & Functional

The finished basement provides excellent additional living space with a spacious recreation room, fourth bedroom and three-piece bathroom. Plenty of storage adds even more practicality, giving you room to keep everything organized and out of sight.





## Private Outdoor Living

Beautiful front landscaping welcomes you with a newer paver stone walkway, armour stone and composite front deck, creating wonderful curb appeal. Out back, the large deck overlooks the private backyard and gardens. Updates include a 2024 roof and chimney, along with a 2023 furnace and air conditioning with maintenance contract.



## Room Measurements

### MAIN LEVEL

|             |                |
|-------------|----------------|
| Living Room | 18'9" X 12'4"  |
| Dining Room | 8'6" X 8'7"    |
| Kitchen     | 14'7" X 14'8"  |
| Primary Bed | 12'11" X 10'0" |
| Bedroom     | 9'5" X 10'2"   |
| Bedroom     | 9'3" X 10'9"   |
| Bathroom    | 4 Piece        |

### LOWER LEVEL

|              |                |
|--------------|----------------|
| Rec Room     | 27'7" X 11'7"  |
| Utility Room | 12'11" X 23'5" |
| Utility Room | 14'7" X 11'8"  |
| Bedroom      | 10'0" X 11'5"  |
| Laundry      | 11'1" X 9'5"   |
| Bathroom     | 3 Piece        |





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