

WELCOME TO
8553 Guelph Line



WOOLCOTT
REAL ESTATE



A Home Surrounded by Nature

Welcome to this secluded 1.1-acre property just minutes from beautiful downtown Campbellville. Set well back from the road, this charming raised bungalow offers over 1,400 square feet of living space and a bright, functional main level with a mix of oak hardwood, ceramic tile and carpet.

The living and dining areas offer plenty of space to gather, while the kitchen provides direct access to the spacious deck through dual patio doors, creating an easy connection to the outdoors.





1,418 Sq. Ft.



\$4,049 / 2026



3



2+1





Your Private Retreat

The primary bedroom offers a comfortable retreat with plenty of space for furniture and storage. A convenient ensuite adds functionality and privacy to the main-level layout.





Room to Grow

Two additional bedrooms provide flexible space for family, guests or a home office. A four-piece bathroom completes the main level and serves the additional bedrooms and living spaces.





Flexible Lower Level

The fully finished lower level offers a huge recreation room with above-grade windows, a cozy fireplace and a walkout to the private backyard. The lower level also provides access to the three-season sunroom, creating even more space to relax and enjoy the peaceful surroundings.





Space to Explore

Outside, the winding driveway leads to ample parking and an oversized two-car garage with interior access, heat and dedicated shop space, ideal for a hobbyist or tradesperson. The 1.1-acre property offers a wonderful mix of open greenspace, mature trees and gardens, all tucked away in a private setting.



Room Measurements

MAIN LEVEL

Foyer	9'11" X 6'7"
Living Room	18'3" X 16'4"
Dining Room	8'9" X 13'1"
Kitchen	14'2" X 13'4"
Primary Bed	12'9" X 14'8"
Ensuite	4 Piece
Bedroom	9'11" X 10'7"
Bedroom	9'10" X 13'9"
Bathroom	4 Piece

LOWER LEVEL

Rec Room	20'2" X 27'0"
Utility Room	8'6" X 13'2"
Bathroom	2 Piece





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