WELCOME TO

9 Donlea Drive



WOOLCOTT

REAL ESTATE



Reimagined for Modern Living

Welcome to 9 Donlea Drive, a thoughtfully reimagined bungalow in Hamilton Mountain's sought-after Sherwood neighbourhood. The main level brings together a bright living room with a wood-burning fireplace, an inviting dining area and a beautifully designed kitchen centred around an oversized waterfall island with extensive integrated storage. Fisher & Paykel appliances, double-drawer dishwashers, a Sharp convection microwave drawer and a 168-bottle wine refrigerator make this space as functional as it is impressive.







1,536 Sq. Ft.

$6,758 / 2026

3

2+1







Rest & Recharge

The main level continues with well-appointed bedrooms and bathrooms, all finished with the same attention to detail found throughout the home. Engineered hardwood flooring runs throughout, while the bathrooms feature heated floors, Wi-Fi-enabled LED mirrors with integrated audio, linear shower drains and Aria architectural vents.



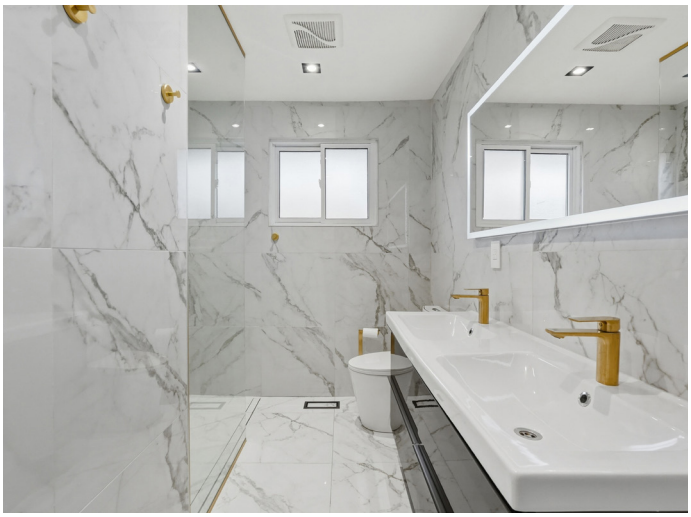






Detail in Every Room

From custom-designed lighting to Buster + Punch brass switches, Legrand adorne outlets and automated Wi-Fi-enabled blinds, every room reflects the thought that went into the renovation. Oversized European-style entrance doors, a triple-lock system and carefully integrated smart-home features add another layer of quality and convenience.







Flexible Lower Level

The fully finished lower level provides plenty of flexibility for relaxing, entertaining or working from home. The home's extensive infrastructure upgrades are just as impressive, including a complete 200-amp electrical upgrade and rewiring, upgraded plumbing and hardwired CAT6 connectivity throughout.













Sherwood Setting

Outside, the established Sherwood neighbourhood puts you steps from the Escarpment Rail Trail while keeping everyday amenities, elementary and high schools and convenient Mountain access routes close at hand. With its elevated design, smart technology and extensive upgrades, 9 Donlea Drive is a home where the details truly make the difference.

Room Measurements

MAIN LEVEL

Living Room	18’5” X 15’5”
Dining Room	11’3” X 14’0”
Kitchen	19’7” X 13’11”
Primary Bed	11’10” X 13’5”
Bedroom	14’11” X 9’10”
Bedroom	10’1” X 9’10”
Bathroom	4 Piece
Bathroom	3 Piece

LOWER LEVEL

Rec Room	42’0” X 13’2”
Den	9’7” X 12’10”
Laundry	27’1” X 14’5”
Bathroom	2 Piece

Drew Woolcott
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Jayne Woolcott
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905 689 9223
woolcott.ca

