

\$657,270 - 227 Bower Hill Road, Woodstock (woodstock - South)

MLS® #X12322988

\$657,270

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Woodstock - South, Woodstock (woodstock - South), Ontario

Welcome to this custom-built, original-owner brick bungalow by John H. Bergman Construction, a name known for quality craftsmanship and thoughtful design. Set back nicely from the road on beautiful Bower Hill, this home is surrounded by mature landscaping, a covered front porch, and a private rear deck ideal for peaceful mornings and relaxed evenings outdoors. Inside, you'll find a bright open-concept layout with a spacious living area and functional kitchen perfect for family life or entertaining. The main floor includes two generous bedrooms, a 4-piece bathroom, laundry room, and convenient inside access from the garage. The garage features an insulated door and is EV charging compatible, offering modern practicality. The finished lower level features two additional day bedrooms, another 4-piece bathroom, abundant storage, and a true home theatre experience.

This professionally designed media room includes: LED lighting with 3-way dimmers; Reclining theatre seating for 6; Complete speaker, network & HDMI wiring; Sony 7.1 amplifier + Monitor Audio Bronze 7.0 surround sound system; Panasonic PT-AE7000U 3D Full HD LCD projector (whisper-quiet fan), mounted to a steel beam isolated from the ceiling; Massive 126" Audio



Weave studio reference screen.

Soundproofing has been taken to the next level with all basement ceilings built using acoustic channel, and all interior walls and basement ceilings insulated with acoustic ROXUL for maximum quiet and privacy. For added value and functionality, the property includes a 40ft tower equipped with an 8-bay bowtie ATSC reflector antenna for digital TV reception, complete with rotator and remote. This one-of-a-kind bungalow offers rare features and exceptional build quality in a desirable location. (id:6289)

Essential Information

Listing #	X12322988
Price	\$657,270
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	227 Bower Hill Road
Subdivision	Woodstock - South
City	Woodstock (woodstock - South)
Province	Ontario
Postal Code	N4S2N5

Amenities

Amenities	Golf Nearby, Hospital, Public Transit, Schools
Features	Flat site, Sump Pump
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Interior Features	TV Antenna
Appliances	Garage door opener remote(s), Central Vacuum, Water Heater, Water softener, Water meter
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Brick Veneer
Exterior Features	Landscaped
Lot Description	49.2 x 150 FT
Foundation	Poured Concrete

Listing Details

Listing Office Sutton Group Preferred Realty Inc. Brokerage



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