



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



108 Winston Street | Rockwood



REDESIGNED + RENOVATED UPSCALE BUNGALOW IN ROCKWOOD

Sitting in the Upper Ridge neighbourhood of Rockwood sits this completely redesigned + renovated bungalow. Professionally landscaped grounds with a fine balance of natural stone + perennial gardens create a welcoming exterior. The expansive front portico opens to reveal an impressively bright interior with a clever layout connecting the principal living spaces with ease. The interior is intentionally curated with a refined transitional aesthetic: each space anchored by finely crafted millwork, seamless white oak flooring, warm marbled stone + designer detailing.

The hub of the home is the centre point with a meticulously crafted kitchen that will appease the chef in the family: with oversized central island serving as both a prep space + seating for family. The breakfast provides access to the expansive rear patio and the connected family room with central stone wrapped fireplace is an ideal spot to gather. Conveniently tucked away a well-appointed mudroom + laundry provide interior garage access.

The primary is a beautiful retreat with sitting area, outfitted dressing room and spa-worthy ensuite. The second bedroom enjoys private use of the luxurious main bath.

The lower level effortlessly expands the living space with an entertaining space with an exquisite wet bar, a games space and an inviting rec room with stone clad fireplace + dedicated media wall. Two additional bedrooms with ample storage share the lavish bath, complete with air jetted deep soaker – a haven at the end of the day. A second laundry room + flex space complete this level.

Meticulously landscaped grounds are cornerstone elements of this home. The rear yard is exquisite, while being low maintenance. An expansive flat stone patio spans the width of the property offering ample space for outdoor dining + lounging, framed with a lush mixed evergreen + perennial canopy, this is a beautiful space for summer BBQs + evening gatherings alike.

Expertly curated with exquisite designer details, this home is ideal for right-sizers + families alike; those desiring single floor living with a quiet location in beautiful Rockwood.



FOYER

DINING ROOM





KITCHEN

BREAKFAST AREA



FAMILY ROOM

LAUNDRY ROOM & MAIN BATHROOM



PRIMARY BEDROOM

PRIMARY ENSUITE



SECOND BEDROOM



LOWER LEVEL THIRD & FOURTH BEDROOMS



LOWER LEVEL RECREATION ROOM

LOWER LEVEL GAMES ROOM WITH WET BAR



LOWER LEVEL BATHROOM

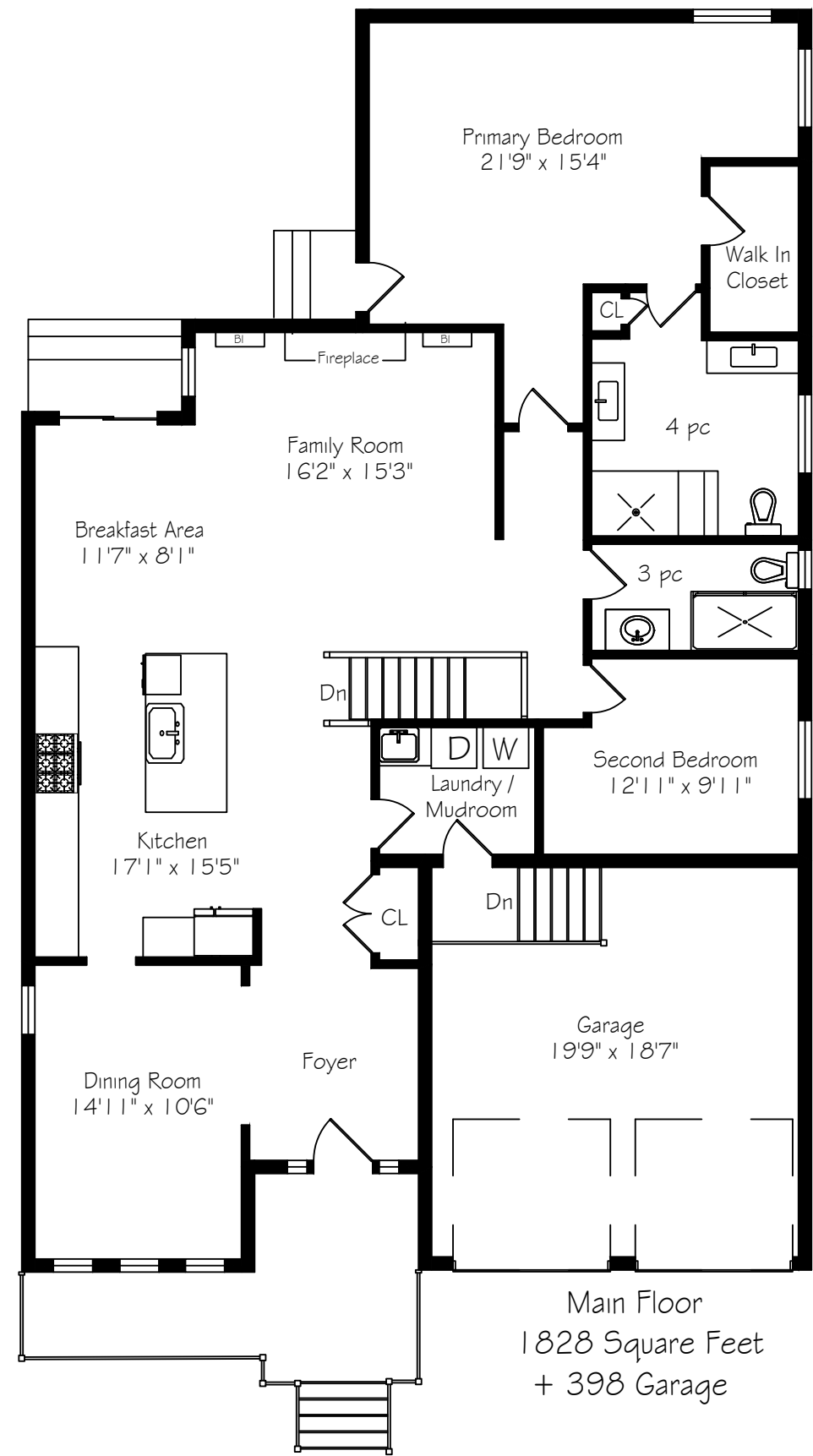
LOWER LEVEL FLEX SPACE & SECOND LAUNDRY



REAR YARD

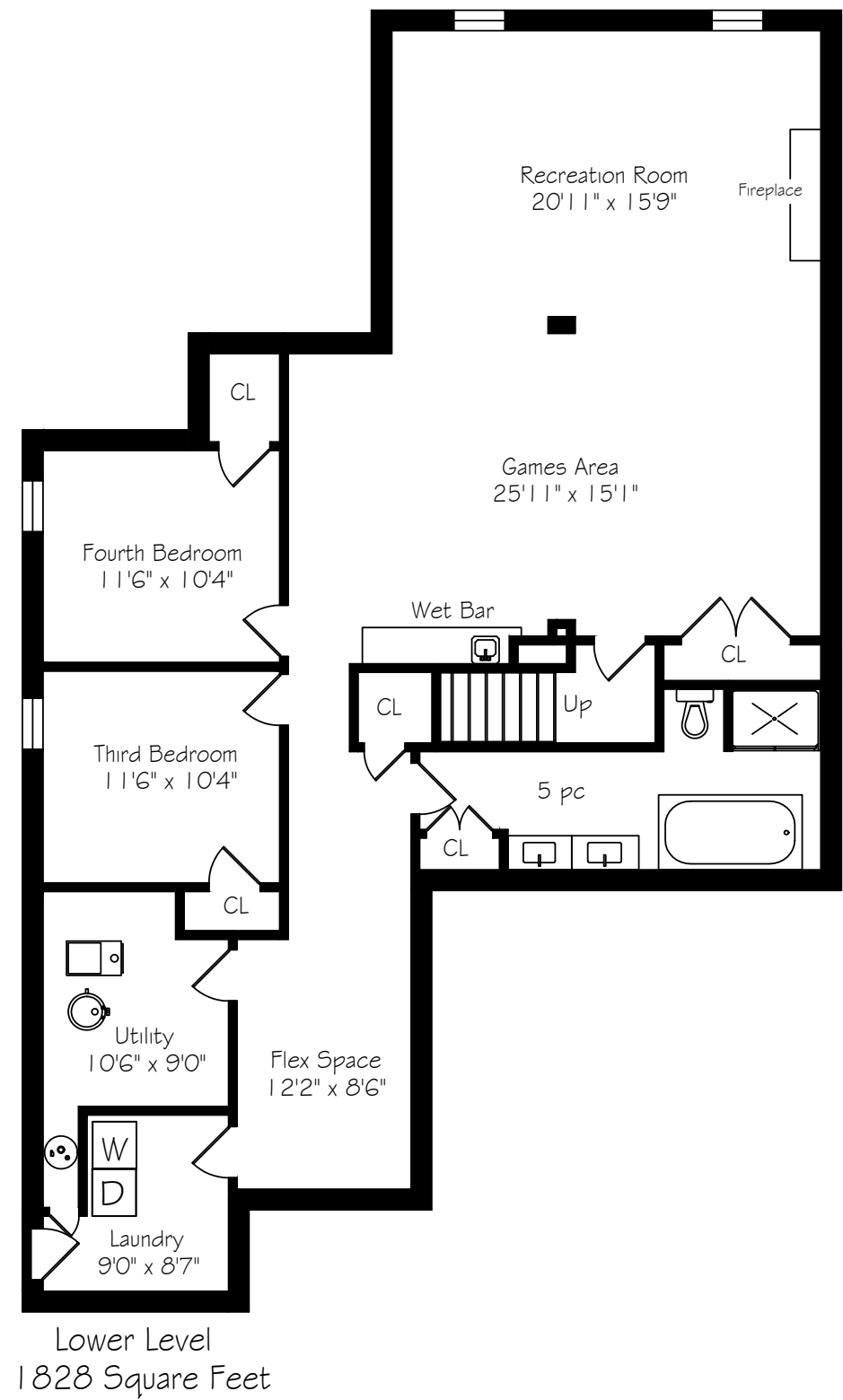
REAR YARD

MAIN LEVEL FLOOR PLAN



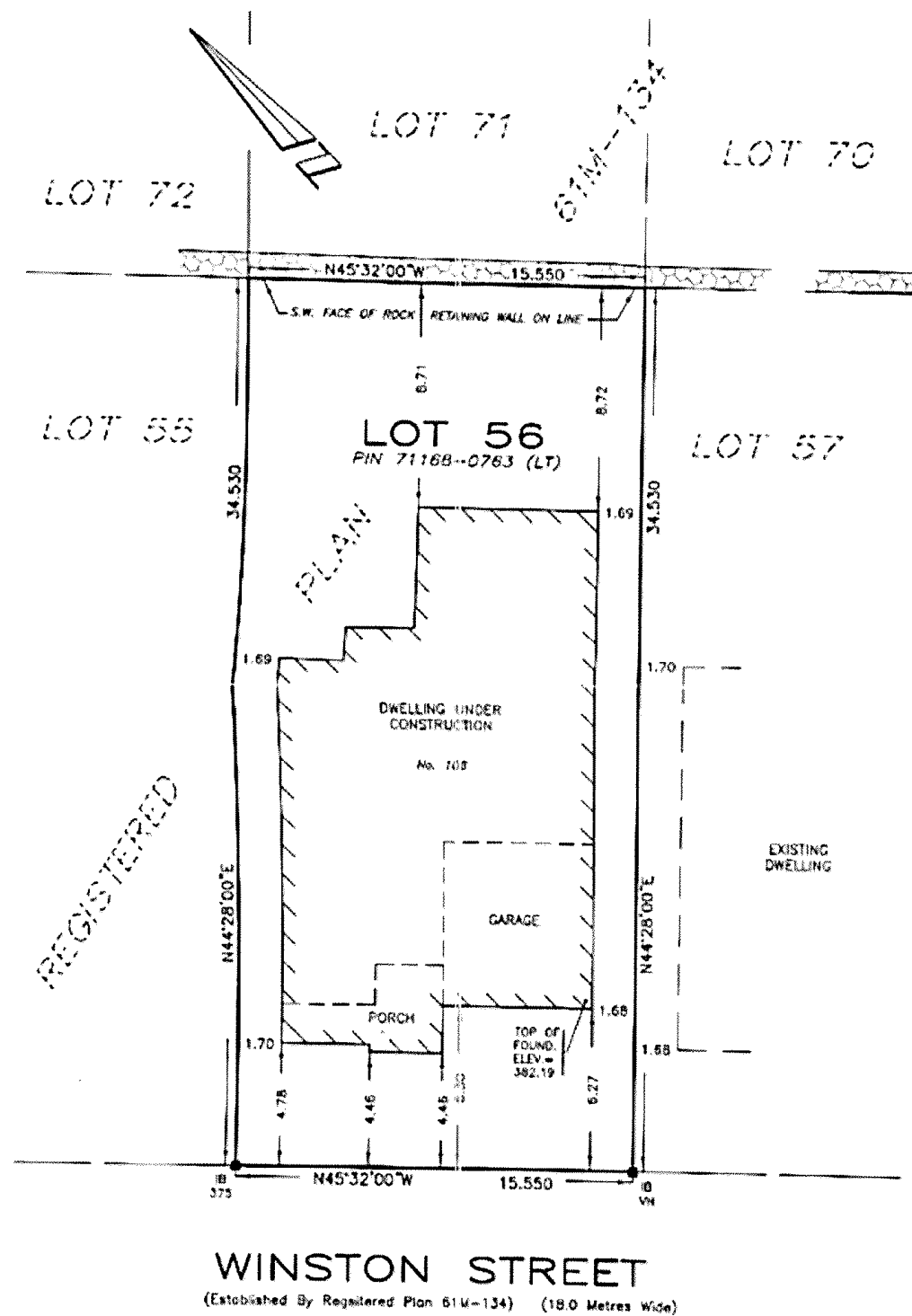
*Room sizes should be considered approximate since measurements are subject to certification.

LOWER LEVEL FLOOR PLAN



*Room sizes should be considered approximate since measurements are subject to certification.

SURVEY



LUXURY FEATURES

NOTABLE:

- Completely redesigned + renovated over the last three years
- Custom PM Fine Cabinetry millwork throughout
- Extensive milled + stone details
- Custom glass stair panels
- Imported materials
- Professional hardscaping + softscaping

- MAIN LEVEL -

FOYER

- Expansive front stone portico
- Stately full glass + decorative iron entry door flanked by 2 linear sidelights
- Formal front entry with extra ceiling height
- Engineered white oak flooring
- Expansive baseboards
- Milled entranceways
- Double coat closet with shelf + hanging storage
- Central pendant lighting
- Pot lighting

DINING ROOM

- Engineered white oak flooring
- Expansive baseboards
- Shiplap feature wall
- Triple glazing with lush front view
- Additional linear casement
- California shutters
- Central linear chandelier
- Open to kitchen

KITCHEN

- Custom built kitchen by PM Fine Cabinetry
- Engineered white oak flooring
- Expansive baseboards
- Abundance of custom full-height cabinetry with black hardware
- Inset lighting + Blum hinges
- Mix of deep drawers + closed storage
- Milled recycling sorting station
- Two on-counter closed pantries with shelves + drawers
- Perimeter counters in soft marbled quartz with book-matched backsplash
- Cooking wall with custom fluted warm wood range hood + inset vent
- Oversized central island in contrast wood with warm marbled quartz top with double waterfall edges
- Overhang with counter seating + hidden storage
- Double Blanco silgranit sink with Hansgrohe faucet
- Commercial grade appliances:
 - GE Café 6-burner gas stove
 - Stainless Elica inset hood vent
 - Stainless GE Café dishwasher
 - Stainless KitchenAid microwave
 - GE Café fridge/freezer
- Coffee station with counter + open upper shelving
- Two designer pendants
- Pot lighting
- Open to breakfast + great room

BREAKFAST

- Engineered white oak flooring
- Expansive baseboards
- Glass sliders open to rear stone patio + garden

- Double glazing with California shutters
- Open to kitchen + great room
- Ample space for informal gatherings

GREAT ROOM

- Expansive open space
- Engineered white oak flooring
- Expansive baseboards
- Feature wall with full-height stone surround with central gas fireplace, milled mantel + dedicated upper media
- Flanked by custom closed cabinets with brushed gold hardware + upper warm oak shelves + gold sconces
- Linear casement window with California shutters
- Open to breakfast+ kitchen

MUDROOM/LAUNDRY

- Patterned hexagon porcelain tile flooring
- Expansive baseboards
- Full-height upper + lower cabinetry
- Closed uppers with chrome hardware + centre hanging bar
- Deep Blanco light silgranit sink with matching Blanco faucet
- Marbled quartz counters + fired-look porcelain tile backsplash
- Front-loading LG washer + dryer pair with marbled quartz folding counter
- Pot lighting
- Interior garage access

DOUBLE GARAGE

- Extra-height double garage
- Interior door

LUXURY FEATURES

MAIN BATHROOM

- Heated stone-like porcelain tile flooring
- Expansive baseboards
- Custom mid-tone wood vanity with black hardware, warm marbled quartz top with arched backsplash, Kohler sink + gold 3-piece faucet
- Black framed mirror + 2 reeded glass sconces
- Glass enclosed shower with quartz curbing, stone-like porcelain tile walls + floor + fixture wall with marble mosaic feature + gold fixtures
- Linear niche + pot lighting
- Casement window with California shutters
- DXV lavatory
- Pot lighting

PRIMARY BEDROOM

- Engineered white oak flooring
- Expansive baseboards
- Exterior side door opens to stone patio
- Sitting area with double glazing + California shutters
- Central ceiling fan
- Pot lighting

DRESSING ROOM

- Engineered white oak flooring
- Expansive baseboards
- Built-in storage system with hanging, shelving + closed drawers
- Pot lighting

PRIMARY ENSUITE

- Heated stone-like porcelain tile flooring
- Expansive baseboards
- Double glazing with California shutters

- Linen closet with shelving
- Two expansive custom vanities with black hardware, marbled quartz top + backsplash, Kohler sink + black Riobel 3-piece faucet
- Black framed mirror + sconce
- Oversized glass-enclosed shower with stone-like porcelain tile surround, linear niche, bench with quartz top + black Riobel fixtures
- Pot lighting
- DXV lavatory

BEDROOM 2

- Engineered white oak flooring
- Expansive baseboards
- Double glazing with California shutters
- Central ceiling fan
- Open double closet space

LOWER LEVEL STAIRS

- White oak stairs with glass panels + black hand rails
- White oak landing

REC ROOM

- Luxury textured laminate flooring
- Expansive baseboards
- Two slider windows with California shutters
- Dedicated media wall
- Stoned wrapped feature wall with central gas fireplace
- Expansive space for family hangs
- Pot lighting

WET BAR

- Luxury textured laminate flooring
- Expansive baseboards
- Upper and lower custom cabinetry with black hardware
- Lowers with closed storage + drawers

- Uppers with glass fronts
- Textured stone counter + backsplash with waterfall edge
- Deep Franke stainless sink with chrome faucet
- Stainless VinoPazzo beverage fridge

GAMES AREA

- Luxury textured laminate flooring
- Expansive baseboards
- Double closet with shelf + hanging storage
- Open to rec + games

BEDROOM 3

- Luxury textured laminate flooring
- Expansive baseboards
- Large glazing with California shutters
- Walk-in closet with shelf + hanging storage
- Pot lighting

BEDROOM 4

- Luxury textured laminate flooring
- Expansive baseboards
- Large glazing with California shutters
- Closet with shelf + hanging storage
- Pot lighting

MAIN BATH

- Heated linear marbled porcelain tile flooring + half wall border
- Expansive baseboards
- Double linen closet with shelving
- Expansive double vanity with black hardware, honed textured quartz top, Kohler sinks + black Riobel faucets
- Two thin framed round mirrors + sconces

LUXURY FEATURES

- Deep BainUltra air-jetted soaker tub with wall-mounted Riobel fixtures + amenity ledge
- Oversized glass-enclosed shower with porcelain tile surround + floor, bench with quartz top + black Riobel fixtures
- American Standard lavatory
- Pot lighting

FLEX SPACE

- Luxury textured laminate flooring
- Expansive baseboards
- Under stair storage
- Open space

LOWER LAUNDRY

- Luxury textured laminate flooring
- Expansive baseboards
- Top loading Maytag washer + dryer pair
- White Kenmore Elite refrigerator
- Flushmount lighting

MECHANICAL

- Sump pump
- Bradford White hot water tank (owned)
- HE Lennox furnace with Honeywell humidifier
- Platinum True HEPA air purification
- Lifebreath HRV system
- Water softener

- EXTERIOR -

REAR

- Fully fenced
- Beautiful hardscaping
- Expansive stone patio for lounging + dining
- Stone framed planter with mixed shrubs + perennials
- Flat grassy area

- Raised cedar planters span width of rear yard
- House mixed shrubs, dwarf trees + perennials
- Stone walkway carries to front drive

FRONT

- Pristine landscaping + extensive hardscaping
- Stone lined driveway
- Expansive front portico + entry
- Mixed tree canopy
- Flat stone walkway to steps
- Raised stone planters with evergreens + mixed shrubs provide privacy
- Boulders define Chinese maple

INCLUSIONS

- Garage door opener with remote(s)
- All electronic light kixtures
- All window coverings
- TV mounts (if applicable)
- Kitchen:
 - GE Café 6-burner gas stove
 - Stainless Elica inset hood vent
 - Stainless GE Café dishwasher
 - Stainless KitchenAid microwave

- GE Café fridge/freezer
- Wetbar:
- Stainless VinoPazzo beverage fridge
- Connelly Billiards Pool Table + related accessories
- Lower Laundry:
- Top loading Maytag washer + dryer pair
- White Kenmore Elite refrigerator
- Upper Laundry:
- LG washer + dryer pair
- Central vac + attachments

EXCLUSIONS

- All TVs
- All personal pictures/art/décor indoor & out

*Notwithstanding any items identified as features or inclusions or exclusions in this brochure, only those items identified as inclusions in the Agreement of Purchase and sale will be deemed an inclusion.

LISTING INFORMATION 108 WINSTON STREET, ROCKWOOD

Possession: To be arranged
Lot Size: 51.07’(front) x 113.38’ x 113.43’ x 51.05’
Square Footage: 1,828 sq ft above grade
Total Square Footage: 3,656 sq ft
Deposit: 5%
Taxes: \$6,008 / 2026
Legal Description: PART BLOCK 1, PLAN 77, PART LOTS 3 AND 21, PLAN 77
Listing Agents: Brad Miller, Kieran McCourt & Murray McKeage



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