



Royal LePage Wolle Realty
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Welcome to this FULLY RENOVATED 3-BEDROOM BUNGALOW, sitting on a generous 93' wide lot, in the charming town of Shakespeare, offering a perfect blend of modern updates and exceptional functionality. The UPDATED KITCHEN (2018) features crown moulding, under-mount valence lighting, and a glass mosaic backsplash, flowing into a bright living room with a GAS FIREPLACE, STONE SURROUND & Custom Cabinetry. The main floor also includes three well-sized bedrooms and a 4-piece bathroom with added storage. The finished basement expands your living space with a second gas fireplace, a 3-piece bathroom, and convenient walk-up access to the garage/shop—ideal for hobbyists. STEP OUTSIDE TO A LARGE REAR COVERED DECK AREA (approx. 420 sq ft), framed and insulated on three sides with an engineered beam, MAKING IT EASY TO CONVERT INTO ADDITIONAL LIVING SPACE. This outdoor area provides fantastic coverage from the elements and includes a Bullfrog hot tub (2018) and bar, perfect for entertaining. The impressive 27 x 32 garage/shop offers 11-FOOT CEILINGS, IN-FLOOR HEATING, MULTIPLE ACCESS DOORS, and even a "men's room" with a urinal and sink. A concrete driveway provides parking for up to six vehicles, complemented by a concrete front porch, side walkway, & rear patio. Additional upgrades include furnace and A/C (2019), windows (2017), roof shingles (2018), reverse osmosis system, water softener, and a generator. Situated approximately 15 minutes to Stratford and 20 minutes to Kitchener, Shakespeare offers the best of both worlds. There is something special about small-town living – FRESH AIR, QUIET STREETS, CHARMING SHOPS, and a true sense of community. Come for a visit and you may find you never want to leave.

A Top Tier Sales Team

*At Royal LePage Wolle Realty, Brokerage in KW 2016-2025



ROYAL LEPAGE®
EXECUTIVE CIRCLE™
AWARD 2022/2024/2025



#1

Top Producing Sales Representative

*At Royal LePage Wolle Realty, Brokerage in KW 2006-2015

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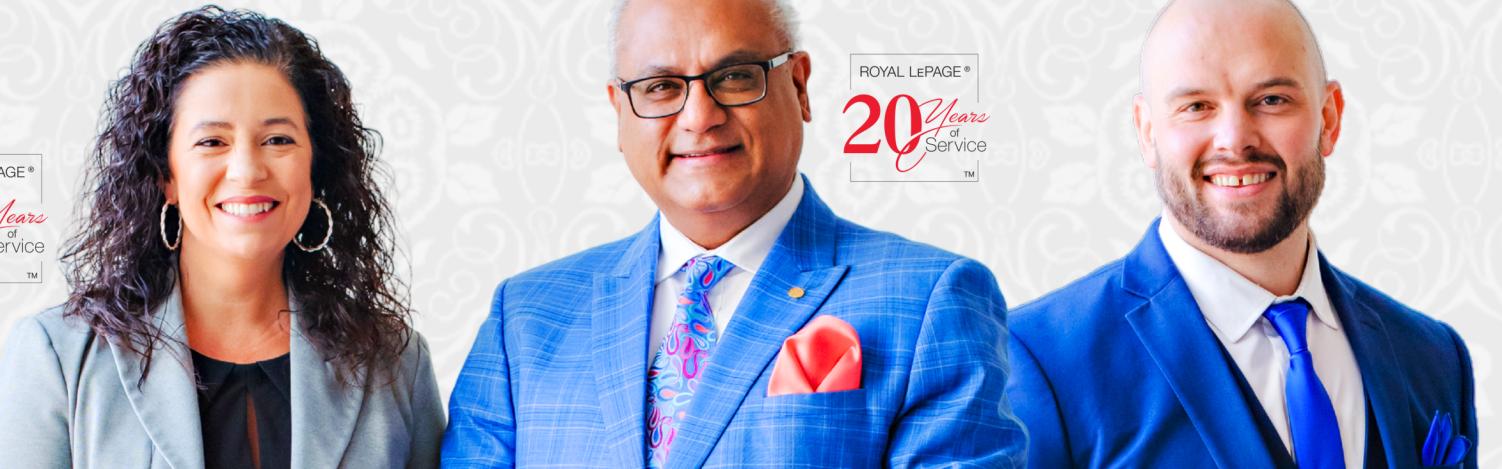
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THE RIZ TEAM
•REAL ESTATE PROFESSIONALS•

Welcome you to
3972 BURNS STREET
SHAKESPEARE, ON N0B 2P0

3 Bedroom | 2+1 Bathrooms | 993.05 SqFt + 937.15 SqFt = 1,930.20 SqFt
Built in 1973 | \$3,258.00/2025
Lot Size - 93.69 ft x 93.65 ft (0.201 acres)

www.3972burns.ca



IMPRESSIVE FEATURES

- Updated kitchen (2018) w/ crown, under mount valence & lighting
- Glass mosaic backsplash
- Living room gas fireplace w/stone surround
- Main floor 4 pc bathroom w/additional storage cupboards
- Convenient rear door access to backyard
- Finished basement w/ gas fireplace
- Basement 3 pc bathroom
- Walk-up access from basement to garage/shop
- Engineered beam in rear covered deck area, approx. 420 sq ft, shell framed and insulated on three sides, easy to close in & add to living space as addition
- Rear covered deck area also houses a bullfrog hot tub (2018) & bar
- Garage/shop has double door at front, one front side door, one rear side door & a roll up door at the back wall
- Shop Dimensions - 27 x 32 ceiling is 11 ft
- Shop offers a “men’s room” with a urinal & sink
- In-floor heat in garage/shop keeps you toasty all year round
- Concrete driveway, side walkway, rear patio, & front porch
- Driveway can park 6 vehicles
- Reverse Osmosis system
- Water softener
- Lot dimensions 93 x 93 ft
- Furnace and A/C replaced 2019
- Windows 2017
- Roof shingles 2018
- Approx 15 minutes to Stratford and 20 minutes to Kitchener

FLOOR PLAN



SCHOOLS

Avon Maitland District School Board

JK-8 Sprucedale P.S
9-12 Stratford D.S.S.

NOT BUSED
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Huron Perth Catholic District School Board

JK-8 St. Ambrose School (Stratford)
9-12 St. Michael C.S.S (Stratford)

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