

# 44 Oswego Park Road

## DUNNVILLE



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# Welcome to 44 Oswego Park Road

Totally serene and peaceful half-acre waterfront property just minutes from Hamilton and Niagara. This raised ranch checks so many boxes including the 1,250 square foot workshop!

The lower level is perfect for the in-laws with a 2nd kitchen, additional bedroom, 3-piece bathroom, and a large rec room with a gas fireplace.

Fall in love with the backyard with a front row seat to all the nature has to offer, fishing, bird-watching, camp fires with the kids, and even skating on the Welland River in the winter months.

The workshop has a large area that is insulated and heated with bay door leading to the backyard. The front portion of the workshop has steel beam construction -perfect for hoisting! Take a break from the city yet so close to all amenities, this is the one!



100 x 217.27 Sqft



\$3,575/2023



3+1



2







The main level features a calming living room and dining room with hardwood oak floors, crown moulding and sliding doors leading to the large deck off the back.





## New Kitchen!

The white kitchen offers quiet-close cabinets, pot lights, and new ceramic floors.





## Beds & Bath!

The primary bedroom features maple hardwood and plenty of closet space. Super clean updated main bath with tub & shower.

Also on this level you will find 2 additional bedrooms as well as a 4-piece bathroom.







## Room Measurements

### MAIN LEVEL

Foyer	
Living Room	15' x 12'
Dining Room	10' x 12'
Eat-in Kitchen	14'6" x 9'
Bedroom	10' x 9'
Bedroom	12'6" x 10'
Bedroom	10' x 11"
Bathroom	4 Piece

### LOWER LEVEL

Family Room	25' x 11'
Bedroom	10' x 9'
Kitchen	9' x 9'
Bathroom	3 Piece
Storage Room	
Utility Room	



# Schools

## Public Schools

Mapleview Elementary School

Dunville Secondary School

## Catholic Schools

Saint Michael Catholic Elementary School

Lakeshore Catholic Secondary School







**DREW WOOLCOTT**  
Broker

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