

WELCOME TO  
**10 Featherstone Avenue**



**WOOLCOTT**  
REAL ESTATE



## Warm Welcome Awaits

Welcome to your peaceful retreat near Lake Erie. Nestled on just over an acre of beautifully landscaped property, this stunning 2,301-square-foot bungalow offers the perfect blend of space, style and serenity — all within walking distance to the lake and a short drive to the beach.

A grand foyer adorned with crown moulding sets the tone, flowing into a sun-drenched living room with hardwood flooring, elegant wainscoting and a large picture window. The formal dining room is equally inviting, creating the perfect balance of function and sophistication. A cozy family room just off the kitchen adds another inviting space to gather, with direct access to the deck.





2,301 Sq. Ft.



\$6,235 / 2025



3+2



3+1





## Bright & Functional

The timeless white kitchen showcases quartz countertops, a large island and stainless-steel appliances. Designed with entertaining in mind, it flows seamlessly into the dining room with a tray ceiling and French doors that open to the backyard.





## Private & Versatile Retreats

The primary features a walk-in closet and a luxuriously renovated ensuite with a double vanity, offering a private retreat within the home.

Two additional bedrooms provide comfort and flexibility, perfect for family or guests.





## Versatile Lower Level

The fully finished basement is a true extension of the home, complete with two additional bedrooms, a large recreation room and a 3-piece bathroom.





## Private Country Oasis

Step outside to your own backyard oasis, featuring a deck, patio, above-ground pool and two sheds — all backing onto a peaceful farmer's field. The front of the property offers lake views, while a backup generator ensures year-round peace of mind.

Just minutes from the lake, conservation areas and amenities, this home blends serene country living with modern comfort.



## Room Measurements

### MAIN LEVEL

Kitchen	18' X 12'
Dining Room	17'9" X 13'9"
Living Room	15' X 11'8"
Family Room	15'9" X 12'
Bathroom	2 Piece
Primary Bed	18' X 13'
Ensuite	4 Piece
Bedroom	15'7" X 11'
Bedroom	13' X 11'
Bathroom	4 Piece
Laundry	7' X 8'4"

### LOWER LEVEL

Rec Room	35' X 15'
Workshop	15'5" X 11'8"
Office	9' X 12'5"
Bedroom	15' X 15'
Bedroom	14' X 9'7"
Bathroom	3 Piece
Cold Room	



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