

WELCOME TO  
**192 Concession 14 E**



**WOOLCOTT**  
REAL ESTATE



## Charm From The Start

Tucked away on a beautiful 1.08-acre lot, this charming Cape Cod home is filled with character and thoughtful updates. From the pretty dormers to the inviting covered porch, the curb appeal is undeniable.

Inside, a spacious and welcoming foyer with a walk-in front closet sets the tone for a well-designed floor plan. The living room features a cozy propane fireplace, while the formal dining room is perfect for hosting family and friend dinners and holiday gatherings.

The eat-in kitchen includes a walk-in pantry and the main level also features a large laundry room with a laundry sink and space for an extra fridge or freezer.





2,513 Sq. Ft.



\$10,698 / 2025



3+1



3+1





## Cozy Family Retreat

The updated, character-filled family room offers a wood-burning fireplace, built-ins, ceiling beams and access to a covered deck overlooking the private, serene backyard and pool.





## Rest & Recharge

Upstairs, you'll find the primary bedroom with its own spa-like four-piece ensuite, along with two spacious bedrooms and a second four-piece bathroom.





## Room To Grow

The finished basement adds a fourth bedroom, a rec room with egress window, a three-piece bathroom and ample storage space.

The oversized garage offers inside entry to the home and features a propane heater and an upper-level loft area, providing excellent storage or workshop space.





## Outdoor Oasis

Outside, the incredible outdoor living space truly shines with a 20' x 40' heated saltwater pool with an 8' deep end, hot tub, armour stone, paver stones surrounding the pool and a convenient pool shed, all set within a peaceful, private and serene setting.

Numerous updates include siding in 2018, roof in 2020, covered porch and front walkway in 2020 and fascia, soffit, eaves and pot lights in 2021. This is all set in a quiet, beautiful location buyers will love.



## Room Measurements

### MAIN LEVEL

Living Room	17'10" X 12'11"
Dining Room	11'7" X 12'2"
Kitchen	11'7" X 14'
Family Room	20'4" X 13'1"
Laundry	14'4" X 7'10"
Bathroom	2 Piece

### UPPER LEVEL

Primary Bed	17'11" X 15'8"
Ensuite	4 Piece
Bedroom	17'7" X 14'10"
Bedroom	14'10" X 11'3"
Bathroom	4 Piece

### LOWER LEVEL

Rec Room	26'9" X 26'5"
Bedroom	17'7" X 12'1"
Cold Room	35'10" X 7'3"
Storage	9'2" X 7'3"
Bathroom	3 Piece





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