

WELCOME TO
133 New Lakeshore Road



WOOLCOTT
REAL ESTATE



Port Dover Coastal Lifestyle Awaits

Welcome to lakeside living in the heart of Port Dover! Just moments from the shores of Lake Erie, this beautifully maintained home offers the perfect blend of comfort, flexibility and coastal charm.

Featuring two spacious bedrooms and three and a half bathrooms, this home is thoughtfully designed for both everyday living and entertaining.





1,358 Sq. Ft.



\$2,800 / 2025



2



3+1





Easy Entertaining Space

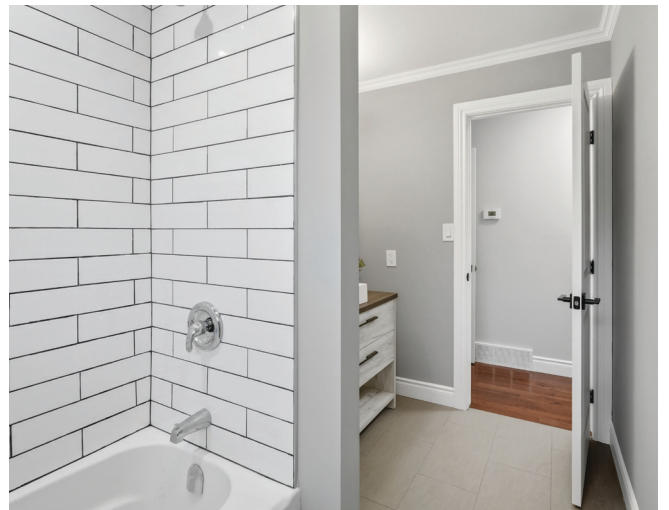
The open-concept living and dining area is perfect for both everyday living and entertaining, seamlessly flowing into a beautifully updated kitchen complete with leathered granite countertops and a high-end JennAir gas range.





Comfort Meets Privacy

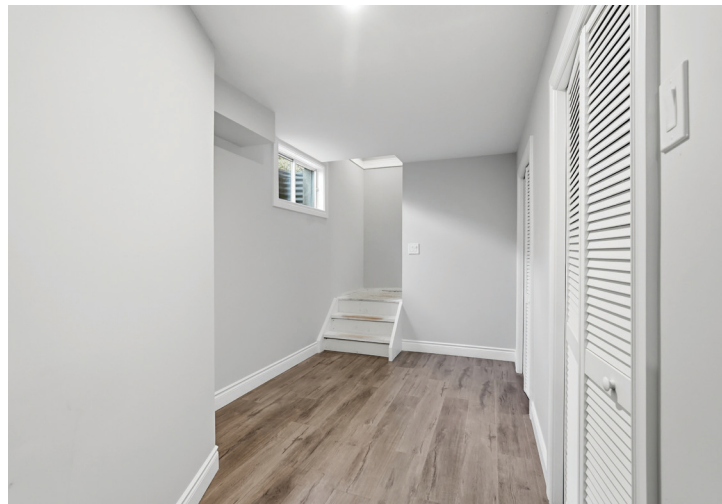
Retreat to the generous primary suite, complete with an oversized ensuite and direct access to the back deck—where you can enjoy your morning coffee or unwinding in the evening. Renovated bathrooms throughout the home add a fresh, modern touch.





Lower Flex Space

The fully finished lower level provides incredible versatility with in-law suite capability, featuring a separate entrance, kitchen rough-in already in place, a second laundry hookup and ample living space—ideal for multi-generational living, guests or added income potential.





Private Outdoor Escape

Step outside to enjoy a private outdoor setting, perfect for relaxing or hosting during the warmer months. Located just minutes from Port Dover's vibrant downtown, marina, restaurants and sandy beach, this is a fantastic opportunity to enjoy a laid-back lakeside lifestyle year-round.



Room Measurements

MAIN LEVEL

Foyer	6'7" X 10'4"
Living Room	17'3" X 12'3"
Dining Room	10'6" X 11'2"
Kitchen	9'3" X 11'2"
Primary Bed	17'8" X 10'8"
Ensuite	5 Piece
Bedroom	10'5" X 8'9"
Bathroom	4 Piece
Bathroom	2 Piece

LOWER LEVEL

Rec Room	40'7" X 22'10"
Utility Room	15'3" X 6'4"
Bathroom	3 Piece





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BROKER

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