WELCOME TO

39 Rosemount Avenue



WOOLCOTT

REAL ESTATE



Ideal Location

Situated in Port Colborne's coveted Sugarloaf neighbourhood, just blocks from the shores of Lake Erie, 39 Rosemount Avenue is a professionally finished home where every space has been considered. Mature, established trees line the street, lending a sense of permanence and quiet privacy rarely found in newer communities, while the lake, the marina and Sugarloaf's waterfront parks and trails are all within an easy walk.

At the heart of the home is a professionally designed kitchen anchored by an expansive island and appointed with chef-calibre luxuries: a dedicated pot filler positioned above the cooktop and a sleek, high-performance induction range.







1,139 Sq. Ft.

TAX $5,087.05 / 2026

3 + 1

2









Seamless Flow

The kitchen opens seamlessly to the living and dining areas, creating an entertaining space that is as gracious as it is functional.







Well Appointed Spaces

Three well-proportioned bedrooms are served by a newly updated five-piece bathroom.





A Space to Call Your Own

The lower level offers exceptional flexibility and in-law capability, featuring a bright family room with a gas insert fireplace framed by a 150-year-old reclaimed wood mantle, a newly finished bedroom and a full bathroom.











Room Measurements

MAIN LEVEL

Foyer	13’5” x 5’3”
Kitchen	13’7” x 9’7”
Dining Room	10’9” x 9’7”
Living Room	11’8” x 22’10”
Primary Bedroom	14’11” x 9’6”
Bedroom	9’2” x 11’8”
Bedroom	11’4” x 8’
Bathroom	5+ Piece

LOWER LEVEL

Family Room	19’7” x 12’6”
Bedroom	10’5” x 14’6”
Laundry	23’7” x 8’10”
Bathroom	3 Piece





Drew Woolcott
BROKER

Jayne Woolcott
REALTOR®

RE/MAX ESCARPMENT REALTY INC., BROKERAGE
INDEPENDENTLY OWNED & OPERATED

905 689 9223
woolcott.ca

