WELCOME TO

# 1022 Lakeshore Road



WOOLCOTT

REAL ESTATE



## Lakeside Living

Discover a rare opportunity to enjoy lakeside living on nearly an acre in a sought-after Lake Erie location.

This well-maintained home offers beautiful lake views, abundant natural light and room to spread out. Inside, spacious living and dining areas feature large windows and skylights that bring the outdoors in, while the updated kitchen provides a welcoming space for everyday living and entertaining.







1,584 Sq. Ft.

TAX $3,300 / 2026

3

2







## Thoughtful Updates

Major updates offer added peace of mind, including a roof replaced in 2026, a furnace and hot water tanks both less than five years old, and a septic system recently emptied and serviced.









## Rest & Recharge

The primary bedroom offers a comfortable retreat, with natural light adding to the home's bright and inviting atmosphere.





## Room for Everyone

Two additional bedrooms provide flexibility for family, guests or a home office. Two three-piece bathrooms add everyday convenience and functionality for the whole household.













## Backyard Bliss

Step outside to an expansive yard surrounded by mature trees, with a deck that's ideal for relaxing, entertaining or taking in the peaceful surroundings. A large garage provides ample room for vehicles, hobbies and storage, while the separate bunkie offers flexible space for overnight guests or a private retreat.

## Room Measurements

**MAIN LEVEL**

| | |
|---|---|
| Living Room | 20'2" X 15'6" |
| Kitchen | 20'1" X 11'3" |
| Dining Room | 13'9" X 13'7" |
| Sunroom | 9'8" X 11'3" |
| Primary Bed | 11'11" X 13'7" |
| Bedroom | 7'0" X 13'4" |
| Bedroom | 10'4" X 11'7" |
| Laundry | 4'0" X 6'0" |
| Bathroom | 3 Piece |
| Bathroom | 3 Piece |






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