WELCOME TO

313 North Shore Boulevard W



WOOLCOTT

REAL ESTATE



A Bungalow Full of Potential

If you've always wanted a North Shore Boulevard address, this is your chance! Set on an incredible 350-foot-deep property, this three-plus-one-bedroom bungalow offers an appealing combination of comfortable living space, an extraordinary backyard and plenty of possibilities for the future.

The main floor features a functional layout with more space than you might expect, including inviting living and dining areas and a practical kitchen.







1,333 Sq. Ft.

TAX $7,604 / 2026

3+1

2







Spacious Bedrooms

The main floor offers three spacious bedrooms, including one currently used as a home office with a view. The flexible layout provides options for a variety of needs, whether you're looking for additional bedroom space, a dedicated workspace or room to grow.









Relax & Unwind

At the back of the home, a beautiful sunroom provides the perfect place to relax and enjoy views of the spectacular backyard. A staircase leads to the attic, offering additional storage space.







Flexible Lower Level

Downstairs, you'll find a spacious recreation room, a fourth bedroom, a laundry room and a bathroom, both featuring heated floors, along with a utility room offering plenty of storage.













Extraordinary Backyard

Outside, the sheer depth of the property is something special. The expansive backyard offers an incredible amount of room to enjoy, while an oversized single-car garage and driveway parking for up to eight vehicles add everyday convenience.

Room Measurements

MAIN LEVEL

Living Room	18’9” X 15’6”
Dining Room	9’8” X 13’8”
Kitchen	14’2” X 15’5”
Sunroom	11’1” X 19’10”
Primary Bed	10’5” X 13’4”
Bedroom	9’8” X 10’1”
Bedroom	10’3” X 13’4”
Bathroom	4 Piece

LOWER LEVEL

Family Room	27’2” X 12’9”
Bedroom	14’9” X 11’11”
Storage	19’4” X 15’6”
Bathroom	3 Piece
Laundry	

Drew Woolcott
BROKER

Jayne Woolcott
REALTOR®

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905 332 9223
woolcott.ca

