

# \$525,000 - 110 Old Lakeshore Road, Woodhouse

MLS® #40724601

**\$525,000**

2 Bedroom, 1.00 Bathroom, 997 sqft

Single Family on 0.38 Acres

Rural Woodhouse, Woodhouse, Ontario

LAKEFRONT with a SPECTACULAR VIEW!  
Rare Beach Front Building Opportunity.  
Imagine your dream cottage without the commute north. 170 feet of secluded shoreline stretching along beautiful Crescent Bay on Lake Erie, just east of the picturesque beach-town of Port Dover. This 1/3 acre, treed waterfront property is tucked away at the end of Old Lakeshore Road. A must see to be truly appreciated. PRIVATE and easily accessible beach. Take the stairs down to the kid-friendly shore with shallow sandbars for wading and swimming, fishing, kayaking or canoeing. Unforgettable family memories have been made at this once grand cottage. Now it's time for a new family and new memories! Rebuilding with modern technologies would ensure a solid foundation for generations to come. This is a chance to have a cottage lifestyle, but near the support of conveniences, healthcare and family. Central to larger centres. With a panoramic view of the bay, enjoy the ever-changing moods of the lake. Feel the cool lake breezes and hear the waves lapping on shore and at night marvel at the expansive, starry sky and the twinkling fireflies. Established perennial gardens & flowering bushes. Old Lakeshore Road is maintained by the county year round (snow plowing, garbage/recycle pickup, mail delivery). Note that although there is a possible, future residential development in the area, the proposal for housing is NORTH of New Lakeshore Road ONLY. There's plenty of



potential as the ZONING allows for REPAIRS, RENOVATION & REPLACEMENT (Zoning Bylaw 4.41.1 Legally Non-Conforming). Call now to check out the possibilities of this lakefront property on the private, peaceful shores of Crescent Bay! (id:6289)

Built in 1917

**Essential Information**

Listing #	40724601
Price	\$525,000
Bedrooms	2
Bathrooms	1.00
Square Footage	997
Acres	0.38
Year Built	1917
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	110 Old Lakeshore Road
Subdivision	Rural Woodhouse
City	Woodhouse
Province	Ontario
Postal Code	N0A1N3

**Amenities**

Amenities	Beach, Golf Nearby, Marina
Features	Cul-de-sac, Country residential, Recreational
Parking Spaces	2
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront

**Interior**

Interior Features	Ceiling fans
Heating	Propane Forced air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	1

## Exterior

Exterior	Vinyl siding
Foundation	Unknown

## Listing Details

Listing Office COLDWELL BANKER MOMENTUM REALTY BROKERAGE (Port Dover)



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Listing information last updated on October 13th, 2025 at 3:31am CDT