

# \$249,900 - 7004 Talbot Trail, Dealtown

MLS® #24010645

**\$249,900**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 0.00 Acres

N/A, Dealtown, Ontario

BREATHTAKING 180FT WIDE 498FT DEEP LOT (IRREGULAR - APPROX 1.88 ACRE) WATERFRONT PROPERTY W/AWESOME VIEWS OF LAKE ERIE, W/199 FT WIDE (APPROX) SANDY BEACH. CORNER OF TALBOT TRAIL AND DILLAN RD. BUILD A NEW CUSTOM DREAM HOME OVERLOOKING BEAUTIFUL WATERFRONT VIEWS, GORGEOUS SUNSETS. LOT HAS NEWLY PLANTED CHESTNUT TREES & PEACAN TREES. NATURAL GAS, MUNICIPAL WATER & HYDRO CONNECTIONS AT THE ROAD, 5 MINUTES TO DEER RUN GOLF COURSE, 25 MINUTES FROM CHATHAM, 15 MINUTES FROM BLEIHEIM & 18 MINUTES FROM ERIEU. BUYER TO CONFIRM AVAILABILITY OF ANY & ALL PERMITS, BUILDING PERMITS & SERVICES. ALL BUILDING RESTRICTIONS AND REGULATIONS SHOULD BE VERIFIED BY LTVCA & THE LOCAL MUNICIPALITY. RETIRE HERE IN THIS PEACEFUL RALEIGH TOWNSHIP COMMUNITY OR CREATE A POTENTIAL ADDITIONAL INVESTMENT INCOME. WATERFRONT IS REGULATED BY LOWER VALLEY THAMES VALLEY CONSERVATION AUTHORITY. SELLER HAS THE RIGHT TO ACCEPT OR REJECT ANY OFFERS. ALL OFFERS MUST INCLUDE ATTACHED SCHEDULE B. (id:6289)



## Essential Information

Listing #	24010645
Price	\$249,900
Bathrooms	0.00
Acres	0.00
Type	Vacant Land
Sub-Type	Freehold

### Community Information

Address	7004 Talbot Trail
Subdivision	N/A
City	Dealtown
Province	Ontario
Postal Code	N0P1W0

### Amenities

Is Waterfront	Yes
Waterfront	Waterfront on lake

### Exterior

Lot Description	180.23 X 498 X 199.73 X 446.02 (APPROX PER GEOWAREHOUSE) / 1.88 AC
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### Listing Details

Listing Office	REMAX PREFERRED REALTY LTD. - 585
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