

\$899,900 - 270 Erie Boulevard, Long Point

MLS® #40747501

\$899,900

4 Bedroom, 2.00 Bathroom, 2,138 sqft

Single Family on 0.00 Acres

Port Rowan, Long Point, Ontario

Welcome to 270 Erie Boulevard, a charming 4-bedroom, 2-bathroom brick home nestled in the heart of Long Point. Situated on a serene channel with direct bay access and just 200 meters from a sandy beach, this property offers the best of waterfront living. The bright eat-in kitchen features skylights, a built-in oven and cooktop, and a spacious walk-in pantry. Unwind in the generous living room with a cozy fireplace, or enjoy the large family room overlooking the backyard and channel. The primary bedroom serves as a peaceful retreat with a private balcony offering picturesque views. Step outside to a newly stained deck, perfect for relaxing and watching the world float by. The backyard boasts a newer seawall (2022) with a double boat slip, ideal for boating enthusiasts. Recent updates include the metal roof, siding, fascia, and eavestroughs(2024). Located minutes from Long Point Provincial Park, marinas, and local shops, this home is a perfect blend of comfort and convenience. The easy access to the bay will have you heading out to the sandbars for afternoon swims & finding your secret beach along the way. (id:6289)

Built in 1956

Essential Information

Listing # 40747501

Price \$899,900



Bedrooms	4
Bathrooms	2.00
Square Footage	2,138
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	270 Erie Boulevard
Subdivision	Port Rowan
City	Long Point
Province	Ontario
Postal Code	N0E1M0

Amenities

Amenities	Beach, Park
Features	Conservation/green belt, Skylight, Country residential
Parking Spaces	5
Parking	Attached Garage
# of Garages	1
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront on canal

Interior

Interior Features	Ceiling fans
Appliances	Dryer, Oven - Built-In, Refrigerator, Washer
Heating	Electric Heat Pump
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Propane
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
Foundation	Block

Listing Details

Listing Office RE/MAX Garden City Realty Inc.



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