

\$649,900 - 86 Lakeshore Road, Selkirk

MLS® #40752955

\$649,900

1 Bedroom, 1.00 Bathroom, 240 sqft

Single Family on 0.07 Acres

065 - Rainham, Selkirk, Ontario

Beautiful Lake Erie waterfront cottage located in the heart of Selkirk Cottage Country - relaxing 45-55 minute commute to Hamilton, Brantford & Hwy 403 - 20 minutes west of Dunnville & 20 minutes east of Port Doverâ€™s popular amenities including links style golf course, live theatre & famous beach front - only minutes to downtown Selkirk shops & eateries. Includes tastefully finished winterized cottage positioned proudly on 0.07 acre lot enjoying over 50ft of coveted water frontage protected by solid poured & block concrete break-wall boasting â€” waterfront observation deck & permanent steel ladder accessing hundreds of sand bottom Erie water - imagine swimming, paddle boarding, canoeing, kayaking, jet skiing, boating or fishing right in your back yard. This â€œlarger than it appearsâ€• Erie Gem features large private lake facing entertainment deck providing entry to southern exposed 3-seasons sunroom - continues to bright, open concept kitchen/dining room/living room completed with main floor 3 pc bath. Newer 8ft high poured concrete basement-1992 offers the ideal venue for spacious primary bedroom - also housing utility/storage room. Notable extras include stylish vinyl sided exterior, new vinyl porch windows-2024, new hot water heater-2025, metal roof, upgraded 100 amp hydro service on breakers, 2000 gal water cistern-2008, 2000 gal septic holding tank, functional multi-purpose shed includes hydro plus oversized double driveway. Extremely



well insulated home is incredibly economical to operate plus very low property taxes. Perfect for Retired Snow Birds - Affordable for 1st Time Home Buyers - or -The Ultimate Week-day/Week-end Lake Escape! (id:6289)

Built in 1964

Essential Information

Listing #	40752955
Price	\$649,900
Bedrooms	1
Bathrooms	1.00
Square Footage	240
Acres	0.07
Year Built	1964
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	86 Lakeshore Road
Subdivision	065 - Rainham
City	Selkirk
Province	Ontario
Postal Code	N0A1P0

Amenities

Amenities	Beach, Place of Worship, Schools
Features	Crushed stone driveway, Lot with lake, Country residential, Gazebo
Parking Spaces	2
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Microwave, Refrigerator, Satellite Dish, Stove, Window Coverings
Heating	Electric Baseboard heaters
Cooling	None

# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding, Wood
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Escarpment Realty Inc.
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