

\$1,380,000 - 48-50 Erie Boulevard, Long Point

MLS® #40778268

\$1,380,000

3 Bedroom, 2.00 Bathroom, 5,000 sqft

Single Family on 0.00 Acres

Port Rowan, Long Point, Ontario

Live at the lake! Waterfront at one of the most beautiful Ontario beaches at Long Point, Lake Erie. Picture yourself breathing in the fresh air off the lake watching the sunrise with your morning coffee, launch the boat from your private boat launch and catch some perch for supper. Short term vacation rental income available on your property with 1, 2 and 3 bedroom turn key furnished cabins. This property is truly living a dream life. Located on the inner bay with beach access across the road the main building offers spacious rooms, 4 bedrooms, 2 bathroom and two kitchens. Lots of opportunity to create in the main great room to be a wonderful entertaining space for family and friends or your own private living room with view of the lake. Great room can also become a space for more revenue as a store, shop or common area space for short term rental guests. This offering comes complete with furnishings for all 9 suites & main house, water crafts, outdoor furnishings, 7 BBQs, 5 boat slips, fire pit rings, fish cleaning hut, appliances, linens, 8 TVs, dishes and all decor. Live in the main house and the let the income pay the bills! Firewood and ice sales also an option for further income. Private boat launch can support turn around of up a 24 ft. Tons of on site parking. Come and see Norfolk County's best kept secret of the Canadian Caribbean, the stunning beaches of Long Point home to thousands of visitors each year. Popular short term rental location.

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Essential Information

Listing #	40778268
Price	\$1,380,000
Bedrooms	3
Bathrooms	2.00
Square Footage	5,000
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	48-50 Erie Boulevard
Subdivision	Port Rowan
City	Long Point
Province	Ontario
Postal Code	N0E1M0

Amenities

Amenities	Marina, Park, Place of Worship, Schools, Shopping
Utilities	Electricity
Features	Southern exposure, Crushed stone driveway
Parking Spaces	25
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Hood Fan, Window Coverings
Heating	Propane Baseboard heaters, Forced air, Heat Pump
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Aluminum siding, Concrete, Other, Stone
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Construction	Concrete block, Concrete Walls
Foundation	Block

Listing Details

Listing Office	Royal LePage Brant Realty
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