

# \$394,900 - 75 Wolven Street, Port Rowan

MLS® #40779409

**\$394,900**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 0.49 Acres

Port Rowan, Port Rowan, Ontario

Build your dream home in the serene lakeside community of Port Rowan! Custom build your dream home on this magnificent building lot with panoramic view of Long Point Bay. This stunning building site includes a 20% common area ownership of the 2 acre picturesque waterfront parcel across the street, municipal address 94 Wolven Street; providing protected views and lake access. Municipal water and natural gas available. Small town lifestyle with a variety of amenities including shops, golf, a marina, several churches, cafe's and restaurants. Time to explore Ontario's South Coast offering award-winning wineries and breweries, eco-adventures, ziplining, world-class birding, walking/hiking/cycling trails, farmer's markets, shopping and world-class freshwater beaches. Retirement never looked better! Minutes to the white sandy beaches of Long Point. Experiencing nature to the fullest thanks to the Long Point Biosphere Reserve (A Unesco World Heritage Site), boating & fishing on Lake Erie. If you want experience a little culture than the Lighthouse Festival Theatre is a shore drive away in Port Dover; outdoor concerts at the Burning Kiln Winery at St. Williams. The history buffs will love Port Burwell with its Museum of Naval History - HMCS Ojibwa. The perfect active lifestyle for the young at heart, active retiree see what Ontario's South Coast has to offer. (id:6289)



## Essential Information

|           |             |
|-----------|-------------|
| Listing # | 40779409    |
| Price     | \$394,900   |
| Bathrooms | 0.00        |
| Acres     | 0.49        |
| Type      | Vacant Land |
| Sub-Type  | Freehold    |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 75 Wolven Street |
| Subdivision | Port Rowan       |
| City        | Port Rowan       |
| Province    | Ontario          |
| Postal Code | N0E1M0           |

## Amenities

|               |                                        |
|---------------|----------------------------------------|
| Amenities     | Beach, Marina, Schools                 |
| Utilities     | Electricity, Natural Gas               |
| Features      | Southern exposure, Country residential |
| View          | Unobstructed Water View                |
| Is Waterfront | Yes                                    |
| Waterfront    | Waterfront                             |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Homefront Realty |
|----------------|----------------------------------|



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