

\$2,295,000 - 9450 Longwoods Road, Chatham-Kent (chatham)

MLS® #X12296706

\$2,295,000

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Chatham, Chatham-Kent (chatham), Ontario

This is probably one of the most unique residence you will find. It consists of a large multiuse building sitting right on the edge of Chatham. The lot is over 5 acres and it is great example of your home being a vacation destination as well as your home. The lot extends right from highway 2 right back to the Thames River. The back half of the lot is a fantastic retreat with the river, a fire pit, a variety of shade trees, a walking path and some manicured green space. The main building is broken into 3 parts. The back third of the building is a two story residence with in floor heating and ductless wall unit air conditioning. It is a cozy comfortable space that has been home for the current owners for over 20 years. The middle third of the building is currently a retail space for a RV equipment and supply business. The front third of the building is a large work shop where the owner services trailers and RV's. This property would be ideal for a like minded business or any type of mechanic, construction company or anyone else that would value a five acre lot with a large shed and residential unit. It could potentially be developed further to increase the value of the property with additional accessory buildings added or severed and sold. The wall between the retail space and the shop is a dividing wall and could easily be removed if the buyer wants a bigger open shop area. Alternative leave it as is and rent



out one of the shops. This property is worth a look, you may actually love it as much as the current owners and their realtor. (id:6289)

Essential Information

Listing #	X12296706
Price	\$2,295,000
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9450 Longwoods Road
Subdivision	Chatham
City	Chatham-Kent (chatham)
Province	Ontario
Postal Code	N7M5J7

Amenities

Amenities	Fireplace(s)
Features	Wooded area, Flat site, Conservation/green belt
Parking Spaces	30
Parking	Attached Garage, Garage, RV, Shared
# of Garages	2
View	River view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater - Tankless, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Hot water radiator heat
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	1

Exterior

Exterior	Steel
Lot Description	208.5 x 836 FT 5 - 9.99 acres
Foundation	Poured Concrete

Listing Details

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