

# \$629,900 - 50 Upper Canada Drive, Norfolk (port Rowan)

MLS® #X12350536

**\$629,900**

2 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Port Rowan, Norfolk (port Rowan), Ontario

Welcome to 50 Upper Canada Drive, located in The Villages of Long Point Bayan adult lifestyle community in Port Rowan on the shores of Lake Erie. For just \$60.50/month (mandatory), enjoy clubhouse access with an indoor pool, fitness centre, billiards, shuffleboard, workshop, banquet hall and more, plus pickleball, a community garden and serene walking trails. This charming home offers 2 main-level bedrooms, main floor laundry and a smart layout perfect for entertaining. The basement is partially finished with a spacious rec room, office, bonus guest room and bathroom. Outside, the property is beautifully landscaped with a large rear deck, covered gazebo and double garage. A wonderful place to retire among like-minded neighbours, in a quiet and welcoming setting. Just 1 hr to Brantford, 1 hr 15 mins to Hamilton, and 1 hr 20 mins to London (id:6289)



## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12350536     |
| Price     | \$629,900     |
| Bedrooms  | 2             |
| Bathrooms | 3.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 50 Upper Canada Drive |
| Subdivision | Port Rowan            |
| City        | Norfolk (port Rowan)  |
| Province    | Ontario               |
| Postal Code | N0E1M0                |

## Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Beach, Golf Nearby, Marina, Fireplace(s) |
| Features       | Gazebo                                   |
| Parking Spaces | 4                                        |
| Parking        | Attached Garage, Garage                  |
| # of Garages   | 2                                        |

## Interior

|              |                                                              |
|--------------|--------------------------------------------------------------|
| Appliances   | Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator |
| Heating      | Natural gas Forced air                                       |
| Cooling      | Central air conditioning, Air exchanger                      |
| Fireplace    | Yes                                                          |
| # of Stories | 1                                                            |
| Has Basement | Yes                                                          |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior          | Brick           |
| Exterior Features | Landscaped      |
| Lot Description   | 50 x 109.6 FT   |
| Foundation        | Poured Concrete |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX ESCARPMENT REALTY INC. |
|----------------|-------------------------------|



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