

\$699,000 - 81344 Champlain Boulevard, **Ashfield-Colborne-Wawanosh (colborne)**

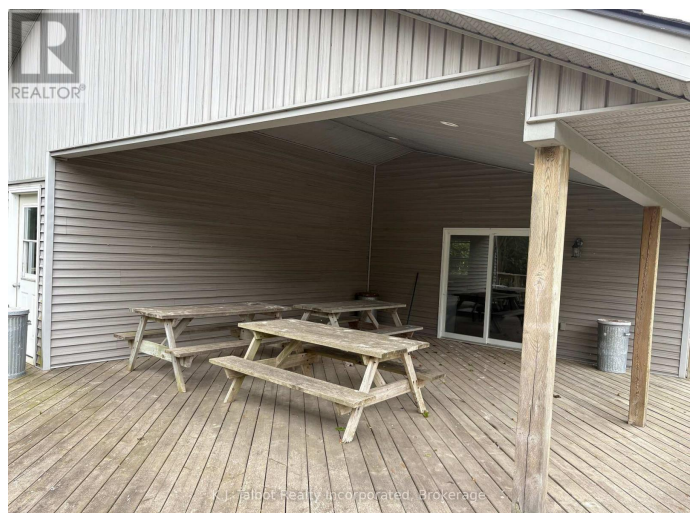
MLS® #X12415672

\$699,000

0 Bedroom, 2.00 Bathroom,
Single Family on 10.00 Acres

Colborne, Ashfield-Colborne-Wawanosh
(colborne), Ontario

Introducing a unique 13-acre riverfront property close to Goderich, offering picturesque river views and directly adjacent to Lake Huron and to a marina. This serene, mature treed setting features a winterized detached building with significant potential as a cottage, previously utilized as a recreational and community hall. The building's exterior is finished with vinyl siding and aluminum soffit and fascia, complemented by a large covered deck and a dedicated area with built-in BBQs. Inside, the building is insulated and drywalled, boasting a vaulted ceiling with pot lights, and an open-concept great room with an oak kitchenette. Patio doors provide direct access to the covered deck area. The building also includes two 2-piece bathrooms and a utility room equipped with an owned hot water tank, water softener, and pressure tank. The property is serviced by EBB heating, a septic system, and a drilled well. Ample parking is available. Residents will enjoy convenient access to various outdoor activities such as trails, fishing, swimming, canoeing, and kayaking, along with easy access to Goderich's amenities. Please note that this property is accessible by appointment only due to seasonal gated access. (id:6289)



Essential Information

Listing #	X12415672
Price	\$699,000
Bathrooms	2.00
Half Baths	2
Acres	10.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	81344 Champlain Boulevard
Subdivision	Colborne
City	Ashfield-Colborne-Wawanosh (colborne)
Province	Ontario
Postal Code	N7A3Y2

Amenities

Utilities	Electricity Connected
Features	Irregular lot size, Carpet Free
Parking Spaces	6
Parking	No Garage

Interior

Appliances	Water Heater, Water softener, Stove, Refrigerator
Heating	Electric Baseboard heaters
Cooling	None
# of Stories	1

Exterior

Exterior	Vinyl siding
Foundation	Block

Listing Details

Listing Office	K.J. Talbot Realty Incorporated
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