

\$567,000 - 40 Rear Erie Boulevard, Norfolk (long Point)

MLS® #X12432770

\$567,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Long Point, Norfolk (long Point), Ontario

Year round cottage, located on a channel to Long Point Bay. Shared deeded beachfront lot with stairway to beach. Cottage has 2 bedrooms on the upper floor along with a bathroom, kitchen and living room. Master bedroom has a walkout balcony. Lower ground floor is not heated and has garage, one bedroom/ mudroom with stairs to kitchen. There is a boathouse lounge with half bath and access to dock and boathouse. . Boathouse holds up to 26 boat with automatic lift and a 30dock. Cottage has electric baseboards but mainly use propane fireplace and ductless AC/Heat unit which is rental from Enercare. Property currently has fibre internet with strong signal with Execulink. Large upper patio with bbq that is great for quiet evenings or fun with friends. Cistern water and septic tank. Both have local services available. (id:6289)

Essential Information

Listing #	X12432770
Price	\$567,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold



Community Information

Address	40 Rear Erie Boulevard
Subdivision	Long Point
City	Norfolk (long Point)
Province	Ontario
Postal Code	N0E1M0

Amenities

Amenities	Beach, Golf Nearby, Marina
Utilities	Cable, Electricity
Features	Irregular lot size
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dryer, Microwave, Hood Fan, Satellite Dish, Stove, Washer, Window Coverings, Refrigerator
Heating	Other
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Aluminum siding
Lot Description	15 x 16.8 M under 1/2 acre
Foundation	Concrete

Listing Details

Listing Office	COMFREE
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