

# \$2,400 - 271 Cotterie Park Road, Leamington

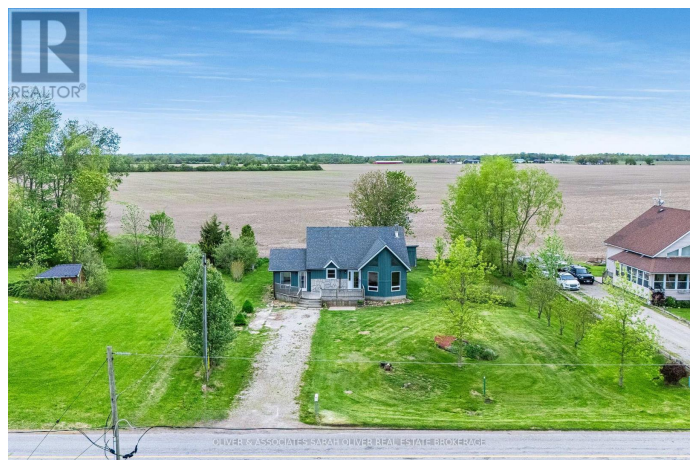
MLS® #X12474958

**\$2,400**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Leamington, Leamington, Ontario

Completely renovated and move-in ready, this stunning 3-bedroom, 1.5-bath home offers the perfect blend of modern comfort and lakeside charm. Located just steps from the shores of Lake Erie, this year-round residence is ideal as a full-time home. Inside, you'll find a bright and airy layout with soaring cathedral ceilings in the living room, an updated kitchen, and a cozy sunroom that captures sweeping views of the lake. The home has been thoughtfully updated throughout while maintaining its warm, inviting character. Enjoy outdoor living at its finest, just minutes from sandy beaches, the marina, provincial parks, and the ferry to Pelee Island. Lake Erie offers world-class fishing and endless opportunities for recreation and relaxation. Whether you're looking for a serene getaway or a savvy investment, this property delivers. Don't miss your chance to live in Leamington's waterfront lifestyle! The landlord requires a rental application ,a completed lease agreement, first & last months rent, credit check, letter of employment, and references from past landlords. (id:6289)



## Essential Information

|            |           |
|------------|-----------|
| Listings # | X12474958 |
| Price      | \$2,400   |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |

|            |               |
|------------|---------------|
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |
| Style      | Bungalow      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 271 Cotterie Park Road |
| Subdivision | Leamington             |
| City        | Leamington             |
| Province    | Ontario                |
| Postal Code | N0P2P0                 |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Beach, Golf Nearby, Marina                                                     |
| Utilities      | Cable, Electricity, Sewer                                                      |
| Features       | Backs on greenbelt, Flat site, Conservation/green belt, Carpet Free, Sump Pump |
| Parking Spaces | 8                                                                              |
| Parking        | No Garage                                                                      |
| View           | View, Lake view, View of water                                                 |
| Is Waterfront  | Yes                                                                            |
| Waterfront     | Waterfront                                                                     |

### Interior

|              |                                                  |
|--------------|--------------------------------------------------|
| Appliances   | Water Heater, Dryer, Stove, Washer, Refrigerator |
| Heating      | Natural gas Forced air                           |
| Cooling      | Central air conditioning                         |
| # of Stories | 1                                                |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Vinyl siding                |
| Exterior Features | Landscaped                  |
| Lot Description   | 100 x 150 FT under 1/2 acre |
| Foundation        | Block                       |

### Listing Details

|                |                                                        |
|----------------|--------------------------------------------------------|
| Listing Office | OLIVER & ASSOCIATES SARAH OLIVER REAL ESTATE BROKERAGE |
|----------------|--------------------------------------------------------|



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