



MLS® #: 604677 b	Major Area: EC
Price: \$250,000	District: BM
Status: Active	Sub-Dist: BU
	Prop Is: For Sale Only
Legal Descr.: LT 7 W/S ELIZABETH ST PL 30 BAYHAM;	
Address: 23 ELIZABETH ST	
City: PORT BURWELL, NOJ 1T0	
Sd/Rd: West	
Near: WELLINGTON	
Nearest Town: TILLSONBURG	
Prop. Size: 66` X 165`	Zoning: R1/LPRCA
Acreage: Less Than 1 Acre	Taxes: \$2382 (2017)
Possession: 60	

Internet Remarks

Cottage now and Retire Later in the hidden gem of Port Burwell with affordable real estate prices and full services. Enjoy sandy beaches, cool breezes, and world class fishing on Lake Erie. This year round home, close to the Lake and partially visible from the front yard, is tucked away on a quiet dead end street was built in 2007 & renovated in 2015. The home has an open concept kitchen & living room with quality finishing, 3 bedrooms and 2 bathrooms. The well built shed is in very good condition and would make an adorable bunkie. The yard has ample space for parking guests, campers, boats, RV's, and there is room for a future garage. The front has a wonderfully inviting verandah for sunrise coffee time and the back yard has a shaded large deck and fire pit. Just a 6 minute scenic walk with easy terrain to the beach. Or get a seasons pass to the nearby Port Burwell Provincial Park boasting 2.5 km of private sandy beach.

Directions

East on Wellington. Turn south on Elizabeth, just past the Legion and before Periscope Playhouse.
<https://goo.gl/maps/vemVMoF7F7q>

Type: Residential	Heating / AC: Central Air, Energy Efficient, Fresh Air Exchng	Water: Municipal
Type of Dwelling: Bungalow	Fuel: Gas	Sewer: Sewer
Parking: Double Drive	Flooring: Hardwood, Ceramic, Laminate	Indoor Features: Wsh/Dry/Frig/Stv
Exterior: Vinyl	Fireplace 1: Rough-In	Site Influences: Cul-De-Sac, Sundeck (S), Treed Lot
Foundation: Block	Fireplace 2:	Outdoor Features: Barbecue, Satellite Dish, Storage Shed
Basement: Full	Rental Equipm.: Water Heater	
Basement Dev: Fully Finished		

# of Rooms: 6	Ensuite: No	Handicap: No
Bedrooms: 3	Age: 10	Solicit Seller: No
Bathrooms: 2 \	SPIS: No	Energy Star Cert: No
# of RI Bathrms:		Special Conditions: N
		Add. Sale Info:

Floor	Room	Size	Floor	Room	Size
1	KI	13.10x9.9	B	FR	25.11x12.6
1	DR	13.9x7.10	B	BR	18.3x13.3
1	LR	12.10x14.10	B	LA	10.2x3.10
1	BR	11.7x8.11	B	OT	15.9x3.10
1	BR	11.6x7.7	M	B4	
1	FO		B	B3	

Improvements:

Listing Office: **RE/MAX CENTRE CITY REALTY INC.(3),
BROKERAGE, INDEPENDENTLY OWNED AND OPERATED**

Compliments of: **TRACEY DAVIES, Sales Person: 519-671-6918**
 E-mail: tracey@traceydavies.ca
 Website: <http://www.traceydavies.ca>
**RE/MAX CENTRE CITY REALTY INC.(3), BROKERAGE,
INDEPENDENTLY OWNED AND OPERATED: 519-633-1000**

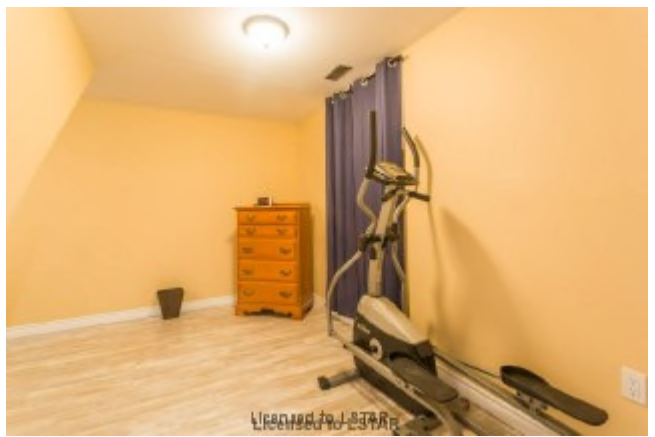
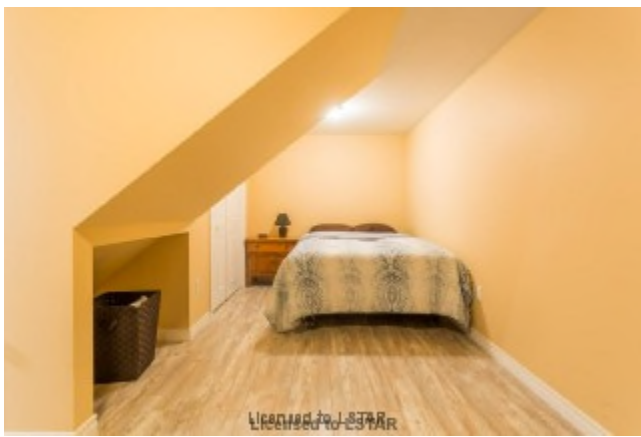


E. & E.O

MLS® # 604677

PORT BURWELL 23 ELIZABETH ST







Port Burwell Lighthouse



end of Elizabeth Street



Port Burwell Beach