280 CHARLOTTE STREET, Central Elgin (Port Stanley)

Ontario, N5L1A8

549,000

For Sale / #X13854864



Bedroom(s): 3

Bathroom(s): 2

Lot Dimensions: 44 x 132.7 FT

Description

Location is everything, this property truly delivers. Situated on a quiet street just steps from Little Beach and only a short walk to Port Stanley\'s Main Beach, you\'ll have easy access to one of Ontario\'s most beloved beach communities. This well-maintained, year-round brick home, the ideal blend of comfort, convenience, and coastal charm. Featuring 3 spacious bedrooms and 2 full washrooms and a fully finished basement with a cozy family room adorned with a fireplace. This inviting home provides plenty of space for families, retirees. The home has had many updates newer roof, All the windows and doors replaced, in 2026 the attic was insulated up to current code. The fully fenced backyard is perfect for entertaining, gardening, or simply unwinding in your own peaceful outdoor oasis. Stroll to the village\'s charming boutiques, local shops, and inviting restaurants, or pick up your everyday essentials at Foodland, conveniently located just down the road. Whether you\'re searching for a full-time residence, a weekend escape, or an investment opportunity, this exceptional property offers the best of lakeside living in one of Southwestern Ontario\'s most desirable communities. Don\'t miss your chance to own a piece of Port Stanley-where every day feels like a vacation! (id:6772)

Features

Area	Central Elgin (Port Stanley)	**Water**	Municipal water
Province	Ontario	**Sewer**	Sanitary sewer
Country	Canada	**Style**	Detached
Ownership Type	Freehold	**Stories**	1
Property Type	Single Family	**Acreage**	false
Building Type	House	**A/C**	Central air conditioning
Lot Dimensions	44 x 132.7 FT	**Total Parking**	4
Heating	Natural gas	**Parking**	No Garage

Room Details

Basement	Bedroom	3.71 m x 3.71 m
Basement	Recreational, Games room	6.03 m x 6.05 m
Ground level	Kitchen	3.6 m x 4.1 m
Ground level	Bedroom	3.4 m x 3 m
Ground level	Bedroom	3.08 m x 3.13 m

Ground level	Living room	5.69 m x 4 m