347 FOURTH STREET, Central Elgin (Port Stanley)

Ontario, N5L1E4

499,900

For Sale / #X14086186



Bedroom(s): 2

Bathroom(s): 2

Lot Dimensions: 36.2 x 56.2 FT ; 56.18ft x 36.2

Description

PORT STANLEY BEACHSIDE !!! - UNIQUE 1.5-STOREY WITH COTTAGE CHARM! Just steps from the sand in the heart of Port Stanley, this character-filled 1.5-storey cottage offers picture-perfect curb appeal and unbeatable rental yield potential in a highly sought-after lakeside location. The beautifully landscaped exterior greets you with a classic white picket fence and a welcoming front porch, while offering the incredible potential to easily convert the front yard into a 3-car parking pad to eliminate beachside parking hassles. Inside, you will love the natural wood character, bright living spaces, and multiple skylights that fill the home with natural light. The main level features a welcoming foyer, a comfortable living room with built-in shelving, a 3-piece bathroom, one bedroom, a spacious eat-in kitchen ideal for gatherings and includes a very special Old Style stove powered by both gas and electricity. There is a rear laundry/utility room with direct access to the back deck and storage shed. The entire upper level is dedicated to a private primary suite retreat, featuring a generous bedroom area, office, dressing space, and a cottage-style soaker tub paired with a functional, separate private ensuite toilet and sink. Complete with a central vacuum and total move-in appeal, this home is priced to move immediately. (id:6772)

Features

Area	Central Elgin (Port Stanley)	**Water**	Municipal water
Province	Ontario	**Sewer**	Sanitary sewer
Country	Canada	**Style**	Detached
Ownership Type	Freehold	**Stories**	1.5
Property Type	Single Family	**Acreage**	false
Building Type	House	**A/C**	Central air conditioning
Age	51 to 99 years	**Acres**	1/2
Lot Dimensions	36.2 x 56.2 FT ; 56.18ft x 36.20ft x 56.18ft x 36.20 ft|under 1/2 acre	**Parking**	No Garage
Heating	Natural gas	**Amenities Near By**	Beach, Golf Nearby, Marina, Park

Room Details

Second level	Primary Bedroom	5.34 m x 7.63 m
Second level	Bathroom	1.32 m x 1.32 m
Main level	Foyer	1.79 m x 2.51 m

Main level	Living room	6.77 m x 2.91 m
Main level	Bathroom	2.87 m x 2.25 m
Main level	Kitchen	3.63 m x 4.64 m
Main level	Laundry room	2.47 m x 2.09 m
Main level	Bedroom 2	2.3 m x 2.4 m