



# 23 Willow Avenue, Long Point



Traditional cottage that offers more than just a retreat; it's a haven for boating enthusiasts and summer seekers alike. Step into the cozy embrace of this cottage, where a sunroom bathes in natural light, inviting you to unwind with a good book or bask in the warmth of the sun. The living room beckons with the crackle of a wood-burning fireplace, perfect for cozy evenings and cherished gatherings. With 2 bedrooms and a convenient 4-piece bathroom, along with main floor laundry, every aspect of comfort is considered. The generous front yard invites endless summer fun, whether it's a spirited game of horseshoe toss or simply lounging in the sunshine. But the true gem of this property lies beyond—a remarkable Boat House that's sure to impress even the most discerning buyer. This 30' x 60' structure boasts a boat slip measuring 19 feet wide by 28 feet deep, complete with a lift on one side and a double-wide electric door for easy access. Ascend to the second floor loft, where a sprawling 766 square feet of living space awaits. Asking \$899,900 MLS®

Bedrooms:	2	Bathrooms:	1
Water Source:	Co-operative	Sewer:	Septic System
Heat Source:	Forced Air/Electric	Taxes:	\$5,107.46/2023
Sq. Ft.:	888 sq.ft	Lot Size:	56' x 135'



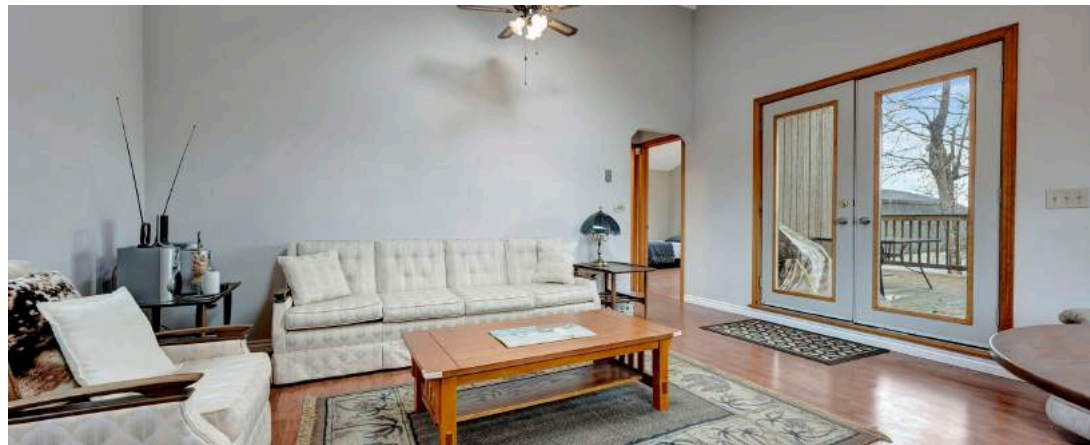
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