



25 Aspen Lane, Port Rowan



Welcome to 25 Aspen Lane in Port Rowan's prestigious Adult community, the Villages of Long Point Bay. The Villages of Long Point Bay is a freehold ownership community meaning you own your land and your home and pay no condo fees. There is a monthly maintenance fee of \$60.50 for maintenance of the common elements including: Clubhouse with gym, pool and community rec. room, pond and walking trails, parking lots, lawn bowling, pickle ball courts and much more. This 2-bedroom, 1 bath, main floor living home is beautifully maintained and move in ready! Bright and open concept interior features kitchen with eating bar island, dining area and spacious living room with large patio doors offering plenty of natural light and stunning views of the farmers field behind. Two bedrooms, a four piece bathroom, main floor laundry room and large storage room with access to the crawl space complete this cute bungalow. Port Rowan is located along Lake Erie's North Shore and the Villages are just a short walk to the downtown businesses and harbour. A great place to retire to or to spend your summer months (either a cottage or perfect for snowbirders who like winters in the south). Asking \$440,000 MLS®

Bedrooms:	2	Bathrooms:	1
Water Source:	Municipal	Sewer:	Municipal
Heat Source:	Forced Air/Natural Gas	Taxes:	\$2,595.16/2024
Sq. Ft.:	1,038 sq.ft	Lot Size:	34.35' x 103.40'



519.586.7922 | 519.426.2072

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