



28 Aspen Lane, Port Rowan



Welcome to this charming home in Port Rowan's Villages of Long Point Bay! This cozy house features 2 bedrooms and 2 bathrooms, including a convenient ensuite. The sunroom provides a tranquil space to enjoy your morning coffee or a great place to relax or entertain. Inside, the home boasts laminate flooring, open concept living/dining room, kitchen with eating area and a gas fireplace. The partially finished basement offers additional space for storage or hobbies, ensuring there's room for everything you need. Located in a vibrant retirement community, you'll have access to amenities such as a clubhouse where the community holds events, indoor pool, and lawn bowling, perfect for socializing and staying active. A monthly community fee of \$60.50 covers these amenities, making it easy to enjoy a relaxed and fulfilling lifestyle by the bay. Discover the peace and serenity of lakeside living combined with the convenience of community amenities at your new home in Port Rowan. Asking \$509,900 MLS®

Bedrooms:	2	Bathrooms:	2+1
Water Source:	Municipal	Sewer:	Municipal
Heat Source:	Forced Air/Gas	Taxes:	\$3,475.92/2023
Sq. Ft.:	1,411 sq.ft	Lot Size:	32.20' x 108.54'



519.586.7922 | 519.426.2072

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Ray Ferris

BROKER OF RECORD

519.428.5068

Ray@EriesEdge.com

Amie Ferris

REALTOR® BROKER

519.420.7950

Amie@EriesEdge.com

Rachel Larose

REALTOR®

226.922.0604

Rachel@EriesEdge.com

Bailey Martin

REALTOR®

226.567.3872

Bailey@EriesEdge.com



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Real Estate Ltd., Brokerage

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