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: 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'



Erie's Edge

519.586.7922 | 519.426.2072 www.EriesEdge.com







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



28 Aspen Lane, Port Rowan











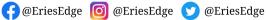




Erie's Edge Real Estate Ltd., Brokerage

519.586.7922 | 519.426.2072 www.EriesEdge.com







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