



319 Erie Boulevard, Long Point



3-season cottage located a short walk to the sandy beaches of Long Point, two provincial parks, Long Point Bird Observatory, and marinas where you can dock your boat for the boating season. 3 bedrooms, open concept layout that flows into the dining and living areas featuring a free standing propane gas fireplace to take off the morning and evening chill in spring and fall. Cozy propane fireplace. The home offers 3 bedrooms, a split bathroom, and stunning Maple Hardwood flooring in most rooms. This property also features a spacious 23 ft x 31 ft garage with a separate screened in room to enjoy the warm summer evenings. Asking \$600,000 MLS®

Bedrooms:	3	Bathrooms:	1+1
Water Source:	Sandpoint Well	Sewer:	Holding-Tank
Heat Source:	Fireplace- Propane/Baseboard	Taxes:	\$2,950.98/2023
Sq. Ft.:	1,576 sq.ft	Lot Size:	66' x Irregular



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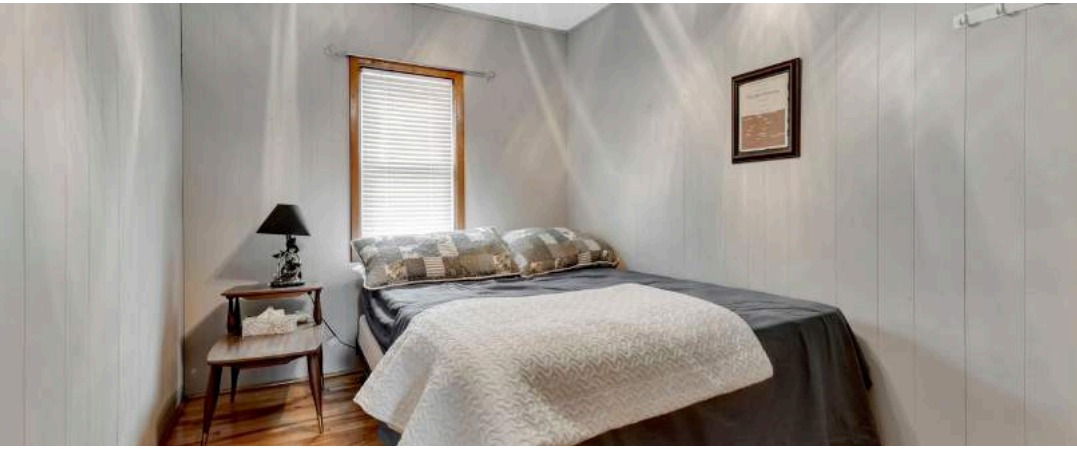
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