



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 \$585,000 MLS®

Bedrooms: 3
Water Source: Sandpoint Well
Heat Source: Fireplace-
Propane/Baseboard
Sq. Ft.: 1,576 sq.ft

Bathrooms: 1+1
Sewer: Holding-Tank
Taxes: \$2,950.98/2023
Lot Size: 66' x Irregular



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