



34 Rogers Avenue, Long Point



Welcome to paradise! This gorgeous piece of prime real estate checks all of the boxes. Enjoy Long Point's beauty throughout each season. Located on the channel with your own private boat well. This property showcases the stunning views of the wildlife in the marsh and Long Point Bay clear to Port Rowan. This vacation home offers stamped concrete walkways and a covered porch and has an open concept design from the front dining area through the kitchen and all the way to the back living room allowing no view to go unseen. The main floor includes two bedrooms and one bathroom and the upstairs has an additional two bedrooms, another bathroom with laundry and a beautiful sitting area to play games and take in Southern Ontario's gorgeous sunsets with the family. This vacation home has plenty of room for everyone. Nothing to do here except put your feet up and enjoy. All of the furniture and appliances are brand new and included for your enjoyment.

Asking \$1,350,000 MLS®

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|---------------|--------------------|------------|--------------------|
| Bedrooms: | 4 | Bathrooms: | 2 |
| Water Source: | Lake/River | Sewer: | None |
| Heat Source: | Forced Air/Propane | Taxes: | \$4,694/2024 |
| Sq. Ft.: | 1,482 sq. ft | Lot Size: | 47.05' x Irregular |

YOUR LOCAL REAL ESTATE TEAM

Erie's Edge
Real Estate Ltd., Brokerage

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