

\$1,299,900 - 266 East Beach Rd, Leamington

MLS® #25019466

\$1,299,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

N/A, Leamington, Ontario

266 East Beach Rd—arguably one of the most unique and inviting lakefront homes in Leamington, emulating the vibe of Pelee Island. Tucked away on nearly 1 acre of pristine shoreline along the East Shore, this property feels like your own private retreat. Surrounded by nature with no neighbours to the north for over 0.4 kilometers - serenity, seclusion, and soul-soothing views define the experience here. Full of rustic charm, yet modern finishes, this 1.5-storey full brick home offers a thoughtful layout with soaring 13'™ ceilings in the main living area, 3 (could be 4) bedrooms, and 2.5 bathrooms. Reclaimed brick from Detroit, stained glass accents, solid oak doors, wood burning fireplace w/ large oak mantle all add warmth & character throughout. Smart home upgrades—including high-end Andersen windows, a 360° 4K infrared security system, smart lighting, and fibre-optic internet—blend old-world beauty with modern convenience. A stunning addition includes an expansive attached garage/workshop with loft space, 10'™ + 8'™ garage doors, heated floors, its own electrical panel, and a loft. The original garage is currently set up as a home gym with flexible storage or parking use. Other highlights: granite countertops, new custom oak bar, main-floor laundry, and a full alarm system. A whole-home HVAC dehumidifier keeps the air fresh year-round, and the roof is a 3-layer 50-year asphalt shingle (2010 main house, 2018 addition). As a bonus, there is a bunkie that offers income potential or guest



accommodations, complete with its own deck, BBQ, private outdoor shower, kitchenette, lofted queen bed, and breathtaking lake views. The shoreline is fortified with a high break wall and massive boulders. 10 min to Point Pelee National Park, 12 min to Leamington Marina & Seacliff Park. If youâ€™ve been searching for a home that feels like a hidden paradise with equal parts peaceful getaway and functional forever homeâ€”this is the one. (id:6289)

Built in 1997

Essential Information

Listing #	25019466
Price	\$1,299,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Freehold

Community Information

Address	266 East Beach Rd
Subdivision	N/A
City	Leamington
Province	Ontario
Postal Code	N8H3V7

Amenities

Features	Circular Driveway, Front Driveway, Gravel Driveway
Parking	Attached Garage, Garage, Heated Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer
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Heating	Propane Forced air, Furnace, Heat Recovery Ventilation (HRV)
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Wood
# of Stories	2

Exterior

Exterior	Brick, Concrete/Stucco
Exterior Features	Landscaped
Lot Description	213.56 X 178.81 x Irreg / 0.908 AC
Foundation	Block

Listing Details

Listing Office JUMP REALTY INC.



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