

\$279,900 - 41 Klies Beach, Colchester

MLS® #25024227

\$279,900

1 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

N/A, Colchester, Ontario

Welcome to Klies Beach -the cottage community in the heart of wine country w/million dollar views. 41 Klies Beach, a 4-season cottage that features open concept living w/large bright liv rm w/cathedral ceilings, dining area, and kit, open to large bdrm area, all w/new LVP floors. Bdrm features 2 patio doors and can easily be converted to 2 bdrms. 3pc bath w/large ceramic shower. 2 decks, overlooking take Erie. New EuroShed for lots of storage and workshop. 2nd shed for even more storage space. Updates include part of roof, mini-split system, new insulation from top to bottom, and cottage has been lifted .. Low util bills make this an affordable year round home, or smart investment for Short Term rental. Land rent approx \$4,000 for the full year, which covers prop tax, water, and road clearing in the winter. Buyer must be approved by Park owner. Mins to Colchester beach, many great restaurants and wineries! ALL OFFERS MUST INCLUDE ATTACHED SCHEDULE B (id:6289)



Essential Information

Listing #	25024227
Price	\$279,900
Bedrooms	1
Bathrooms	1.00
Acres	0.00
Type	Single Family

Sub-Type Leasehold
Style Bungalow, Ranch

Community Information

Address 41 Klies Beach
Subdivision N/A
City Colchester
Province Ontario
Postal Code N0R1G0

Amenities

Features Front Driveway, Gravel Driveway
Is Waterfront Yes
Waterfront Waterfront on lake

Interior

Appliances Refrigerator, Stove
Heating Electric Ductless, Heat Pump
Cooling Heat Pump
Fireplace Yes
Fireplaces Wood
of Stories 1

Exterior

Exterior Aluminum/Vinyl
Foundation Block

Listing Details

Listing Office REMAX PREFERRED REALTY LTD. - 585



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