

\$349,900 - 17234 Lakeshore Road, Rondeau Park

MLS® #25024643

\$349,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

N/A, Rondeau Park, Ontario

For the first time, this cherished generational cottage is available for sale and is ready to welcome new owners! Owned by the same family for decades, it now awaits its next chapter with a new family ready to create lasting memories. The property features 3+1 bedrooms, a den, 1.5 bathrooms, as well as an open-concept living, and kitchen area. In 2000, an addition an upper-level bedroom with ensuite and a walkout to a sun deck with a stunning view of Lake Erie. Just steps from the water, youâ€™ll hear the soft roll of waves and have direct access to kilometres of sandy beach, perfect for swimming, beach games, or simply relaxing in the sun. Across the street, explore the rare Carolinian forest, one of southern Ontarioâ€™s most treasured natural environments where outdoor enthusiasts might enjoy walking the different trails, birdwatching, and biking. This isnâ€™t just a place to stay; itâ€™s a place to belong and offers the perfect retreat to create new memories. Current land lease is in place until December 31, 2038, and 2025 lease/service fee and PILT (payment in lieu of taxes) is approx. \$5,127.47. The land is subject to a lease agreement, which must be finalized with approval from the Ministry of Environment, Conservation and Parks.

(id:6289)

Built in 1955

Essential Information



Listing #	25024643
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Leasehold
Style	Bungalow, Cottage

Community Information

Address	17234 Lakeshore Road
Subdivision	N/A
City	Rondeau Park
Province	Ontario
Postal Code	N0P1X0

Amenities

Features	Double width or more driveway
Is Waterfront	Yes
Waterfront	Waterfront nearby

Interior

Appliances	Microwave, Refrigerator, Stove, Window Air Conditioner
Heating	Electric, Propane Space Heater
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Aluminum/Vinyl
Lot Description	0 X 0
Foundation	Concrete

Listing Details

Listing Office	REALTY HOUSE INC. Brokerage
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