

# \$549,900 - 17178 Lakeshore Road, Rondeau Park

MLS® #25026058

**\$549,900**

3 Bedroom, 1.00 Bathroom, 1,460 sqft

Single Family on 0.00 Acres

N/A, Rondeau Park, Ontario

Relax & unwind at this inviting 3-bedroom, 1-bath lakefront cottage on the beautiful shores of Lake Erie. Inside, you'll find bright, open-concept living with cozy propane fireplace and spectacular views from nearly every window. Thoughtfully updated since 2020, the cottage features a 200-amp electrical service, steel roof, new soffit, fascia, eavestroughs, siding, and trim and more, plus a rebuilt sunroom with solid 2x6 construction. Well insulated with spray foam & blown-in insulation for comfort through the seasons. A 16' x 10' outbuilding with a rooftop deck offers amazing views – a great spot for morning coffee or sunset watching. Appliances and furnishings included - so move right in & start enjoying lake life! Located inside Rondeau Provincial Park, you'll have access to sandy beaches, great fishing and water sports on Rondeau Bay, miles of hiking trails, and incredible birding in the surrounding Carolinian forest. Current land lease in place until December 31, 2038. \*Tax amount includes the lease cost\* (id:6289)

Built in 1948

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | 25026058  |
| Price     | \$549,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |



|                |               |
|----------------|---------------|
| Square Footage | 1,460         |
| Acres          | 0.00          |
| Year Built     | 1948          |
| Type           | Single Family |
| Sub-Type       | Leasehold     |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 17178 Lakeshore Road |
| Subdivision | N/A                  |
| City        | Rondeau Park         |
| Province    | Ontario              |
| Postal Code | N0P1X0               |

## Amenities

|               |                 |
|---------------|-----------------|
| Features      | Single Driveway |
| Is Waterfront | Yes             |
| Waterfront    | Waterfront      |

## Interior

|              |                     |
|--------------|---------------------|
| Appliances   | Refrigerator, Stove |
| Heating      | Propane             |
| Fireplace    | Yes                 |
| # of Stories | 2                   |

## Exterior

|                 |                |
|-----------------|----------------|
| Exterior        | Aluminum/Vinyl |
| Lot Description | 0 X 0          |
| Foundation      | Concrete       |

## Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | O'BRIEN ROBERTSON REALTY INC. Brokerage |
|----------------|-----------------------------------------|



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