

\$199,000 - 70 Bluewater Avenue Unit# 97, St. Williams

MLS® #40606377

\$199,000

2 Bedroom, 2.00 Bathroom, 660 sqft

Single Family on 0.00 Acres

St. Williams, St. Williams, Ontario

THIS 5 YEAR OLD CUSTOM BUILT MOBILE HOME sits on the #1 prime lot in Boothâ€™s Harbour. The season runs from May 1 until Thanksgiving. Electricity stays on year round but is turned off. It sits on Lot #1 and has beautiful views of the lake and Marina. A covered boat slip is rented annually (paid for this year) and is a 20 second walk from the front door. It has oversized windows in the kitchen and living room. Light bright and airy and is finished with shiplap walls, T & G vaulted ceilings and vinyl plank flooring. Central heat and air with a ductless slit system. Large deck outside with over half covered. Lot fees include water and holding tank pump outs. Pump outside are worry free, the park looks after monitoring and pumping them. Electricity is metered through the marina and electricity is very economical. Hallway closet was built to accommodate a stacking washer and dryer. Home insurance is required. New owners are subject to Park ownerâ€™s approval. Owner has paid for grass cutting (\$310/year) and slip fee (\$3390.00) for this year, but the new owner(s) have first choice on this slip which is very convenient. Fully furnished inside and out (table chairs for eating and lounging furniture) with a new barbeque. Electronic key plus spares if needed. Turn Key and enjoy! (id:6289)



Essential Information

Listing #	40606377
Price	\$199,000
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Square Footage	660
Acres	0.00
Type	Single Family
Sub-Type	Leasehold
Style	Bungalow

Community Information

Address	70 Bluewater Avenue Unit# 97
Subdivision	St. Williams
City	St. Williams
Province	Ontario
Postal Code	N0E1P0

Amenities

Amenities	Golf Nearby, Park, Playground
Utilities	Electricity
Parking Spaces	2
View	View of water
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Refrigerator, Stove
Heating	Propane Forced air
Cooling	Central air conditioning, Ductless
# of Stories	1

Exterior

Exterior	Vinyl siding
Foundation	Block

Listing Details

Listing Office	RE/MAX ERIE SHORES REALTY INC. BROKERAGE
----------------	--



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 12th, 2025 at 5:01am EDT