

\$2,700,000 - 86 Old Cut Boulevard, Long Point

MLS® #40771581

\$2,700,000

4 Bedroom, 4.00 Bathroom, 2,983 sqft

Single Family on 0.00 Acres

Long Point, Long Point, Ontario

Welcome to this stunning 2-storey lake house, perfectly situated along the channel on Long Point's sought-after Old Cut Boulevard. From the moment you arrive, you'll be impressed by the double garage, paved driveway, professional landscaping, heated sidewalk and ramp, plus an irrigation system controllable from your phone. Featuring James Hardie siding, shingle-style metal roof, new windows, and Gutter-Guard eavestroughs, this home is built to last. Step inside to a welcoming foyer with a striking staircase. The main-floor bedroom is wheelchair accessible with an ensuite featuring heated floors (Wi-Fi controlled), lighted mirror, tub, and walk-in shower. The vaulted Great Room boasts a floor-to-ceiling stone fireplace and patio doors opening to a multi-level deck with screened 10'—12' gazebo. A cozy sitting room overlooks the channel and bay, while the den is ideal for reading or entertaining. The chef's kitchen offers granite counters, stainless appliances, double wall oven, induction range, and a bright dining area with sunrise views. Main-floor laundry is tucked conveniently off the kitchen. Upstairs, the primary suite is a true retreat, complete with oversized skylight for stargazing, luxury ensuite with Toto bidet, steam shower, heated floors, and smart controls. Step into the four-season sunroom, where heated floors and a dual heat pump keep you comfortable as you enjoy the breathtaking views. Two additional bedrooms and another full bath



complete the upper level. Smart blinds throughout, numerous upgrades, and exceptional attention to detail make this property a must-see. Call today for more information. Alternate mls # X12426976 (id:6289)

Built in 1991

Essential Information

Listing #	40771581
Price	\$2,700,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,983
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	86 Old Cut Boulevard
Subdivision	Long Point
City	Long Point
Province	Ontario
Postal Code	N0E1M0

Amenities

Amenities	Beach, Golf Nearby, Marina
Features	Paved driveway, Skylight, Sump Pump, Automatic Garage Door Opener
Parking Spaces	4
Parking	Detached Garage
# of Garages	1
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront on canal

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Freezer, Microwave, Oven - Built-In, Refrigerator, Stove, Water softener, Water purifier, Washer, Microwave Built-in, Hood Fan, Window Coverings, Garage door opener
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Other
Exterior Features	Lawn sprinkler, Landscaped
Foundation	Block

Listing Details

Listing Office	PEAK PENINSULA REALTY BROKERAGE INC.
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