

\$759,900 - 42 Erieview Lane, Selkirk

MLS® #40777443

\$759,900

4 Bedroom, 1.00 Bathroom, 724 sqft

Single Family on 0.15 Acres

883 - Selkirk, Selkirk, Ontario

Beautifully updated Lake Erie waterfront property fronting on quiet, private lane - mins West of Woodlawn & Peacock Point - 45/55 min/Hamilton, Brantford & 403 - 15 mins E. Port Dover popular amenities - near Selkirk. Positioned majestically on 0.15ac lot is tastefully appointed, freshly redecorated year round cottage offering 1600sf (both levels) of nautically inspired living area - mounted firmly on new 782sf poured concrete basement-2016 boasting sought after IN-FLOOR heat through-out plus spectacular resort-style lake facing yard offering several unobstructed, panoramic water viewing venues -incs 240sf entertainment deck-2017, 288sf paver stone patio-2018 & armour stone garotto'20 built on quality professionally installed break-wall incs retractable lake access ladder. Spacious side foyer provides entry to gorgeous new kitchen-2024 sporting modern white cabinetry, mobile island & premium stainless steel appliances - continues to living room ftrs p/gas FP, sliding door deck walk-out & new man deck walk-out-2020 completed w/2 sizeable bedrooms & updated 3pc bath. Durable engineered hardwood flooring & new drywalled ceiling augmented w/LED pot lights-2024 compliment soft, inviting décor w/stylish flair. Generous size family room highlights 9ft high lower level - perfect for large family or friend gatherings - or - simply to relax after a day of aquatic adventures -incs 2 roomy bedrooms, utility room & east-side landing. Desired heated laminate flooring & multiple oversized



above grade windows ensure comfortable, bright lower level ambience Extras -metal roof'23, exterior vinyl siding'16, windows'16, ductless heat/cool HVAC unit'20, groomed double driveway, 2000 gal water cistern, 2000 holding tank, new 100 amp hydro panel-2024 & stand-by generator w/separate panel. Stylish â€œYear-Rounderâ€• or Ideal â€œWeekend - Weekdayâ€• Retreat - Unpack & Enjoy!
(id:6289)

Built in 1962

Essential Information

Listing #	40777443
Price	\$759,900
Bedrooms	4
Bathrooms	1.00
Square Footage	724
Acres	0.15
Year Built	1962
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	42 Erieview Lane
Subdivision	883 - Selkirk
City	Selkirk
Province	Ontario
Postal Code	N0A1P0

Amenities

Amenities	Beach, Marina
Features	Crushed stone driveway, Country residential, Sump Pump
Parking Spaces	4
View	View of water
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Window Coverings
Heating	Electric, Propane Other, Radiant heat, Heat Pump
Cooling	Ductless
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Escarpment Realty Inc.



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