

\$1,029,900 - 81 Lakeshore Drive, South Dundas

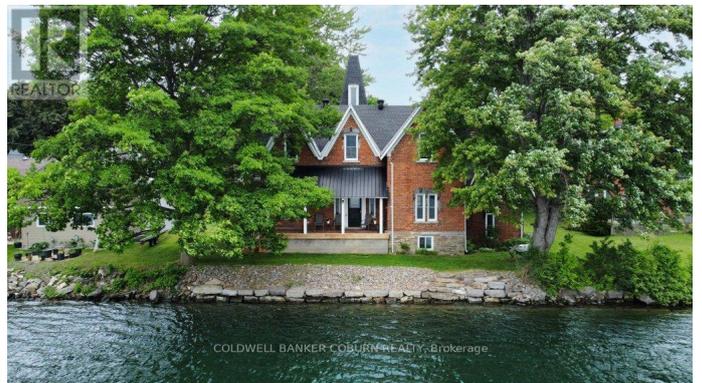
MLS® #X12105424

\$1,029,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

701 - Morrisburg, South Dundas, Ontario

THE CENTENNIAL COTTAGE is a rare Victorian era brick home completed in 1875 and being offered for sale for the first time in 4 decades. Upon entering this home your eyes will immediately be drawn to the sight-lines leading out to the St. Lawrence River. The centre hallway has a magnificent curved staircase leading to the second floor. Strategically placed windows drive in lots of natural light and allow fabulous views of the river. Possessing all the Victorian style this home presents generously sized rooms with large baseboards and high ceilings adorned with crown mouldings. Ceilings in the formal rooms on the first floor average 10 feet 7 inches and 9 feet 3 inches on the second floor. On the exterior above each window is a cast iron image of a young Queen Victoria. The maids quarters on the east side have been converted to an attached garage. There are two stairways to the basement, which has good height and possesses large windows looking out towards the river. The land extends to the waters edge without an OPG licence. The St. Lawrence River, shopping, banks, restaurants, parks, swimming beach, boat launch & dock, medical & dental clinics, golf, curling, arena, library & Upper Canada Playhouse are all a short walk or bicycle ride away. Please take the virtual tour and check out the additional photos, aerial drone photos and floor plans. Major Upgrades: 2016-2019 - 37 Windows Replaced; 2018 - Garage Door Replaced; 2018-2019 - 2 Man Doors



Replaced; 2019 - Retaining Wall and Shoreline
Restored; 2021 - New Gas Furnace Installed;
2022 - Roof Shingled and Eavestrough
Installed; - Sewer Lateral Replaced. Utility
Costs: Gas - \$204.00 per month; Hydro -
\$70.58 per month; Water/Sewer - \$90.60 per
month. (id:6289)

Essential Information

Listing #	X12105424
Price	\$1,029,900
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	81 Lakeshore Drive
Subdivision	701 - Morrisburg
City	South Dundas
Province	Ontario
Postal Code	K0C1X0

Amenities

Utilities	Cable, Electricity, Sewer
Features	Irregular lot size, Sloping
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2
View	River view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water meter, Dishwasher, Dryer, Oven, Range, Washer, Refrigerator
Heating	Natural gas Forced air

Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	108.5 x 86 Acre under 1/2 acre
Foundation	Stone

Listing Details

Listing Office COLDWELL BANKER COBURN REALTY



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