

\$625,000 - 270 Cotterie Park, Leamington

MLS® #X12172446

\$625,000

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Leamington, Leamington, Ontario

Welcome to your dream waterfront retreat on the shores of Lake Erie. This beautifully designed home has been meticulously rebuilt over the past 10 years and features two spacious bedrooms and two full bathrooms. Perfectly suited for year-round living, a getaway cottage, or a short-term rental. The open-concept layout is filled with natural light and offers unobstructed lake views from the main living spaces. A two-car garage with inside entry provides convenience, while the modern design ensures low maintenance and energy efficiency. Step outside to a covered back deck where you can relax and take in stunning sunrises over the water. With completed shoreline protection (2 steel break walls and large rock wall), you can fish right from your backyard and enjoy the serenity of lakeside living with peace of mind. Located just minutes from beaches, a full-service marina, and the renowned Point Pelee National Park, this home offers not only a beautiful setting but also unbeatable access to some of the regions best outdoor activities. Whether you're looking for a tranquil place to call home, a 4 season cottage or a smart investment opportunity, this Lake Erie property is the perfect blend of comfort, convenience, and natural beauty. (id:6289)



Essential Information

Listing # X12172446

Price	\$625,000
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	270 Cotterie Park
Subdivision	Leamington
City	Leamington
Province	Ontario
Postal Code	N0P2P0

Amenities

Amenities	Beach, Marina
Utilities	Cable, Electricity, Electricity Connected, Natural Gas Available
Features	Flat site, Carpet Free
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2
View	View, Lake view, View of water, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water meter
Heating	Electric Heat Pump
Cooling	Wall unit
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	100 x 226 FT 1/2 - 1.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office

OLIVER & ASSOCIATES SARAH OLIVER REAL ESTATE 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 15th, 2025 at 5:31pm EDT