

\$1,999,999 - 219 Ordnance Avenue, Norfolk (turkey Point)

MLS® #X12174790

\$1,999,999

5 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Turkey Point, Norfolk (turkey Point), Ontario

A VIEW IN THE FRONT WITH ACCESS IN THE BACK!! Kick back and relax at the Lake in style! Step through the doors and be greeted by an open concept kitchen/living/dining area with large foyer, spacious seating and propane fireplace with live-edge mantle. Bathed in natural light, the space boasts near floor-to-ceiling, wall-to-wall, east-facing windows that connect to a covered patio area with stamped concrete, power screens, pot lights and ceiling fans - ideal for outdoor dining and nightcaps with friends. Also on the main, enjoy a well-appointed kitchen with granite island, counters and breakfast bar peninsula. It connects to a dedicated dining area that walks out through sliding doors to the rear. 2 bedrooms, stackable, main-floor laundry, pantry and a 4pc bath round out the main level. Upstairs, find 3 more bedrooms, with 4pc cheater-ensuite, large storage closet and additional, cozy family room. The sprawling master with balcony walkout is a show-stopper that offers a breath-taking view of Lake Erie, putting this property into a league of its own. BUT WAIT - THERE'S MORE!!! Outside, the backyard connects to the channel with dock access. There is an interlock patio and BBQ area and a green space with plenty of room to run around, play games or have bonfires. There is also an outdoor tiki bar with roll-up garage doors, stool and bar-top seating area, outdoor shower/bathroom and storage shed



with power. If that's not enough, enjoy nearly 70ft of rear dock ending with a 9x15 seating area with pergola, overlooking the channel. Other updates: Sprinkler/irrigation system, generator, SONOS sound system throughout, in-floor heating throughout the main, 200amp service, bubbler, see-doo float pad and no rental equipment whatsoever, OH MY! This home is incredible and move-in ready. All that you see in this lovely home is negotiable, so don't be shy! The channel fees have also been paid for 2025. Turkey Point is an incredible place to spend time. Come find out! (id:6289)

Essential Information

Listing #	X12174790
Price	\$1,999,999
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	219 Ordnance Avenue
Subdivision	Turkey Point
City	Norfolk (turkey Point)
Province	Ontario
Postal Code	N0E1T0

Amenities

Amenities	Beach, Marina, Fireplace(s), Separate Heating Controls
Utilities	Cable, Electricity, Wireless, Electricity Connected, Telephone
Features	Level lot, Waterway, Flat site, Lane, Carpet Free
Parking Spaces	6
Parking	No Garage
View	View, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Barbeque, Central Vacuum, Water Heater, Water Heater - Tankless
Heating	Propane Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Concrete
Exterior Features	Landscaped, Lawn sprinkler
Lot Description	36.6 x 226 FT under 1/2 acre
Foundation	Concrete, Slab

Listing Details

Listing Office Century 21 Heritage House Ltd Brokerage



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