

# \$400,000 - 3349 Old Dexter Line, Central Elgin

MLS® #X12339760

**\$400,000**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Rural Central Elgin, Central Elgin, Ontario

Welcome to your future sanctuary- build your cozy cottage or a grand estate on this peaceful and private setting surrounded by mature trees and soothing lake sounds with frequent visits from many songbirds and eagles that make the landscape come alive. There are epic sunsets that light up the sky in a blaze of colour- every evening feels like a private show! While the property itself does not offer direct lake access, you are less than a 3 minute drive to Port Bruce Provincial Park or the Public beach and a short drive to the charming lakeside communities of Port Stanley, Port Burwell, Long Point all dotting the beautiful sunny shores of Lake Erie. This rare gem offers the perfect canvas to build your custom dream home. (id:6289)



## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12339760     |
| Price     | \$400,000     |
| Bedrooms  | 4             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3349 Old Dexter Line |
| Subdivision | Rural Central Elgin  |

|             |               |
|-------------|---------------|
| City        | Central Elgin |
| Province    | Ontario       |
| Postal Code | N0L2H0        |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Beach                                  |
| Utilities      | Electricity                            |
| Features       | Irregular lot size, Open space         |
| Parking Spaces | 20                                     |
| Parking        | No Garage                              |
| View           | View, View of water, Direct Water View |
| Is Waterfront  | Yes                                    |
| Waterfront     | Waterfront                             |

### Interior

|              |                                  |
|--------------|----------------------------------|
| Appliances   | All, Dryer, Washer, Refrigerator |
| Heating      | Other                            |
| Cooling      | Window air conditioner           |
| # of Stories | 2                                |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Landscaped                    |
| Lot Description   | 425.5 x 451 FT 2 - 4.99 acres |
| Foundation        | Slab                          |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | ROYAL LEPAGE RESULTS REALTY |
|----------------|-----------------------------|



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