

\$589,900 - 3606 Firelane 12, Port Colborne (sherkston)

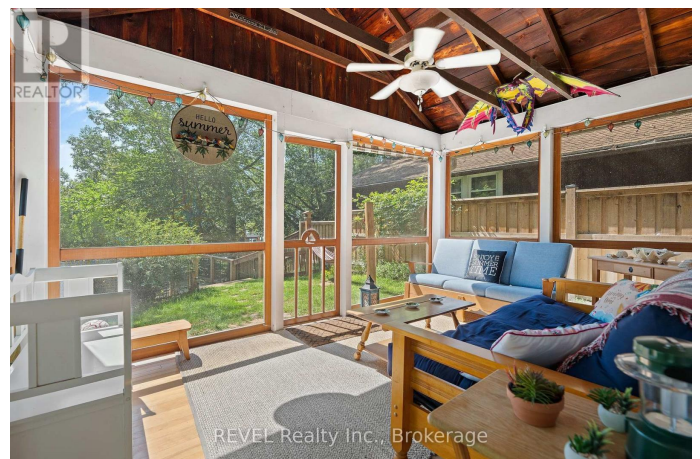
MLS® #X12397523

\$589,900

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

874 - Sherkston, Port Colborne (sherkston),
Ontario

Tired of all that traffic to reach your cottage every weekend? Why don't you invest your time and money at Lake Erie. Welcome to this charming, three season cottage located at Silver Bay, on Lake Erie. Enjoy and escape to your get away on an elevated lot with deeded access to a private sandy beach. This three bedroom home is perfect for your own little getaway and also could be used as an income opportunity. Featuring a large open concept, kitchen, living and dining area with an enclosed porch. Relax and enjoy with access to a private sandy beach. This home has many features, including living room with a beautiful stone wood-burning fireplace and you will notice the vaulted ceilings in this open concept floor plan, also including new vinyl plank flooring and newer appliances. It comes fully furnished with three bedrooms and one bathroom, and also has a large deck overlooking the lake to enjoy. Step outside and discover a quiet backyard with a flagstone walkway, fire pit and your own private outdoor shower overlooking a ravine, which gives you plenty of privacy, which is perfectly situated close to a path leading to a sandy beach with soft bottom making it ideal for families whether you're looking for a personal getaway or an income generating rental opportunity. The location is just 15 minute drive to the charming downtown areas of Port Colborne and Ridgeway where you will find many shops, boutiques and eateries.....additionally close to



Sherkston, the Peace Bridge at Buffalo, the QEW, and Highway 406. Seasonal water is provided by Silver Bay Water Co. for approx. \$400/year and Annual fees to the Silver Bay Landowners Association approx. \$300/year (id:6289)

Essential Information

Listing #	X12397523
Price	\$589,900
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3606 Firelane 12
Subdivision	874 - Sherkston
City	Port Colborne (sherkston)
Province	Ontario
Postal Code	L3K5V3

Amenities

Amenities	Fireplace(s)
Features	Carpet Free
Parking Spaces	2
Parking	No Garage
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Range
Heating	Electric, Natural gas Heat Pump, Not known
Cooling	Wall unit
Fireplace	Yes

# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Lot Description	50 x 190.3 FT
Foundation	Block

Listing Details

Listing Office REVEL Realty Inc., Brokerage



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