

**576 Cedar Bay Road**  
Port Colborne, ON



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**MLS# 40066866**



**\$415,000**

**2 Bedrooms | 1 Bathroom | 1,451 Sqft**

Enjoy peaceful, country living in this Cedar Bay community. Ideally situated close to Cedar Bay Beach and Centennial Park, water enthusiasts can enjoy swimming, kayaking, paddle boarding and fishing. The Friendship Trail is just down the road for the cyclists and hikers and a playground is nearby for children. This adorable, partially winterized and updated 1,451 sqft 3 season cottage is being sold as is, where is. There are 2 spacious bedrooms and 1 bath. You will find a cozy kitchen with island, living room with gas fireplace, separate dining room, and a laundry/mud room. The large, bright, family room has a 10 ft high ceiling and sliding glass doors to a welcoming backyard with a patio and fire pit for your enjoyment, a perfect place to view the gorgeous sunsets. Many upgrades have been completed including 3 heating/cooling electric wall units(2020), upgraded electrical(2020), and a security system(2020). Find a water purification and softener system, owned hot water tank, paved parking for 4 vehicles, front deck with gazebo-like frame for summer enjoyment, your own flag pole and more. Don't miss this opportunity for a 3 season home or getaway within walking distance of Lake Erie. (id:27)



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For full listing details, please scan:

