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Southpoint **SUN** Real Estate




CENTURY 21
 Erie Shores Realty Inc. Brokerage
DEBRA PARKER
 SALES REPRESENTATIVE
 519.325.9257
 debra.parker@century21.ca

FEATURED HOMES OF THE WEEK

\$569,900




**144 HERITAGE RD.
 KINGSVILLE**

Beautiful 2-Storey Family Home on Heritage Road
 MLS #20000659 | Bursting with curb appeal
 this home features a lovely front covered porch,
 landscaping & in-ground sprinklers. Indoors
 enjoy a bright open-concept living space, dining
 & kitchen area. The kitchen includes a pantry &
 large breakfast bar (fridge, stove + dishwasher
 included). This home features 3 beds all on the
 second floor, as well as, 3.5 baths. Master suite
 is complete with an ensuite bath & walk-in closet.
 Fully finished basement offers additional living &
 entertainment space.




Aron Blatz
 Sales Representative
 519.816.7970
CENTURY 21
 Erie Shores Realty Inc.




**206 JAMES AVE,
 KINGSVILLE**

- \$429,000
- 3 + 1 bedrooms
- 3 baths
- Fully finished lower level




Jim Boutros
 Sales Representative
 cell 519.791.4319

\$699,900




INVESTMENT OPPORTUNITY: TWO FULLY FURNISHED LAKEFRONT HOMES

1004 & 1006 Point Pelee Drive, Leamington
 MLS #20003288 | 1004 was renovated from the
 ground up less than 25 years ago & is a year-round
 home with 2 beds, 2 baths, furnace & A/C, full
 basement, attached garage & more! 1006 is a 2 beds,
 1-bath cottage with a beautiful screened-in porch. Great
 opportunity for a savvy investor or anyone who'd like to
 have a separate home steps away for family & visitors.
 Properties are separately deeded; both have had sewers
 paid in full & connected.



Cody Kraus
 Broker
 519.322.7105
CENTURY 21
 Erie Shores Realty Inc.

\$599,900





**52 CONSERVATION BOULEVARD,
 KINGSVILLE**

Executive Ranch Home in Golfside Village
 MLS #20001606 | Beautiful 1,900 sqft open
 concept with high ceilings, featuring 5 beds & 4
 baths. Beautiful kitchen with granite counters,
 living room with gas fireplace & hardwood floors.
 Walk-out to rear patio overlooking fenced-in yard
 with storage shed. Option for main or basement
 laundry. Fully finished basement with 2 beds,
 office, bath, storage + huge family room &
 roughed in wet bar. Master suite with walk-in
 closet & ensuite bath.



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\$429,900




**MERSEA RD. 21
 LEAMINGTON**

Private Setting to Build Your
 Dream Home!

MLS# 20001737/20001739 - Beautiful 25-acre
 parcel with 453' frontage on Mersea Rd. 21 &
 highly productive sand spot-phase land with plastic
 tiling every 30'. Located between Leamington &
 Wheatley, just south of Talbot & East Mersea Public
 School. Great location for privacy with very little
 traffic, but conveniently only a 10 min drive to
 hospital, big box stores & more. Very fertile land,
 ideal for vegetables/cash crop. Buyer to verify
 building permit with township.



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\$579,900




**330 COUNTY RD. 14
 COTTAM**

Spacious Family Home in Ideal
 Country Location

MLS #20003257 This home boasts 3,000 sqft.
 with 5-6 beds, an ensuite bath, main floor
 laundry & a fully furnished lower level with grade
 entrance. The open concept design offers views
 north & south from the great room + country-
 sized kitchen. A huge covered deck overlooks the
 Ruscom River, pool, potting shed & fire pit. Many
 recent updates include flooring, baths, beautiful
 glass fireplace, roof (2015), furnace (2010), most
 windows & fresh paint.



Timothy Mercer
 Broker
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You Are #1 With Us!



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