



**COLDWELL BANKER**  
STAR REAL ESTATE  
BROKERAGE

*Welcome to ...*  
**6285 GRANDVIEW LINE**  
**WALLACETOWN**  
**\$250,000.00**

566 Talbot Street  
St Thomas, Ontario N5P 1C4  
Call or Text 519-670-9223  
earl-taylor@coldwellbanker.ca



**EARL TAYLOR**  
**BROKER**



***FEATURES OF THIS FINE HOME***

- Note: This property is known as 6285 Grandview Line, Wallacetown but is located in the community described as 30833 Fingal Line.
- Are you looking for a winterized cottage that has not only a great view of Lake Erie but has a footpath access to its fabulous beachfront? Then you need to checkout this fabulous winterized cottage!
- This home is located on a 60' x 120' leased land lot in a quaint beach community of 18 cottages just 20 minutes west of St Thomas.
- The second level, which provides spectacular southerly views of Lake Erie, consists of a bright Livingroom, an eat-in Kitchen with a propane stove, a Dinette, 2 Bedrooms, a 4 piece Bath and a screened porch that's perfect for viewing the lake 24 hours a day.
- The main level features Bedroom number 3, a Laundry / Entrance Foyer, lots of storage rooms and an oversized single car Garage.
- Outside you'll find a double wide gravel drive, a steel roof and maintenance free vinyl siding.
- Annual costs include Land Lease \$3,582.15, Municipal water fee \$275.00, Taxes \$641.99, Insurance \$100.98, Road maintenance \$200.00 and Common Area Maintenance \$229.97.
- The new owner will be required to complete an application and enter into a 5 year land lease with the property owner. Costs shown are current costs. Property owner / Landlord has first right of refusal on all Offers.

**MAIN FLOOR**

LIVINGROOM - 23' 5 x 12' 1	DINETTE - 11' 5 x 12' 1	KITCHEN - 12' 1 x 12'
FOYER - 7' 4 x 6' 7	PRIMARY BEDROOM - 15' 7 x 11' 9	BEDROOM - 11' 9 x 11' 6
PORCH - 23' 6 x 8'	BATH - 4 PIECE	

**BASEMENT**

BED ROOM - 11' 3 x 11' 4	LAUNDRY - 11' 3 x 10'	STORAGE - 19' 6 x 7' 7
STORAGE - 20' x 11'	STORAGE - 12' x 7'	

TAXES - \$641.99 for 2023

LOT SIZE - 60' x 120'

For more information on this lovely home please call **EARL TAYLOR** direct at **519-670-9223** today  
Visit my website at **www.RealEstateinStThomas.ca** or email me at **earl-taylor@coldwellbanker.ca**

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