

# \$459,900 - 102 - 100 The Promenade, Central Elgin (port Sta

MLS® #X12003791

**\$459,900**

2 Bedroom, 2.00 Bathroom,  
Single Family

Port Stanley, Central Elgin (port Stanley), Ontario

Let's go to Kokomo! This beautiful and spacious condo in the heart of the Kokomo Beach Club community is steps from the Port Stanley Blue Flag beach and charming downtown Port Stanley with a lovely selection of shops and restaurants. This Shore Model (approximately 1,000 - 1,020 sf) is a 2 bedroom, 2 bathroom condo which offers a spacious and well laid out floorplan with a private balcony. Some of the features include a master with a walk-in closet and ensuite, and open living space off the kitchen. Your home will be finished with designer selections in your choice of two different colour schemes.

Finishes include quartz countertops in kitchen and island, luxury vinyl plank flooring in the living areas, ceramic tile in the bathroom, and more. Each unit has private HVAC controls, in-suite laundry, underground parking, and access to the rooftop patio with lovely views of the Kettle Creek Golf Course. Owners will also enjoy a membership to the Kokomo Beach Club complete with an outdoor pool, gym, yoga studio, and owners lounge, which is located adjacent to the building. Explore the Kokomo community including a pond, park, views of the golf course and 12 acres of protected forest through the walking trail.

Please contact Listing Realtors for pricing and availability. Note that the condo fees are based on .38 per sf plus \$80 per unit for the Beach Club. INCENTIVE OFFERED: The next person to buy a Shore model from the builder, a second underground parking space



will be included in the purchase. LIMITED  
TIME INCENTIVE. Photos are from a different  
unit but same model in the building. (id:6289)

### **Essential Information**

Listing #	X12003791
Price	\$459,900
Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Apartment

### **Community Information**

Address	102 - 100 The Promenade
Subdivision	Port Stanley
City	Central Elgin (port Stanley)
Province	Ontario
Postal Code	N5L1C5

### **Amenities**

Amenities	Visitor Parking, Storage - Locker
Features	Balcony
Parking Spaces	2
Parking	No Garage, Underground

### **Interior**

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

### **Exterior**

Exterior	Concrete
Foundation	Poured Concrete

### **Listing Details**

Listing Office	A TEAM LONDON
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