

# CATAWBA ISLAND



\$ 695,000



1291 Marsh View, Port Clinton, OH 43452

WEB: [1291MarshView.com](http://1291MarshView.com)

- » Beds: 4 | Baths: 3 Full, 2 Half
- » MLS #: 20195027
- » Single Family | 4,240 ft<sup>2</sup> | Lot: 22,750 ft<sup>2</sup> (0.52 acres)
- » YOU WILL LOVE THE SETTING AND WILDLIFE VIEWS
- » 2 Story living room sharing 2-sided gas fireplace with family room
- » Kitchen designed for a royal family recently renovated and open to family room.
- » First floor master suite with large closets and access to breakfast deck.
- » 3 roomy bedrooms, landing, and rec-room on second level.

QR Code



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Len Partin Group\_Bolte Real Estate  
129 Madison Street  
120 Second Street  
Port Clinton, OH 43452

You will love the setting and the wildlife views from this 4 bedroom 3 ½ bath luxury home in Marsh's Edge featuring a 2-mile private walking trail starting from your waterfront deck. The 2-story living room has a 2-sided gas fireplace shared with the 22'x16' family room. Royal family styled 17'x18' kitchen recently renovated with granite counter tops and appliances is supported by the adjoining 11'x14' pantry/laundry room. The 1st floor master bedroom suite is very large with access to breakfast patio & incredible sun rise views. First floor 11'x11' den and formal dining room. Second level offers open landing, 3 roomy bedrooms, plus a 16'x22' rec-room, and lots of off season storage in addition to the 3 car attached garage. Climate comfort provided by 2 furnaces and 2 a/c units. This location is stunning & made to be enjoyed.

