

\$1,249,000 - 69 Prospect Street, Port Dover

MLS® #40727285

\$1,249,000

4 Bedroom, 4.00 Bathroom, 2,126 sqft

Single Family on 0.69 Acres

Port Dover, Port Dover, Ontario

COUNTRY CHIC IN TOWN. On almost 3/4 of an acre this Riverfront home screams home! Originally built in 1880 the house was raised, renovated, new addition and new garage added in 2021 creating the perfect balance of modern in town living with a country vibe. The farmhouse front porch design brings a welcoming and relaxing overall feel to the house and opens to a cheery country kitchen with furniture-style cabinetry, large island, gas stove and a walk-in pantry. Great room features a cathedral ceiling and opens to a 18' x 12' covered deck for outside dining while taking full advantage of the Lynn River and Silver Lake water views. Living Room with nat. gas fireplace also features beautiful views of Lynn River and Silver Lake. New basement (2021) with 8' 9 ceiling height already has a finished 3 pc bath with heated flooring with the remainder ready for your ideas! The second level is a fully self-contained, 2 bedroom apartment with separate entrance and utilities, fully renovated 2021 and currently rented. Grounds include a custom garden shed (10' x 16') with double doors for a lawn tractor, landscaping and mature trees including Tulip and Mulberry Trees. Waterfront deck and a floating dock provides access to the Lynn river for a quiet paddle to float your worries away. Enjoy a gentle paddle to the sights and sounds of nature where Great Blue Herons and migratory birds are familiar visitors and freshwater turtles nest nearby. Fully insulated and heated garage (29' x 26') with 9' wide



doors and 11' ceiling height. New insulation, Everlast composite siding, decks and steel roof (2021). Outstanding location on the much desired south side of Prospect street, a 1.5 km walk downtown to restaurants, shopping, live theatre and the beach. Port Dover is known for its charming shops, friendly community and an active lifestyle. Great opportunity to own one of Port Dover's premier estate sites! (id:6289)

Essential Information

Listing #	40727285
Price	\$1,249,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,126
Acres	0.69
Type	Single Family
Sub-Type	Freehold

Community Information

Address	69 Prospect Street
Subdivision	Port Dover
City	Port Dover
Province	Ontario
Postal Code	N0A1N6

Amenities

Amenities	Shopping
Features	Automatic Garage Door Opener
Parking Spaces	12
Parking	Attached Garage
# of Garages	1
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront on river
Has Pool	Yes

Pool Above ground pool

Interior

Appliances Central Vacuum, Dishwasher, Dryer, Refrigerator, Washer, Gas stove(s), Window Coverings, Garage door opener

Heating Natural gas Forced air

Cooling Central air conditioning

Fireplace Yes

of Fireplaces 1

of Stories 2

Has Basement Yes

Exterior

Exterior Other, Hardboard

Exterior Features Landscaped

Foundation Poured Concrete

Listing Details

Listing Office GOLD COAST REAL ESTATE LTD. BROKERAGE



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Listing information last updated on October 14th, 2025 at 7:46am EDT