

\$1,349,900 - 52 Beechnut Lane, Port Dover

MLS® #40730796

\$1,349,900

4 Bedroom, 3.00 Bathroom, 2,971 sqft

Single Family on 0.00 Acres

Port Dover, Port Dover, Ontario

Welcome to 52 Beechnut Lane situated in the exclusive community of The Flats at Black Creek. This stunning bungalow offers an exceptional blend of luxury, comfort, & natural beauty. Surrounded by 14 acres of private parkland, residents enjoy access to scenic hiking trails & over 2,000 feet of private waterfront – complete with boat slips, kayak launch, & a fishing platform reserved exclusively for homeowners. Offering 2,971 sqft of total living space, this home has 2+2 bedrooms, 3 full bathrooms, and double attached garage. As you approach the home, you™ll be welcomed by a landscaped yard & charming covered front porch. Inside you'll find modern, high-end finishes, from the hardwood flooring to the crown moulding flowing throughout the main floor. The spacious front bedroom can easily serve as a home office, and has direct access to the main 3-piece bath. Continue to the heart of the home, where the living, dining, & kitchen areas are bathed in natural light and flow together. The kitchen is a chef™s dream, w/ample cabinetry, quartz countertops, centre island, and walk-in pantry. The dining area overlooks the beautiful backyard, offering the perfect backdrop for everyday meals or special gatherings. Anchoring the living room is a striking gas fireplace, framed by a coffered ceiling. Just steps away, the primary bedroom features a luxurious 5-piece ensuite & a generously sized walk-in closet for all your storage needs. Head down to the fully finished



lower level, where you'll find 2 additional spacious bedrooms, a full bathroom, and a large rec room complete with a gas fireplace. Step into the backyard oasis, where a spacious covered porch awaitsâ€”complete with a cozy gas fireplace. Whether you're exploring the surrounding trails, launching your kayak at the private dock, or simply relaxing in the comfort of your beautifully crafted home, this home offers a rare lifestyle opportunity in a truly special setting. (id:6289)

Built in 2023

Essential Information

Listing #	40730796
Price	\$1,349,900
Bedrooms	4
Bathrooms	3.00
Square Footage	2,971
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Condominium
Style	Bungalow

Community Information

Address	52 Beechnut Lane
Subdivision	Port Dover
City	Port Dover
Province	Ontario
Postal Code	N0A1N7

Amenities

Amenities	Beach, Golf Nearby, Shopping
Features	Conservation/green belt, Country residential, Sump Pump, Automatic Garage Door Opener
Parking Spaces	6
Parking	Attached Garage
# of Garages	1

View	No Water View
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer, Microwave Built-in, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Other, Stone
Foundation	Poured Concrete

Listing Details

Listing Office	Revel Realty Inc
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