

\$969,900 - 2785 Lakeshore Road, Dunnville

MLS® #40764453

\$969,900

4 Bedroom, 2.00 Bathroom, 1,650 sqft

Single Family on 0.00 Acres

602 - Dunn, Dunnville, Ontario

Welcome to this beautifully redone 2-storey home just outside of Dunnville, where modern updates meet timeless charm. Situated on a spacious lot and directly across from Lake Erie, this unique property includes ownership of the waterfront – your private piece of paradise right across the street! Step inside to discover a fully updated interior designed with comfort and style in mind. The main level offers a bright and open living space, featuring large windows that flood the home with natural light and provide stunning panoramic lake views. A thoughtfully renovated kitchen boasts lots of cabinetry, updated countertops, stainless steel appliances, and a functional layout that's perfect for entertaining or quiet nights in. Upstairs, you'll find three spacious bedrooms, including a primary retreat with scenic views, double closet, and raised patio deck overlooking backyard, and easy access to a modernized full 5 piece bathroom. The finished basement adds even more living space – ideal for a cozy family room, lower level kitchen, , guest suite, large storage area, and laundry area. A highlight of this home is the attached double garage, offering plenty of space for vehicles, storage, or workshop needs. The exterior is just as impressive, featuring a well-maintained yard and a private patio area perfect for summer evenings or morning coffees. But what truly sets this property apart is the deeded ownership of the waterfront directly across the road. Imagine launching your kayak, casting a line, or simply



enjoying the calming lake views anytime you please! Located just minutes from downtown Dunnville’s shops, restaurants, parks, and schools, and only a short drive to beaches, this home offers the perfect balance of small-town charm and modern living. Don’t miss your chance to own a rare piece of Dunnville with water access, room to grow, and nothing left to do but move in and enjoy. Book your private showing today! (id:6289)

Essential Information

Listing #	40764453
Price	\$969,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,650
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	2785 Lakeshore Road
Subdivision	602 - Dunn
City	Dunnville
Province	Ontario
Postal Code	N1A2W8

Amenities

Amenities	Beach, Golf Nearby, Hospital, Marina, Park, Schools
Features	Country residential
Parking Spaces	8
Parking	Attached Garage
# of Garages	1
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage NRC Realty Inc.



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