

\$674,999 - 2399 Lakeshore Road, Dunnville

MLS® #40764477

\$674,999

2 Bedroom, 1.00 Bathroom, 935 sqft

Single Family on 0.00 Acres

065 - Rainham, Dunnville, Ontario

WATERFRONT DELIGHT! Rare opportunity to own custom built, fully winterized open-concept bungalow, complete with gas stove and electric baseboard heating, Heat pump AC and spray-foam insulation with unobstructed panoramic views of the beautiful blue waters of Lake Erie directly from living room comforts. **PLUS** this property includes **OWNERSHIP** of waterfront sandy beach and private staircase to access. The pleasure of owning these 2 lots separated only by a municipal road is now presented. Fully winterized home built 2015 on generous landscaped lot complete with shiny steel roof, fenced rear yard, TREX deck (10'X10'), Auxiliary shed attached to home (10' x 4.9') and detached garden shed (8'X6'). At about 935 sqft, this home has it all - the joys and ambiance of waterfront living - sunning, lounging, swimming, boating, canoeing, paddle-boating - the choice is yours! Here are all the conveniences of a 10 year old home, lots of room for easy living, sleeping and peaceful living. Wooded area directly adds to privacy, perennial gardens enhance the serenity. Home is immaculately maintained with crisp white walls, vinyl flooring, ship-lap pine ceilings. Custom blinds, HRV system for healthy living, fully furnished and decorated - being sold with most contents. 2000 gallon cistern has just been topped up, 2000 gallon septic holding tank has just been serviced. 100 amp breaker electrical panel, natural gas service for central stove-fireplace, cookstove,



hot water heater (owned). No rentals here!
Just minutes to services, amenities and a comfortable drive to larger city centres. This fine property must be seen to be fully appreciated - book your showing today!
(id:6289)

Built in 2015

Essential Information

Listing #	40764477
Price	\$674,999
Bedrooms	2
Bathrooms	1.00
Square Footage	935
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2399 Lakeshore Road
Subdivision	065 - Rainham
City	Dunnville
Province	Ontario
Postal Code	N1A2W8

Amenities

Features	Crushed stone driveway, Country residential
Parking Spaces	2
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Electric Baseboard heaters, Heat Pump
Cooling	Central air conditioning, Wall unit
Fireplace	Yes

of Fireplaces 1
of Stories 1

Exterior

Exterior Vinyl siding
Exterior Features Landscaped

Listing Details

Listing Office RE/MAX Escarpment Realty Inc.



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