

\$499,000 - 33 Dover Street, Dunnville

MLS® #40764611

\$499,000

2 Bedroom, 1.00 Bathroom, 649 sqft

Single Family on 0.13 Acres

602 - Dunn, Dunnville, Ontario

Presenting a stunning four-season Lake Erie home/cottage offering the perfect mix of comfort, investment potential, and breathtaking lake views. This home has received over \$100,000 in upgrades in the last three years and is move-in ready. Featuring two bedrooms including a spacious master suite with patio door walkout to a lakeview deck plus a bedroom for guests. Enjoy a brand-new kitchen with granite countertops, marble backsplash, and \$20,000 in premium stainless-steel appliances including a stackable washer & dryer. The bathroom has elegant porcelain tiles and a glass-enclosed shower with a rain shower head. Comfort is ensured with forced air furnace, central air-conditioning and efficient radiant heat drawn from the hot water tank into the furnace. Additional improvements include a new 200-amp electrical panel, natural gas hookups, lake-fed seep well, a 2000-gal water cistern, 2000 gal holding tank, an insulated crawl space, and attic storage. The exterior features include a glass-railed deck with a comfortable seating area, views of the lake, a premium 2021 Grizzly hot tub from Arctic Spas, and a fully fenced yard. Enjoy deeded access to a private sand beach just steps from the property, including a parking space. The Port Maitland pier/lighthouse, marina, sailing club, golf club and public boat launch are all within walking distance. Enjoy all that the Lake Erie lifestyle has to offer; great fishing, bird watching, boating, watersports, bonfires,



beautiful sunrises & sunsets or just leisurely strolls along the shoreline. Dunnville’s amenities and the hospital are about a 10-min drive. Hamilton, Niagara or Toronto are about 1 to 2 hour commutes. For builders or those dreaming bigger, the sale includes previously home plans for a brand-new dwelling with a walkout basement and garage. Whether seeking a personal retreat, an income-generating property, or an optimal site for custom construction, this lakeside residence delivers versatility and value.

(id:6289)

Built in 1945

Essential Information

Listing #	40764611
Price	\$499,000
Bedrooms	2
Bathrooms	1.00
Square Footage	649
Acres	0.13
Year Built	1945
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	33 Dover Street
Subdivision	602 - Dunn
City	Dunnville
Province	Ontario
Postal Code	N1A2W6

Amenities

Amenities	Beach, Golf Nearby, Hospital
Utilities	Electricity, Natural Gas
Features	Conservation/green belt, Crushed stone driveway, Country residential, Recreational

Parking Spaces	4
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dryer, Washer, Microwave Built-in, Gas stove(s), Window Coverings, Hot Tub
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Foundation	Block

Listing Details

Listing Office Royal LePage NRC Realty Inc.



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