

\$449,000 - 13 Horseshoe Bay Road, Dunnville

MLS® #40768616

\$449,000

3 Bedroom, 1.00 Bathroom, 765 sqft

Single Family on 0.39 Acres

602 - Dunn, Dunnville, Ontario

Captivating Lake Erie waterfront property fronting on sparkling Horseshoe Bay enjoying an endless golden sand lake bottom extending well into The Bay - imagine all the aquatic adventures waiting to happen - from your own back-yard. Offers 60ft of paved road frontage on quiet dead-end street - mins west of Port Maitland's unique bio-sphere (created by mouth of Grand River entering Lake Erie) - haven for numerous bird & water fowl species - 40/50 min commute to Hamilton/QEW - 10 mins west of Dunnville. Positioned proudly on huge 0.39 lot is clean/crisp white sided 3-seasons cottage reflecting pride of original ownership as evidenced by well cared-for condition of interior/exterior/grounds & matching 12x20 det. garage. Introduces 765sf of functional living space incs open conc. kitchen, dining room & living room continues to adjacent family/sun room addition sporting new lake facing patio door'21 completed w/3 roomy bedrooms & 2pc bath. Handy garage ftrs concrete floor, convenient front/rear roll-up garage doors & hydro - ideal for storage/lawn equipment. Manicured lawns extend southernly to steel lake front sea-wall reinforced w/poured concrete/rebar ensuring solid shoreline erosion protection supported w/large concrete blocks/armour stone situated behind initial wall. Extras - roof'17, economic septic w/new initial stage tank'12 (no costly holding tank pump-out fees), 100 amp hydro, block/pier foundation & lake-in take water. Horseshoe Bay Memories waiting to be made.



(id:6289)

Built in 1956

Essential Information

Listing #	40768616
Price	\$449,000
Bedrooms	3
Bathrooms	1.00
Half Baths	1
Square Footage	765
Acres	0.39
Year Built	1956
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	13 Horseshoe Bay Road
Subdivision	602 - Dunn
City	Dunnville
Province	Ontario
Postal Code	N1A2W8

Amenities

Amenities	Beach, Golf Nearby, Marina, Park
Features	Cul-de-sac, Lot with lake, Country residential
Parking Spaces	3
Parking	Detached Garage
# of Garages	1
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Refrigerator, Stove, Window Coverings
Heating	Electric Radiant heat
Cooling	None

of Stories 1

Exterior

Exterior Vinyl siding

Foundation Block

Listing Details

Listing Office RE/MAX Escarpment Realty Inc.



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Listing information last updated on October 26th, 2025 at 2:46pm EDT