

\$625,000 - 1645 Lakeshore Road, Selkirk

MLS® #40769067

\$625,000

2 Bedroom, 2.00 Bathroom, 880 sqft

Single Family on 0.33 Acres

065 - Rainham, Selkirk, Ontario

Enjoy world class, unobstructed vistas of magnificent Lake Erie from the nautical inspired confines of this year round "Erie Treasure". Relaxing 45-50 min. commute to Hamilton, Brantford & 403 - 20 mins W. of Dunnville - similar distance east of Port Dover's popular amenities - near Selkirk. Beautifully renovated home inside & out - offering 880sf of freshly redecorated living area, tastefully finished 9ft concrete basement-2018, 2 versatile outbuildings & 21ft pool (liner-2019) handsomely situated on 0.33ac lot abutting rear yard calming farm fields. Full length 8x22 covered deck compliments the distinct Atlantic Blue vinyl sided exterior providing the perfect venue for a morning java or rewarding late night beverage while enjoying surreal, panoramic water views directly across Lakeshore Road. Introduces open concept design highlighted with stylish kitchen sporting chic, modern white cabinetry, designer island - continuing to impressive Great room boasting cathedral ceilings, beachie accent wall, oversized lake facing window & patio door front deck walk-out - leads to tastefully updated 3pc bath & rear multi-purpose room (possible bedroom) housing convenient main level laundry station segueing to basement staircase. Incredibly sized primary suite highlights lower level incs roomy guest bedroom, gorgeous new 4pc bath-2024 & utility room. Extras- luxury vinyl flooring (both levels), p/g furnace/AC-2018, all appliances, LED lighting, UV water purification,



owned water heater, 100 amp
hydro/wiring/plumbing/insulation-2018, spray
foam bulk-heads, 2000 gal cistern, 2000 gal
holding tank, rigid gazebo set on treated wood
entertainment deck & 13.6 KW p/g generator.
A genuine Lake Escape - he who Hesitates
may be too Late (id:6289)

Built in 1957

Essential Information

Listing #	40769067
Price	\$625,000
Bedrooms	2
Bathrooms	2.00
Square Footage	880
Acres	0.33
Year Built	1957
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	1645 Lakeshore Road
Subdivision	065 - Rainham
City	Selkirk
Province	Ontario
Postal Code	N0A1P0

Amenities

Amenities	Beach, Marina, Place of Worship, Schools
Utilities	Electricity, Telephone
Features	Crushed stone driveway, Lot with lake, Country residential, Gazebo, Sump Pump
Parking Spaces	4
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes

Pool Above ground pool

Interior

Interior Features Ceiling fans
Appliances Dishwasher, Dryer, Refrigerator, Stove, Water purifier, Washer, Hood Fan
Heating Propane Forced air
Cooling Central air conditioning
of Stories 1
Has Basement Yes

Exterior

Exterior Vinyl siding
Foundation Poured Concrete

Listing Details

Listing Office RE/MAX Escarpment Realty Inc.



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