

\$4,499,900 - 15 Jaylin Crescent, Port Dover

MLS® #40772420

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3 Bedroom, 3.00 Bathroom, 1,870 sqft

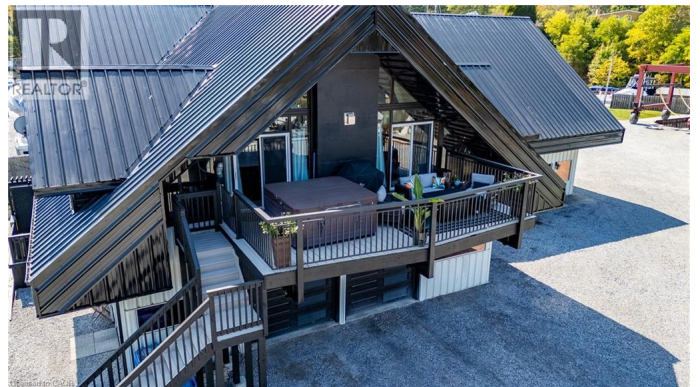
Single Family on 2.00 Acres

Port Dover, Port Dover, Ontario

Welcome to a waterfront opportunity unlike any other—where barndominium living meets impressive waterfront facilities, complete with the ability to dock your yacht right at home.

Situated on 2+ acres with an impressive 500+ feet of frontage along Black Creek, this property spans three individually deeded lots and offers direct access to Lake Erie with just a short boat ride. Whether you're a boater, hobbyist, marina operator, car enthusiast, or investor, this property is designed to impress.

Perfectly tailored for serious boaters, the property includes a travel lift boat well, a 75' x 22' yacht slip, 32 large boat slips with hydro and water connections, and storage capacity for up to 125 boats. Recently upgraded boardwalks and pedestals ensure a polished marina experience. The possibilities here are vast—create a dockominium with clubhouse, enjoy a private barndominium residence with 32 boat rental slips, yacht club, pursue a multi-residential development, or build out each lot individually. The upper-level 1,870 sq. ft. residence features soaring cathedral ceilings, an open-concept great room with kitchen and dining space, three bedrooms including a private crew's quarters, and two bathrooms. For hobbyists and professionals alike, the property also boasts a heated 3,200 sq. ft. shop with 27' ceilings and a 20'x20' power door, plus 800 sq. ft. of retail/garage space with an office and additional marina washrooms with showers. Also included are essential



equipment and machinery for seamless operations: a marine travel lift, Conolift hydraulic boat trailer, Case 35A tractor with loader, overhead cranes, blocking and stands. Whether you’re seeking a hands-on marine business, a unique waterfront retreat, or an investment with future development potential, this property delivers the versatility and infrastructure to bring your vision to life. Imagine what’s possible on Black Creek and book your tour today. (id:6289)

Essential Information

Listing #	40772420
Price	\$4,499,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,870
Acres	2.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	15 Jaylin Crescent
Subdivision	Port Dover
City	Port Dover
Province	Ontario
Postal Code	N0A1N7

Amenities

Amenities	Marina, Schools
Utilities	Electricity, Natural Gas
Features	Automatic Garage Door Opener
Parking Spaces	16
Parking	Attached Garage
# of Garages	1

View	View of water
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Appliances	Refrigerator, Stove, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Concrete, Metal, Steel
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Listing Details

Listing Office	RE/MAX ERIE SHORES REALTY INC. BROKERAGE
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Listing information last updated on October 27th, 2025 at 9:46am EDT