

\$689,000 - 38 Harbour Street Unit# 416, Port Dover

MLS® #40773403

\$689,000

3 Bedroom, 2.00 Bathroom, 1,162 sqft

Single Family on 0.00 Acres

Port Dover, Port Dover, Ontario

Escape to Port Doverâ€™s newest condo building in the heart of town, and experience the hassle-free, adult lifestyle in a rarely-available, 3 BED, 2BATH, 2 BALCONY, double-exposure corner PENTHOUSE suite! The vibrancy of our charming town is at your doorstep, with the beach, pier, restaurants, shopping, and much more being literally steps away. This open concept, TRUE three BED suiteâ€™each with its own, floor-to-ceiling windows--has ample space for entertaining family and guests with ease. 9ft ceilings & flooded with light even on overcast days, you cannot help but feel happy, but the sunsets truly steal the show! Away from the other rooms, the peace of your private PRIMARY SUITE oasis gets gently bathed in the morning sun. Complete with its own 4-piece en suite and walk-in closet, this suiteâ€™s PRIVATE BALCONY overlooking the river is a perfect retreat for morning coffee or curling up with a book! Being on the buildingâ€™s top level away from the action and eyes below, no one above and only one neighbour directly beside, PH# 416's QUIET and PRIVACY is truly unique! The one owner has also substantially upgraded with new engineered hardwood; additional LED pot lights / other fixtures, most which are app-controlled; quartz counter tops; counter-depth, stainless steel appliances; extensive shelving & additional storage; custom barn doors; electric fireplace; and creative wall colours, wallpapers, & artistic embellishments that truly stand out. A



designated private INDOOR PARKING SPOT & secured separate locker are also yours, and residents also have use of an outdoor BBQ / entertainment area. Made for efficiency and easy maintenance, there is little to worry about, and the condo fee includes extras, such as HEAT, GAS, and WATER. Ideal for empty-nesters, snowbirds, or just as an easy-to-get-to / no hassle weekend escape from the city, you will soon fall in love with the charm of Dover Wharf's PH# 416, and quickly make it your home. (id:6289)

Built in 2021

Essential Information

Listing #	40773403
Price	\$689,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,162
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Condominium

Community Information

Address	38 Harbour Street Unit# 416
Subdivision	Port Dover
City	Port Dover
Province	Ontario
Postal Code	N0A1N0

Amenities

Amenities	Beach, Golf Nearby, Marina, Park, Place of Worship, Playground, Schools, Shopping
Utilities	Natural Gas, Telephone
Features	Balcony, Automatic Garage Door Opener
Parking Spaces	1
Parking	Attached Garage, Covered

# of Garages	1
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront on canal

Interior

Appliances	Dishwasher, Dryer, Freezer, Refrigerator, Washer, Range - Gas, Microwave Built-in, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	1

Exterior

Exterior	Concrete, Other, Stucco
Construction	Concrete block, Concrete Walls
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX ERIE SHORES REALTY INC. BROKERAGE



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