

\$515,000 - 25 Erie Heights Line, Haldimand (dunnville)

MLS® #X12010416

\$515,000

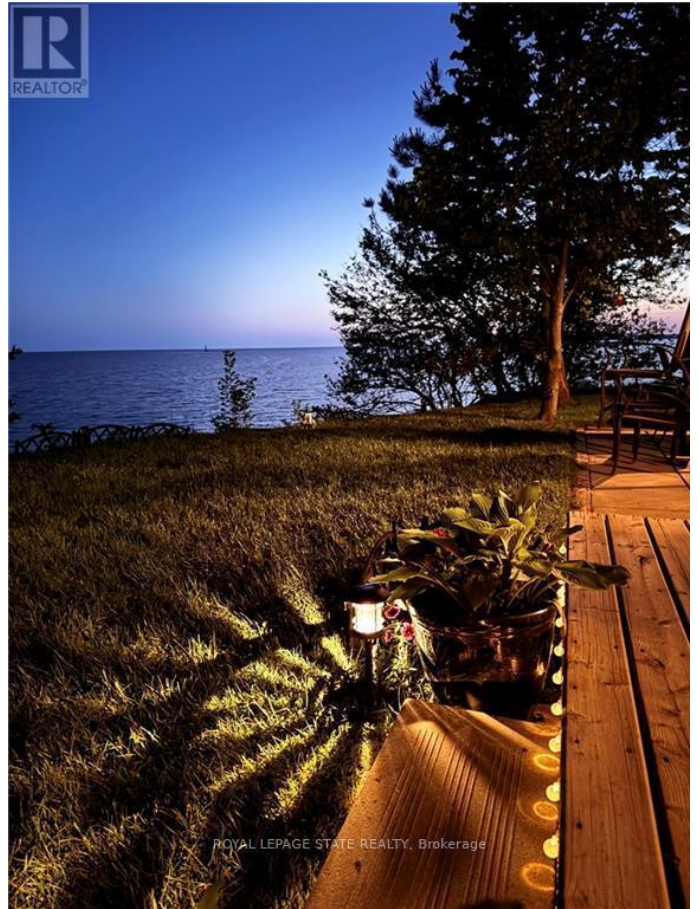
3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Dunnville, Haldimand (dunnville), Ontario

NEW BREAKWALL TO BE INSTALLED.

Contract signed for new breakwall with tentative start date of September/October 2025. Construction to include 6-8 tonne stones for the bottom and 2-5 tonne limestone slabs for the upward revetment, includes all Gabion and Geo textile underneath. Nestled in a picturesque setting, this charming 4 season cottage offers an expansive view of Lake Erie. Imagine waking up to breathtaking views of the lake every morning. This turnkey cottage is fully equipped and ready for a fun-filled summer. With its private location at the end of the lane, it's the perfect spot for the whole family to enjoy the outdoors with ample room for relaxation and outdoor activities, plus plenty of parking. As the sun sets, you can unwind on the sprawling deck and enjoy the warm summer nights. The cottage features a large, well-equipped kitchen with plenty of natural light, a cozy fireplace in the living room, and 3 comfortable bedrooms. Why waste hours driving to Muskoka when this fantastic property is just an hour away from Hamilton, 1.2 hours from Oakville, and 1.5 hours from Mississauga? As a successful short term rental, this cottage represents an excellent investment opportunity. The turnkey nature of the property means it is ready to generate income immediately. The popularity of Lake Erie as a travel destination makes this a lucrative opportunity for the savvy investor.

(id:6289)



Essential Information

| | |
|-----------|---------------|
| Listing # | X12010416 |
| Price | \$515,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Acres | 0.00 |
| Type | Single Family |
| Sub-Type | Freehold |
| Style | Bungalow |

Community Information

| | |
|-------------|-----------------------|
| Address | 25 Erie Heights Line |
| Subdivision | Dunnville |
| City | Haldimand (dunnville) |
| Province | Ontario |
| Postal Code | N0A1K0 |

Amenities

| | |
|----------------|---|
| Amenities | Golf Nearby, Hospital |
| Utilities | Electricity, Electricity Connected, Telephone |
| Features | Irregular lot size |
| Parking Spaces | 3 |
| Parking | No Garage |
| View | View, View of water, Direct Water View |
| Is Waterfront | Yes |
| Waterfront | Waterfront |

Interior

| | |
|--------------|--------------------------------|
| Appliances | Microwave, Stove, Refrigerator |
| Heating | Propane Radiant heat |
| Fireplace | Yes |
| # of Stories | 1 |

Exterior

| | |
|-----------------|--|
| Exterior | Vinyl siding |
| Lot Description | 49.1 x 220 FT ; Irregular depth under 1/2 acre |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | ROYAL LEPAGE STATE REALTY |
|----------------|---------------------------|



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Listing information last updated on October 12th, 2025 at 4:01pm EDT