

\$749,900 - 8 Beach Road, Haldimand (dunnville)

MLS® #X12368188

\$749,900

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Dunnville, Haldimand (dunnville), Ontario

Three-bedroom, four-season home with detached two-story garage, ample parking, backyard, and located a one-minute walk to the beach. See attached building permits for the new home construction in 1997. Then, in 2018, a two-story professionally built garage was constructed and features 60-amp electrical, automatic garage door opener, concrete floor & an incredible 2nd floor loft space with tons of windows. This bungalow includes hardwood floors, a modern kitchen with gas stove, fridge, and dishwasher, walkouts to both front and rear decks, central air conditioning, gas furnace heating, in-suite laundry, and a full bathroom with bathtub. Situated on a 90 ft x 90 ft mature lot with no rear neighbors on a quiet cul-de-sac. Walking distance to Lake Erie's pebble stone beach and the boat launch Restaurants and Mohawk Marina. Located a few minutes' drive from Dunnville or Port Colborne for shopping, and approximately one hour from Hamilton. Area amenities include fishing on Lake Erie, local hiking trails, and proximity to Rock Point and Long Beach Conservation Areas. Property is serviced by Xplornet high-speed fibre optic internet, natural gas heating, fresh water cistern, and a separate holding tank for wastewater. Gas furnace and central AC unit installed in 2022; shingles replaced in 2018. No rentals - water heater, furnace, and AC are all owned. (id:6289)



Essential Information

Listing #	X12368188
Price	\$749,900
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	8 Beach Road
Subdivision	Dunnville
City	Haldimand (dunnville)
Province	Ontario
Postal Code	N0A1K0

Amenities

Amenities	Hospital, Marina
Utilities	Electricity, Natural Gas Available, Telephone
Features	Cul-de-sac, Flat site, Conservation/green belt, Level, Carpet Free
Parking Spaces	12
Parking	Detached Garage, Garage
# of Garages	2
View	View, Lake view, View of water
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Water Heater, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Vinyl siding, Wood
Exterior Features	Landscaped
Lot Description	90.3 x 90.4 FT ; 90.35 ftx90.27 ftx89.84 ftx90.27 ft

Foundation

Wood/Piers

Listing Details

Listing Office

RE/MAX ESCARPMENT REALTY INC.



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