

# \$499,000 - 33 Dover Street, Haldimand (dunnville)

MLS® #X12370775

**\$499,000**

2 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Dunnville, Haldimand (dunnville), Ontario

Presenting a stunning four-season Lake Erie home/cottage offering the perfect mix of comfort, investment potential, and breathtaking lake views. This home has received over \$100,000 in upgrades in the last three years and is move-in ready. Featuring two bedrooms including a spacious master suite with patio door walkout to a lakeview deck plus a bedroom for guests. Enjoy a brand-new kitchen with granite countertops, marble backsplash, and \$20,000 in premium stainless-steel appliances including a stackable washer & dryer. The bathroom has elegant porcelain tiles and a glass-enclosed shower with a rain shower head. Comfort is ensured with forced air furnace, central air-conditioning and efficient radiant heat drawn from the hot water tank into the furnace. Additional improvements include a new 200-amp electrical panel, natural gas hookups, lake-fed seep well, a 2000-gal water cistern, 2000 gal holding tank, an insulated crawl space, and attic storage. The exterior features include a glass-railed deck with a comfortable seating area, views of the lake, a premium 2021 Grizzly hot tub from Arctic Spas, and a fully fenced yard. Enjoy deeded access to a private sand beach just steps from the property, including a parking space. The Port Maitland pier/lighthouse, marina, sailing club, golf club and public boat launch are all within walking distance. Enjoy all that the Lake Erie lifestyle has to offer; great fishing, bird watching, boating, watersports, bonfires,



beautiful sunrises & sunsets or just leisurely strolls along the shoreline. Dunnvilles amenities and the hospital are about a 10-min drive. Hamilton, Niagara or Toronto are about 1 to 2 hour commutes. For builders or those dreaming bigger, the sale includes previously home plans for a brand-new dwelling with a walkout basement and garage. Whether seeking a personal retreat, an income-generating property, or an optimal site for custom construction, this lakeside residence delivers versatility and value.

(id:6289)

**Essential Information**

|           |               |
|-----------|---------------|
| Listing # | X12370775     |
| Price     | \$499,000     |
| Bedrooms  | 2             |
| Bathrooms | 1.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 33 Dover Street       |
| Subdivision | Dunnville             |
| City        | Haldimand (dunnville) |
| Province    | Ontario               |
| Postal Code | N1A2W6                |

**Amenities**

|                |                   |
|----------------|-------------------|
| Parking Spaces | 4                 |
| Parking        | No Garage         |
| View           | Direct Water View |
| Is Waterfront  | Yes               |
| Waterfront     | Waterfront        |

**Interior**

|              |                                                                 |
|--------------|-----------------------------------------------------------------|
| Appliances   | Water Heater, Dryer, Microwave, Stove, Washer, Window Coverings |
| Heating      | Natural gas Forced air                                          |
| Cooling      | Central air conditioning                                        |
| # of Stories | 1                                                               |
| Has Basement | Yes                                                             |

## Exterior

|                 |               |
|-----------------|---------------|
| Exterior        | Vinyl siding  |
| Lot Description | 23 x 161.7 FT |
| Foundation      | Block         |

## Listing Details

Listing Office ROYAL LEPAGE NRC REALTY



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