

\$625,000 - 1645 Lakeshore Road, Haldimand

MLS® #X12400917

\$625,000

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Haldimand, Haldimand, Ontario

Enjoy world class, unobstructed vistas of magnificent Lake Erie from the nautical inspired confines of this year round Erie Treasure. Relaxing 45-50 min. commute to Hamilton, Brantford & 403 - 20 mins W. of Dunnville - similar distance east of Port Dover's popular amenities - near Selkirk. Beautifully renovated home inside & out - offering 880sf of freshly redecorated living area, tastefully finished 9ft concrete basement-2018, 2 versatile outbuildings & 21ft pool (liner-2019) handsomely situated on 0.33ac lot abutting rear yard calming farm fields. Full length 8x22 covered deck compliments the distinct Atlantic Blue vinyl sided exterior providing the perfect venue for a morning java or rewarding late night beverage while enjoying surreal, panoramic water views directly across Lakeshore Road. Introduces open concept design highlighted with stylish kitchen sporting chic, modern white cabinetry, designer island - continuing to impressive Great room boasting cathedral ceilings, beachie accent wall, oversized lake facing window & patio door front deck walk-out - leads to tastefully updated 3pc bath & rear multi-purpose room (possible bedroom) housing convenient main level laundry station segueing to basement staircase. Incredibly sized primary suite highlights lower level incs roomy guest bedroom, gorgeous new 4pc bath-2024 & utility room. Extras- luxury vinyl flooring (both levels), p/g furnace/AC-2018, all appliances, LED lighting, UV water purification,



owned water heater, 100 amp
hydro/wiring/plumbing/insulation-2018, spray
foam bulk-heads, 2000 gal cistern, 2000 gal
holding tank, rigid gazebo set on treated wood
entertainment deck & 13.6 KW p/g generator.
A genuine "Lake Escape" (id:6289)

Essential Information

Listing #	X12400917
Price	\$625,000
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	1645 Lakeshore Road
Subdivision	Haldimand
City	Haldimand
Province	Ontario
Postal Code	N0A1P0

Amenities

Amenities	Beach, Marina, Place of Worship, Schools
Utilities	Cable, Electricity
Features	Irregular lot size, Flat site, Gazebo, Sump Pump
Parking Spaces	4
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Water Heater, Water purifier, Dishwasher, Dryer, Hood Fan, Stove,
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	Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Wood, Vinyl siding
Lot Description	50 x 210.8 FT
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX ESCARPMENT REALTY INC.



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