

# \$999,900 - 2801 North Shore Drive, Haldimand (dunnville)

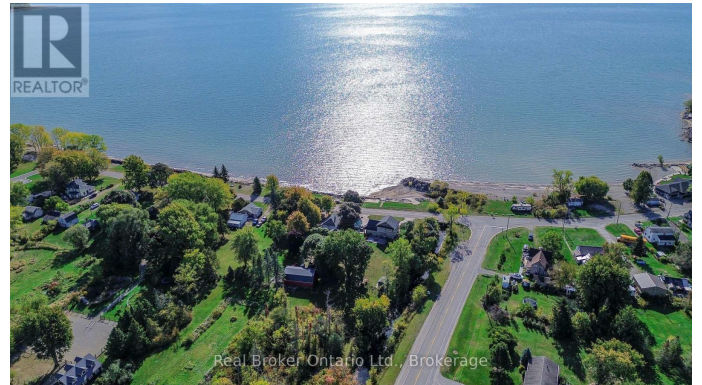
MLS® #X12443486

**\$999,900**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Dunnville, Haldimand (dunnville), Ontario

Custom-Built waterfront home- extraordinary comfort by the Lake. Nestled along the shores of Lake Erie, this waterfront home offers the perfect blend of luxury, charm, and practicality. With ownership extending to both the north and south (waterside) side of North Shore Dr, this property ensures an unparalleled experience of lakefront living. As you approach the home, the welcoming front porch captures your attention, offering panoramic lake views. Whether youre enjoying your morning coffee or unwinding in the evening, this porch is a tranquil sanctuary. The waterside parcel is designed to make the most of outdoor living. Enclosed by wrought iron fencing, it features a concrete patio and boat ramp providing convenient access to the water. The gentle kid-friendly slope leads into the water and the beach is sand and pebble. On the north side of the lot, the space opens up for endless possibilities. A special area for kids is the tree house where imaginations can run wild. For adults, a concrete patio beckons as a space for relaxation or entertaining guests. This unique dual-sided ownership enhances the versatility and functionality of the property, catering to all ages. Step inside the home to discover an interior that exudes warmth and comfort. The open-concept main floor is filled with natural light, thanks to the large, bright windows that frame picturesque views of the lake. This spacious kitchen boasts a walk-in



pantry for ample storage, a large island for food preparation and gathering, and gorgeous granite countertops. On the second floor, the home continues to impress with three spacious bedrooms and abundant storage. The primary bedroom includes a bonus walkout, offering a private retreat where you can enjoy fresh air and uninterrupted views of the lake. Whether you're seeking a tranquil retreat, a space for family memories, or a hub for entertaining, this custom-built waterfront home is where dreams meet reality. (id:6289)

### Essential Information

Listing #	X12443486
Price	\$999,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	2801 North Shore Drive
Subdivision	Dunnville
City	Haldimand (dunnville)
Province	Ontario
Postal Code	N0A1K0

### Amenities

Amenities	Fireplace(s)
Features	Irregular lot size, Open space
Parking Spaces	7
Parking	Attached Garage, Garage
# of Garages	2
View	View, River view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Appliances	Central Vacuum, Water Heater
Heating	Natural gas Forced air
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Brick Facing, Brick Veneer
Lot Description	126.2 x 194.3 FT ; Ownership on N&S side of rd-irreg. depth 1/2 - 1.99 acres
Foundation	Poured Concrete

## Listing Details

Listing Office Real Broker Ontario Ltd.



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