

# \$1,250,000 - 8 Hoover Point Lane, Haldimand

MLS® #X9412725

**\$1,250,000**

2 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Haldimand, Haldimand, Ontario

Prepare to be amazed. Beautifully renovated Lake Front home w/112 ft of Lake Erie frontage, beach dependant on water level. House boasts over 1600 sqft of o/concept one floor living space, custom kitchen w/corian counters, built-ins, island. Spacious dining area w/wall to wall, floor to ceiling built-in cupbrds, lakefront sunroom w/f/place plus w-out to enormous deck, living rm w/gas stone f/place & sliding doors, extensive lakefront deck/viewing area. House surrounded by decking to be able to enjoy the panoramic views w/minimal grass. Master bed w/walk in closet/dressing rm. 2nd Bed w/built-in bunk beds, large closet & sliding doors to deck. Main flr laundry. Garage turned in to outdoor kitchen/bar/entertaining area, counters, cupboards. Main bunkie w/electric f/place, ac & 3 pc bath. 2nd Bunkie w/bedroom, living rm and 3 pc bath. 3rd bunkie/shed w/queen sized bed. Blt-in BBQ, 2 more sheds w/hydro for workshop. Old boathouse now used for storage. Inground heated kidney shaped pool concrete restored this year. Extensive newly poured concrete breakwall w/metal steps to the beach. House is winterized, bunkies are all seasonal. New septic system installed 2021. A public boat launch is about 1 km away. Enjoy all that the Lake Erie lifestyle has to offer; great fishing, bird watching, boating, watersports, bonfires & beautiful sunrises. A 15-min commute to Dunnville or Cayuga. About 1 to 2hr drive from Hamilton, Niagara or Toronto. Easily rented out for



added income. (id:6289)

Essential Information

Listing #	X9412725
Price	\$1,250,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	8 Hoover Point Lane
Subdivision	Haldimand
City	Haldimand
Province	Ontario
Postal Code	N0A1P0

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity
Features	Lighting
Parking Spaces	6
Parking	Detached Garage, Garage
# of Garages	2
View	View of water, Lake view
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Water Heater, Dishwasher, Dryer, Microwave, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Wall unit

Fireplace	Yes
# of Fireplaces	3
# of Stories	1

## Exterior

Exterior	Wood, Vinyl siding
Lot Description	111 x 133.3 FT under 1/2 acre

## Listing Details

Listing Office	ROYAL LEPAGE NRC REALTY
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