

\$850,000 - 312 Nelson Street W, Port Dover

MLS® #40755538

\$850,000

3 Bedroom, 2.00 Bathroom, 2,385 sqft

Single Family on 0.73 Acres

Port Dover, Port Dover, Ontario

Welcome to one of Port Dover's most beautiful century homes! 312 Nelson St. W is a short walk away from the beach and downtown amenities. This iconic property has been lovingly maintained by the same family for many years and is now ready for new owners to create their memories here. Sitting on .73 of an in-town Acre, this private, treed, ravine lot is across the street from a public road leading to the beach. Enter through the front foyer and admire original architectural details, high ceilings, restored hardwood flooring, and a stately centre staircase. The spacious living room and adjoining dining room flow into the L-shaped, eat-in kitchen. On the West-side, the sunroom, which is filled with natural light, is an ideal place to work or relax. Beside the full main-floor full bathroom is the large family room, which was originally built as a bedroom and could easily be converted back to one. Upstairs is the primary bedroom, second bedroom and a full bathroom with a unique attached Captain's Nook. A third bedroom is in the partially finished basement along with a shower, workshop and plenty of storage space. Entertain outside on the covered flagstone patio (approx. 14x21) with gas BBQ hookup and a view of the grounds abundant with a unique variety of trees, shrubs and perennial gardens. The double car detached garage and parking area provides room for several vehicles, and a private circular drive means never needing to back out onto the road. Windows in most of the house have



been updated - Some period windows with wood mullions have been preserved. Call today to book your private showing! (id:6289)

Built in 1915

Essential Information

Listing #	40755538
Price	\$850,000
Bedrooms	3
Bathrooms	2.00
Square Footage	2,385
Acres	0.73
Year Built	1915
Type	Single Family
Sub-Type	Freehold

Community Information

Address	312 Nelson Street W
Subdivision	Port Dover
City	Port Dover
Province	Ontario
Postal Code	N0A1N0

Amenities

Amenities	Beach, Place of Worship, Schools, Shopping
Features	Ravine, Conservation/green belt, Crushed stone driveway, Sump Pump, Automatic Garage Door Opener
Parking Spaces	6
Parking	Detached Garage
# of Garages	1

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Refrigerator, Stove, Water meter, Washer, Hood Fan, Window Coverings
Heating	Baseboard heaters, Hot water radiator heat
Cooling	Window air conditioner
# of Stories	2

Has Basement Yes

Exterior

Exterior Aluminum siding, Brick, Vinyl siding, Wood
Exterior Features Landscaped
Construction Wood frame

Listing Details

Listing Office RE/MAX ERIE SHORES REALTY INC. BROKERAGE



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.
Listing information last updated on October 25th, 2025 at 3:01am PDT