

\$774,900 - 5 Old Hamilton Road Unit# 7, Port Dover

MLS® #40758603

\$774,900

4 Bedroom, 4.00 Bathroom, 1,464 sqft

Single Family on 0.06 Acres

Port Dover, Port Dover, Ontario

Simply stunning 1.5 storey bungalow situated in prestigious townhouse complex located in heart of Port Dover - possibly Norfolk County's most popular destination town bordering banks of Lake Erie's Golden South Coast. Offering close proximity to eclectic shops, swanky bistros/eateries, fine dining restaurants, golf course & famous beach front + Live Theatre & weekly Music in Park attractions. This beautiful 2019 built unit boasts a main level 8x14 glass panelled composite balcony & similar size on-grade lower level conc. entertainment patio walk-out - both enjoying panoramic views of Dover's inner harbour & Erie water vistas in southwest horizon. Inviting grand foyer introduces 1464sf of chicly appointed living area, 1076sf walk-out lower level & 260sf drywalled garage. Impressive open concept "Gourmet" Dream kitchen highlights main level sporting upgraded cabinetry, designer island, quartz countertops, tile back-splash & stainless appliances - segues to impressive Great room boasting 12ft vaulted ceilings, n/g fireplace & sliding door balcony walk-out - continues to lavish primary bedroom ftrs WI closet & 3pc bath en-suite completed w/roomy guest bedroom/possible office, 2pc bath, convenient MF laundry station & garage entry. Matte finished engineered hardwood flooring, 9ft & vaulted ceilings compliment décor w/sophisticated flair. Solid oak staircase ascends to spectacular loft bedroom enhanced w/lake facing picture



window, n/g fireplace, WI closet & 4pc en-suite. Spacious lower level family provides the Ultimate venue for large family or friend gatherings incs patio door walk-out & rough-in bar/kitchenette plumbing incs large adjacent bedroom w/trolley entrance door -completed w/modern 3pc bath, security room, storage room & utility room. Extras -stone/brick exterior, conc. drive, n/g furnace, AC, HRV, C/VAC, 2 n/g BBQ hook-ups & Cali shutters. Incs \$179.03 p/month common element/road maintenance fee. All necessities on one level - perfect Retireeâ€™s Retreat! (id:6289)

Built in 2019

Essential Information

Listing #	40758603
Price	\$774,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,464
Acres	0.06
Year Built	2019
Type	Single Family
Sub-Type	Freehold

Community Information

Address	5 Old Hamilton Road Unit# 7
Subdivision	Port Dover
City	Port Dover
Province	Ontario
Postal Code	N0A1N7

Amenities

Amenities	Beach, Golf Nearby, Marina, Park, Place of Worship, Playground, Schools, Shopping
Utilities	Electricity, Natural Gas, Telephone
Features	Lot with lake, Sump Pump, Automatic Garage Door Opener

Parking Spaces	2
Parking	Attached Garage
# of Garages	1
View	City view

Interior

Appliances	Central Vacuum, Dishwasher, Dryer, Refrigerator, Washer, Microwave Built-in, Gas stove(s), Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Stone
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Escarpment Realty Inc.



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