

\$875,000 - 2 Buena Street, Port Dover

MLS® #40762581

\$875,000

3 Bedroom, 2.00 Bathroom, 2,530 sqft

Single Family on 0.00 Acres

Port Dover, Port Dover, Ontario

Nestled at the end of a quiet dead-end street in the heart of Port Dovers picturesque lakeside community, this 1.5 storey waterfront retreat offers 2,530 sq ft of thoughtfully designed living space with breathtaking panoramic views of Lake Erie and the Port Dover Harbour Marina just a short 5-minute stroll from the beach, vibrant downtown shops, restaurants, and local attractions. Perfectly blending relaxation with convenience, this versatile property boasts in-law suite capability, an attached two-car garage, and ample outdoor parking. The main level invites you in with an open-concept kitchen, living room, and sitting area awash in warm southern exposure, where oversized windows frame stunning water vistas and patio doors open to an expansive deck ideal for morning coffee or evening sunsets. The kitchen showcases a large granite- topped centre island, abundant cabinetry, generous counter space, and hardwood floors, while the living room features a cozy gas fireplace and easy-care vinyl flooring. The spacious primary bedroom offers private deck access, extending the full width of the home and wrapping partially around the west side to maximize sun exposure, while a second bedroom and a large 4-piece bath complete the main floor. Above the garage, a bright and airy 543 sq ft bonus space presents its own 5pc bathroom, large walk-in closet, triple patio doors to a private balcony with unobstructed lake views perfect for an in-law suite, home office, or guest retreat. The lower



level provides a finished 285 sq ft room currently used as a fourth bedroom, along with a laundry area and abundant storage. Outside, enjoy serene landscaped perennial gardens, a tranquil fish pond, and a durable metal roof, all enhanced by a 100-amp hydro panel and surrounded by the calming presence of nature and water offering a rare opportunity to own a peaceful waterfront gem in the coveted community of Port Dover. (id:6289)

Built in 1965

Essential Information

Listing #	40762581
Price	\$875,000
Bedrooms	3
Bathrooms	2.00
Square Footage	2,530
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2 Buena Street
Subdivision	Port Dover
City	Port Dover
Province	Ontario
Postal Code	N0A1N7

Amenities

Amenities	Beach, Golf Nearby, Marina, Park, Schools, Shopping
Features	Sump Pump, Private Yard
Parking Spaces	4
Parking	Attached Garage
# of Garages	1
View	Lake view
Is Waterfront	Yes

Waterfront

Waterfront

Interior

Interior Features Ceiling fans

Appliances Dishwasher, Dryer, Refrigerator, Stove, Washer, Microwave Built-in,
Garage door opener

Heating Natural gas Forced air

Cooling Central air conditioning

Fireplace Yes

of Fireplaces 1

of Stories 2

Has Basement Yes

Exterior

Exterior Vinyl siding

Foundation Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE SIGNATURE REALTY



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