

\$794,900 - 2 Hunter Drive S, Port Rowan

MLS® #40763507

\$794,900

3 Bedroom, 3.00 Bathroom, 1,447 sqft

Single Family on 0.00 Acres

Port Rowan, Port Rowan, Ontario

The lifestyle you've been waiting for! Tucked away in "Ducks Landing" on a picturesque ravine lot, this custom-built brick bungalow offers the perfect balance of privacy, space, and convenience—all just steps from downtown Port Rowan. With 3 bedrooms and 3 full bathrooms, there's room for everyone. The airy main floor features open-concept living, with a bright kitchen that features a quartz island, ample cupboard space, plenty of work-space, and a cozy dining room with a cathedral ceiling that opens into a spectacular screened-in deck- perfect for outside dining and entertaining complete with a separate bbq area! You'll be impressed by the floor to ceiling stacked stone fireplace in the living room area. Retreat to the spacious primary bedroom with a private ensuite featuring double sinks and two walk-in closets. The second main-floor bedroom is set apart from the primary, and has access to a full 4 piece bath. Main floor laundry and pantry complete this level. The fully finished lower level features a large rec room with fireplace, office nook, third bedroom, three piece bathroom, and a walk-out to the backyard patio with retractable awning. Another room, which was used as a workshop, has a laundry tub and storage cupboards. You'll always have extra space thanks to the large furnace room with plenty of storage and a separate cold cellar. With in-law potential and ample storage, this home will adapt to all of your needs. Outside, soak in the sounds of nature



and watch hummingbirds flutter through the trumpet vines and honeysuckle from the gorgeous covered deck. Youâ€™ll love hosting parties or sipping a coffee while screened in with the ceiling fan keeping you cool. An ideal spot to unwind with views of mature trees and garden blooms. With marinas, beaches, golf, and Simcoe, Tillsonburg, and Long Point nearbyâ€”this home has it all. Bonus 20KW Stand By back-up generator installed in 2023. (id:6289)

Built in 2007

Essential Information

Listing #	40763507
Price	\$794,900
Bedrooms	3
Bathrooms	3.00
Square Footage	1,447
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2 Hunter Drive S
Subdivision	Port Rowan
City	Port Rowan
Province	Ontario
Postal Code	N0E1M0

Amenities

Amenities	Beach, Shopping
Features	Ravine, Sump Pump, Automatic Garage Door Opener
Parking Spaces	6
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Central Vacuum - Roughed In, Dishwasher, Dryer, Refrigerator, Stove, Washer, Microwave Built-in
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	Century 21 Heritage House Ltd
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