

\$749,900 - 8 Beach Road, Lowbanks

MLS® #40763987

\$749,900

3 Bedroom, 1.00 Bathroom, 1,064 sqft

Single Family on 0.00 Acres

061 - Dunnville Municipal, Lowbanks, Ontario

Enjoy your best life on Lake Erie in this clean, move in ready, 3 bedroom, four-season home, with amazing detached two-story garage, tons of parking, beautiful backyard and walk to the beach in one minute! This bungalow features hardwood floors, modern kitchen with gas stove, fridge & dishwasher, walk out to front & rear decks, Central Air conditioning, gas furnace heating, in suite laundry, full bathroom with bath tub. 90 ft x 90 ft mature lot with no rear neighbors & a quiet cul-de-sac road. See attached building permits for the new home construction in 1997. Then, in 2018, a two story professionally built garage was constructed and features 60-amp electrical, automatic garage door opener, concrete floor & an incredible 2nd floor loft space with tons of windows! Walk down the street to the water & enjoy the pebble stone beach on Lake Erie & to the Boat Launch at Hippos Restaurant & Mohawk Marina. Only a few minutesâ€™ drive to the town of Dunnville or Port Colborne for all of your shopping needs & 1 hour to Hamilton! Excellent fishing on Lake Erie, hiking trails in the area, Rock Point Provincial Park & Long Beach Conservation Areas nearby. Xplornet High Speed Fibre Optic. Natural gas heating! Fresh water tank (cistern). Separate holding tank for wastewater. Gas furnace and central AC unit 2022, shingles 2018, no rentals (water heater, furnace, AC all owned). Building permits & Survey are attached to this listing for your review. Start enjoying your new life at the lake today! (id:6289)



Built in 1997

Essential Information

Listing #	40763987
Price	\$749,900
Bedrooms	3
Bathrooms	1.00
Square Footage	1,064
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	8 Beach Road
Subdivision	061 - Dunnville Municipal
City	Lowbanks
Province	Ontario
Postal Code	N0A1K0

Amenities

Amenities	Beach, Golf Nearby, Hospital, Marina, Schools
Utilities	Electricity, Natural Gas, Telephone
Features	Cul-de-sac, Crushed stone driveway, Lot with lake, Country residential, Automatic Garage Door Opener
Parking Spaces	12
Parking	Detached Garage
# of Garages	1
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Refrigerator, Washer, Gas stove(s), Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning

of Stories 1

Exterior

Exterior Vinyl siding, Wood
Exterior Features Landscaped
Construction Wood frame

Listing Details

Listing Office RE/MAX Escarpment Realty Inc.



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