

\$699,900 - 822 Main Street, Port Dover

MLS® #40766024

\$699,900

3 Bedroom, 3.00 Bathroom, 1,593 sqft

Single Family on 0.00 Acres

Port Dover, Port Dover, Ontario

BEAUTIFUL BOER BUILD IN BUSTLING BEACH TOWN PORT DOVER! Just short walk away from the Summer Savvy Lake Erie Downtown destination is this 3+ year old home located amongst other impressively maintained properties. Bright white concrete drive pulls you up to the cozy covered front porch for front row seats to Dover's famous Friday the 13th motorcades. Home opens to a bright showroom dining area with large windows & all the area you need to fit that family table. Follow thru on the Notty Bleached Rustic luxury flooring to a modern open concept entertaining kitchen to living room. Stunning black hardware contrasting the gleaming white cabinets and trim work plus sporting a wet centre breakfast bar island including sink, Alkaline water system & hidden dishwasher. Convenient kitchen work areas are backlit by hidden under cab lighting. In open unison is your showcase living room with vaulted ceiling and from floor to peak Stone Hearth surrounding a toe toasting gas fireplace. Steps away are patio doors to your 15x12 deck over looking your fenced in lavishly landscaped backyard with veggie garden box at the end. To water all these lush things the owner installed a 2,500 gallon cistern to collect rain water for free plant & outside cleaning/watering needs. Sleeping level features 2 generous secondary bedrooms, large main/guest bathroom & to die for Primary Bedroom with his & her closets, large private ensuite oasis + 14x6 balcony for



evening private shooting the breeze talk or witness bike traffic from above in the clouds! Your basement features newer equipment you won't be worrying about like owned hot water on demand + furnace and convenient wash sink. Big area currently used as a gym can all be finished into a great rec room and games area! Built in 2022 and still has the shine to prove it. Great value in this energetic summer hot spot and a tremendous area to raise your family in a warm welcoming small town only 15 minutes to Simcoe and 45 minutes to Hamilton! (id:6289)

Built in 2022

Essential Information

Listing #	40766024
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,593
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	822 Main Street
Subdivision	Port Dover
City	Port Dover
Province	Ontario
Postal Code	N0A1N0

Amenities

Amenities	Beach, Marina, Place of Worship, Playground, Schools, Shopping
Utilities	Cable, Electricity, Natural Gas, Telephone
Features	Southern exposure, Sump Pump, Automatic Garage Door Opener

Parking Spaces 2
Parking Attached Garage
of Garages 1

Interior

Appliances Dishwasher, Water meter,
Garage door opener
Heating Natural gas Forced air
Cooling Central air conditioning
Fireplace Yes
of Fireplaces 1
of Stories 2



Exterior

Exterior Vinyl siding
Foundation Poured Concrete

Listing Details

Listing Office Coldwell Banker Flatt Realty Inc.



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