

# \$899,000 - 92 Hoover Point Lane, Selkirk

MLS® #40766779

**\$899,000**

3 Bedroom, 1.00 Bathroom, 2,016 sqft

Single Family on 0.51 Acres

065 - Rainham, Selkirk, Ontario

Lake Erie Living at it's finest! This year-round lake-house/cottage offers nearly 2000 sqft of living space with 3 bedrooms and a finished lower level. It is located on a premium ½ acre waterfront lot on Hoover's Point Lane, featuring panoramic views and a private beach with about 100 ft of sandy shoreline extending into the clear waters of Lake Erie. The house sits on high ground with a gradual slope to the beach, no break-wall needed. The property includes a paved driveway for 4 vehicles and an RV/boat, interlock brick walkways, privacy fenced yard, mature trees, manicured lawn, vibrant gardens, and extraordinary landscape. There is also an attached garage with inside entry and a detached boathouse/workshop. Inside, the custom kitchen has attractive cabinetry, elegant quartz countertops, and hi-end stainless steel appliances. The open concept dining and living room offer large windows with lake views and garden doors leading to a composite deck overlooking the lake offering stunning sunrises as you enjoy your morning coffee. The main floor includes a foyer with laundry and a dishwasher, a designer 4pc bathroom, primary and guest bedrooms, both with custom closets. The finished basement has a 3rd bedroom/home office, family room with gas fireplace, storage room, and utility room with shelving and plenty of storage space. Additional features include a metal roof, updated windows and exterior doors, luxury vinyl plank flooring, 200-amp hydro,



central-air, hi- efficiency furnace, electronic air cleaner, full Aerobic septic system, two 5000-gallon cisterns, and Starlink hi-speed internet. Must view to appreciate the attention to detail, quality finishes and overall "feel" of this lovingly maintained home. Located minutes to Selkirk, Fisherville, and Port Dover, with a public boat launch about 1 km away. Convenient commutes to Dunnville or Cayuga, and 1-2hr drives from Hamilton, Niagara, or Toronto. Ideal for a home, cottage, or for those looking to retire in style! (id:6289)

Built in 1990

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 40766779      |
| Price          | \$899,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Square Footage | 2,016         |
| Acres          | 0.51          |
| Year Built     | 1990          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 92 Hoover Point Lane |
| Subdivision | 065 - Rainham        |
| City        | Selkirk              |
| Province    | Ontario              |
| Postal Code | N0A1P0               |

**Amenities**

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach, Hospital, Marina, Park                                                                                           |
| Utilities      | Electricity, Natural Gas, Telephone                                                                                     |
| Features       | Conservation/green belt, Paved driveway, Lot with lake, Country residential, Recreational, Automatic Garage Door Opener |
| Parking Spaces | 6                                                                                                                       |

|               |                                  |
|---------------|----------------------------------|
| Parking       | Attached Garage, Detached Garage |
| # of Garages  | 2                                |
| View          | Lake view                        |
| Is Waterfront | Yes                              |
| Waterfront    | Waterfront                       |

## Interior

|                 |                                                                                                   |
|-----------------|---------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Refrigerator, Washer, Microwave Built-in, Window Coverings, Garage door opener |
| Heating         | Natural gas Forced air                                                                            |
| Cooling         | Central air conditioning                                                                          |
| Fireplace       | Yes                                                                                               |
| # of Fireplaces | 1                                                                                                 |
| # of Stories    | 1                                                                                                 |
| Has Basement    | Yes                                                                                               |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior          | Vinyl siding    |
| Exterior Features | Landscaped      |
| Foundation        | Poured Concrete |

## Listing Details

Listing Office      Royal LePage NRC Realty Inc.



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