

\$789,900 - 54 Grand Street, Port Dover

MLS® #40766900

\$789,900

4 Bedroom, 3.00 Bathroom, 3,342 sqft

Single Family on 0.00 Acres

Port Dover, Port Dover, Ontario

Experience Port Dover living in this updated bungalow overlooking the channel! With a grand total of over 3300 sq. ft, this home offers 4 bedrooms, 3 bathrooms, and 2 kitchens—this versatile layout is ideal for possible Air BNB, multi-generational living or accommodating guests. A double door entry leads to a large foyer with vaulted ceilings and hardwood flooring that extends throughout the main level. The striking newly designed eat-in kitchen showcases Cortez counters, under/upper mount lighting & contemporary style cabinetry. This space opens to the great room that features beamed vaulted ceilings, gas fireplace with stone back drop & Clerestory windows that flood the space with natural light- from here, a sliding door leads you to a 4-season sunroom complete with charcoal grilling station & garden door access to a deck area. The vaulted beams span across an open ceiling over an office area (that could act as an additional bedroom) and continue into the massive primary bedroom. This space features 3 double closets, vaulted ceilings, 5-piece ensuite & views of the canal. A conveniently located laundry area off the kitchen provides access to a side deck & driveway & a 3-piece bath completes the main level. The lower level is updated & perfectly set up as an in-law suite. It offers a full kitchen, dining area, living room with fireplace, three bedrooms, a 3-piece bath & laundry area. It also features a bright sunroom with a view of the channel & side door entry to the lower



deck. An optional secondary access off this sitting room leads to another sunroom that connects to the main living area. The multi-purpose layout and entry points of this move-in ready home provides endless possibilities for the new owner! The owner may consider selling the land behind the home that includes a boat house on the canal providing the possibility to add some green-space, a docking spot & access to Lake Erie! It's time to make your move to Dover! (id:6289)

Built in 1969

Essential Information

Listing #	40766900
Price	\$789,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	3,342
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	54 Grand Street
Subdivision	Port Dover
City	Port Dover
Province	Ontario
Postal Code	N0A1N7

Amenities

Amenities	Beach, Marina, Shopping
Features	Paved driveway
Parking Spaces	4
View	View of water

Interior

Interior Features	Ceiling fans
Appliances	Water meter
Heating	Electric Baseboard heaters, Heat Pump
Cooling	Ductless
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Brick Veneer, Stone
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Listing Details

Listing Office	Royal LePage Action Realty
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Listing information last updated on October 26th, 2025 at 2:46am PDT