

# \$1,150,000 - 304 River Road, Haldimand

MLS® #X12298706

**\$1,150,000**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Haldimand, Haldimand, Ontario

WATERFRONT living at its FINEST - imagine over a 20 mile navigable waterway at your doorstep (btwn Cayuga & Dunnville) - come DISCOVER the GRAND RIVER & its amazing attributes for yourself - it doesn't matter how windy it gets - the Grand will always ensure the ULTIMATE venue for fantastic boating, canoeing, paddle boating, swimming + excellent fishing - the Great Lakes can't make that claim! Positioned handsomely on 2.15ac private lot (349ft frontage may allow for future lot severing possibilities) is sprawling 1980 built brick/sided bungalow offering 1826sf of functional living area, 1826sf unspoiled basement + oversized att. 768sf garage boasting 12' ceilings. Inviting covered front porch provides entry to renovated (in progress) main floor introduces spacious living room leads to open concept kitchen/dining area incs WO to rustic all-seasons sunroom sporting wall to wall windows, vaulted pine T&G beamed ceilings, wood stove & 8' patio door WO to 580sf water facing deck system. Lavish primary bedroom enjoys remodeled 3pc en-suite & WI closet, 2 additional bedrooms & chic 4pc primary bath ftrs heated floors. Gleaming hardwood flooring & classic crown moulding/pot lighted ceilings compliment inspiring décor. Airy/open lower level houses laundry station, p/g furnace 19 equipped w/AC13, upgraded 100 amp hydro, water pump/pressure tank + RI fireplace. Extras - new plumbing in many areas-2024, new ductless heat/cool HVAC system-2024, roof14,



septic'02, 6000 gal cistern, 3pc  
aluminum/wood dock system19 + shed. Time  
to start singing - ON THE PONTOON! AIA  
(id:6289)

## Essential Information

Listing #	X12298706
Price	\$1,150,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	304 River Road
Subdivision	Haldimand
City	Haldimand
Province	Ontario
Postal Code	N1A2W3

## Amenities

Amenities	Beach
Features	Partially cleared, Sump Pump
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2
View	View
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Appliances	Dishwasher, Dryer, Satellite Dish, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Stories 1

## Exterior

Exterior Brick, Vinyl siding  
Lot Description 198 x 319.2 FT  
Foundation Poured Concrete

## Listing Details

Listing Office RE/MAX ESCARPMENT REALTY INC.



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Listing information last updated on October 14th, 2025 at 11:46pm PDT