

# \$674,999 - 2399 Lakeshore Road, Haldimand (dunnville)

MLS® #X12371743

**\$674,999**

2 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Dunnville, Haldimand (dunnville), Ontario

**WATERFRONT DELIGHT!** Rare opportunity to own custom built, fully winterized open-concept bungalow, complete with gas stove and electric baseboard heating, Heat pump AC and spray-foam insulation with unobstructed panoramic views of the beautiful blue waters of Lake Erie directly from living room comforts. PLUS this property includes OWNERSHIP of waterfront sandy beach and private staircase to access. The pleasure of owning these 2 lots separated only by a municipal road is now presented. Fully winterized home built 2015 on generous landscaped lot complete with shiny steel roof, fenced rear yard, TREX deck (10'X10'), Auxiliary shed attached to home (10' x 4.9') and detached garden shed (8'X6'). At about 935 sqft, this home has it all - the joys and ambiance of waterfront living - sunning, lounging, swimming, boating, canoeing, paddle-boating - the choice is yours! Here are all the conveniences of a 10 year old home, lots of room for easy living, sleeping and peaceful living. Wooded area directly adds to privacy, perennial gardens enhance the serenity. Home is immaculately maintained with crisp white walls, vinyl flooring, ship-lap pine ceilings. Custom blinds, HRV system for healthy living, fully furnished and decorated - being sold with most contents. 2000 gallon cistern has just been topped up, 2000 gallon septic holding tank has just been serviced. 100 amp breaker electrical panel, natural gas service for central stove-fireplace, cookstove,



hot water heater (owned). No rentals here!  
Just minutes to services, amenities and a  
comfortable drive to larger city centres.  
(id:6289)

### Essential Information

Listing #	X12371743
Price	\$674,999
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	2399 Lakeshore Road
Subdivision	Dunnville
City	Haldimand (dunnville)
Province	Ontario
Postal Code	N1A2W8

### Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Irregular lot size
Parking Spaces	2
Parking	No Garage, Tandem
View	Lake view, Direct Water View, Unobstructed Water View

### Interior

Appliances	Water Heater, Blinds, Dryer, Furniture, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Other
Cooling	Wall unit, Ventilation system
Fireplace	Yes
# of Fireplaces	1

# of Stories 1

## Exterior

Exterior Vinyl siding  
Exterior Features Landscaped  
Lot Description 50 x 100.3 FT|under 1/2 acre  
Foundation Concrete

## Listing Details

Listing Office RE/MAX ESCARPMENT REALTY INC.



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