

\$1,249,000 - 25 Birch Avenue, Norfolk (port Dover)

MLS® #X12424723

\$1,249,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Port Dover, Norfolk (port Dover), Ontario

Set on a prestigious cul-de-sac and backing onto a peaceful conservation land with serene pond views, this exceptional 4-bedroom, 3-bathroom home offers a rare combination of privacy, natural beauty, and thoughtful design a 15 min walk to downtown Port Dover and the beach. From the moment you arrive, the attention to detail is obvious: from interlocking driveway, landscaped grounds, entrance door to the back deck and yard, all graciously connected. The main level is designed for comfort and ease, with an open-concept layout that seamlessly connects the living, dining, and kitchen spaces all flooded with natural light and picturesque views. A sought after executive bungalow, with three bedrooms and two bathrooms on the main floor, this home is energy efficient, low maintenance and provides programmable features such as exterior lights, sprinkler system and air exchanger. The expansive finished basement adds incredible versatility, featuring a large rec room and second fireplace, an additional bedroom, a four-piece bathroom, and studio space for hobbies, workouts, or entertaining. Step outside to your private backyard oasis, where a spacious deck and pergola invites you to relax, dine, or entertain while taking in the sights and sounds of the surrounding nature. Mature trees, beautifully landscaped gardens, and the peaceful backdrop of ponds and near by ravine create a truly tranquil outdoor setting. Whether you're looking to downsize, raise a family, or enjoy a quiet retreat close to



town, 25 Birch Avenue delivers comfort,
charm, and modern amenities in every detail.
Welcome home. (id:6289)

Essential Information

Listing #	X12424723
Price	\$1,249,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	25 Birch Avenue
Subdivision	Port Dover
City	Norfolk (port Dover)
Province	Ontario
Postal Code	N0A1N6

Amenities

Amenities	Beach, Golf Nearby, Hospital, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Cul-de-sac, Irregular lot size, Backs on greenbelt, Flat site, Conservation/green belt, Lighting, Sump Pump
Parking Spaces	6
Parking	Attached Garage, Garage, Tandem
# of Garages	2
View	Direct Water View

Interior

Appliances	Water Heater, Water meter, Dryer, Microwave, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1

Has Basement Yes

Exterior

Exterior Brick

Exterior Features Landscaped, Lawn sprinkler

Lot Description 69.9 x 115.2 FT ; See Survey & GeoWarehouse|under 1/2 acre

Foundation Poured Concrete

Listing Details

Listing Office SOTHEBY'S INTERNATIONAL REALTY CANADA



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