

\$479,900 - 108 Nelson Street E, Norfolk (port Dover)

MLS® #X12463710

\$479,900

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Port Dover, Norfolk (port Dover), Ontario

Attention First-Time Homebuyers, Small Families, And Savvy Investors! Discover this fully renovated 3-bedroom gem in the heart of Port Dover, where coastal charm meets everyday convenience. Perfectly situated within walking distance to downtown shops and restaurants, the sandy beach, scenic Silver Lake Park, nature trails, and local schools, this thoughtfully updated home offers the lifestyle you've been searching for. Step inside to a spacious, sun-filled living room ideal for relaxing or entertaining, and a large eat-in kitchen featuring brand-new stainless steel appliances (24) and abundant counter space for your culinary creations. Upstairs, you'll find three comfortable bedrooms and a beautifully refreshed 4-piece bath complete with quartz counters and a new Bath Fitter tub and shower surround. Nearly every inch of this home has been enhanced for modern living, with stylish new light fixtures inside and out, sleek new baseboards, new flooring and carpeting throughout, updated ductwork, upgraded insulation, and striking new siding, soffits, fascia, eavestroughs, and guards. Energy efficiency has been improved with spray-foamed sill plates around the home and portions of the basement newly spray-foamed, drywalled, and painted (25). Enjoy peace of mind with newer windows, a new A/C unit, and durable shingles installed in 2020. Outside, escape to your fully fenced yard a private oasis featuring a newly extended upper deck, lower deck, and lush green space for outdoor



entertaining. The mutual driveway provides each owner with their own designated side for parking, with no parking issues, and the shared garage is divided by an interior wall for added convenience. All appliances are included for a smooth, stress-free move. With the majority of upgrades completed in 2023, plus the added touch of a colourful new Govee light on the front porch, this turnkey property invites you to settle in and enjoy all that Port Dover's vibrant lakeside community has to offer! (id:6289)

Essential Information

Listing #	X12463710
Price	\$479,900
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	108 Nelson Street E
Subdivision	Port Dover
City	Norfolk (port Dover)
Province	Ontario
Postal Code	N0A1N0

Amenities

Amenities	Beach, Golf Nearby, Park
Features	Gazebo
Parking Spaces	2
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Hot Tub, Water Heater, Dishwasher, Dryer, Microwave, Stove, Washer, Window Coverings, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	41.3 x 92 FT under 1/2 acre
Foundation	Stone

Listing Details

Listing Office	ROYAL LEPAGE SIGNATURE REALTY
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