

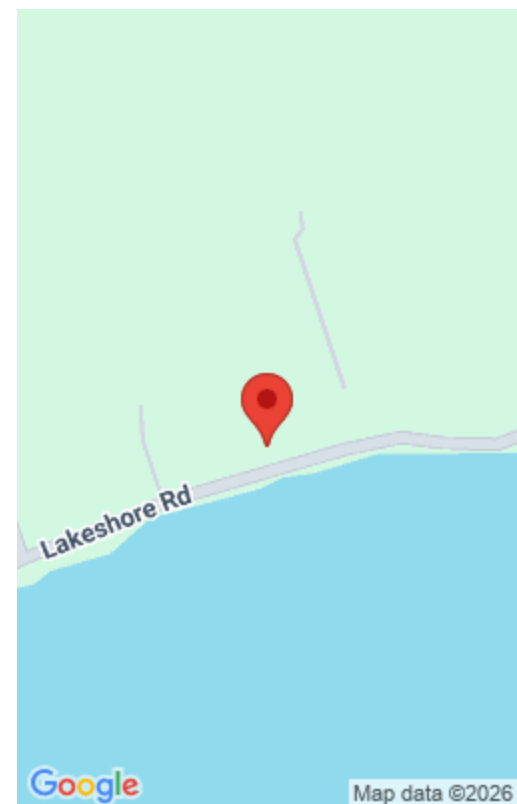
## 2399 LAKESHORE RD, DUNNVILLE, ON N1A 2W8, CANADA

<https://www.gtarealestates.com>

**WATERFRONT DELIGHT!** - Property includes lots on north and south sides of road. 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...

**\$647,000**

- 2 beds
- 2 baths
- Single Family
- Single Family
- 700 - 1100 sq ft



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## Rooms & Units Descr

**RoomType1:** Living room

**RoomLength1:** 4.95

**RoomDimensions1:** 4.95 m X 3.45 m

**RoomLevel2:** Main level

**RoomWidth2:** 3.35

**RoomType3:** Kitchen

**RoomLength3:** 3.71

**RoomDimensions3:** 3.71 m X 2.97 m

**RoomLevel4:** Main level

**RoomWidth4:** 1.3

**RoomType5:** Bathroom

**RoomLength5:** 1.88

**RoomDimensions5:** 1.88 m X 1.8 m

**RoomLevel6:** Main level

**RoomWidth6:** 2.79

**RoomType7:** Bedroom

**RoomLength7:** 3

**RoomDimensions7:** 3 m X 2.74 m

**RoomLevel1:** Main level

**RoomWidth1:** 3.45

**RoomType2:** Dining room

**RoomLength2:** 6.02

**RoomDimensions2:** 6.02 m X 3.35 m

**RoomLevel3:** Main level

**RoomWidth3:** 2.97

**RoomType4:** Laundry room

**RoomLength4:** 1.6

**RoomDimensions4:** 1.6 m X 1.3 m

**RoomLevel5:** Main level

**RoomWidth5:** 1.8

**RoomType6:** Primary Bedroom

**RoomLength6:** 3.05

**RoomDimensions6:** 3.05 m X 2.79 m

**RoomLevel7:** Main level

**RoomWidth7:** 2.74

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## Location Details

**City:** Haldimand (Dunnville)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Dunnville

**Levels:** 1

**FrontageLength:** 50 ft

**ArchitecturalStyle:** Bungalow

**Stories:** 1



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## Property Features

**LotFeatures:** Landscaped

**Heating:** Other

**CoolingYN:** True

**ParkingTotal:** 2

**GarageYN:** False

**CarportYN:** False

**PoolYN:** False

**View:** Lake view, Direct Water View, Unobstructed Water View

**WaterBodyName:** Lake Erie

**Fencing:** Partially fenced, Fenced yard

**HeatingFuel:** Natural gas

**Cooling:** Wall unit, Ventilation system

**OpenParkingYN:** False

**AttachedGarageYN:** False

**FireplacesTotal:** 1

**ViewYN:** True

**WaterfrontYN:** False

**Sewer:** Holding Tank

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## Courtesy of

**OfficeName:** RE/MAX ESCARPMENT REALTY INC.

**Office ID:** 284787

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 2

**ArchitecturalStyle:** Bungalow

**Heating:** Other

**Sewer:** Holding Tank

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## Amenities & Features

**Waterfront available:** No

**OpenParkingYN:** No

**AttachedGarageYN:** No

**GarageYN:** No

**CarportYN:** No

**PoolYN:** No

**CoolingYN:** Yes

**Cooling:** Wall unit, Ventilation system

**Total Fireplaces:** 1

