

15 - 740 Main Street East, Dunnville



\$655,000



Peter Racco  
905-629-1515 |

Royal LePage Elite Realty  
7-5160 Explorer Drive | Mississauga



# 15 - 740 Main Street East, Dunnville



Presented By Peter Racco, Broker  
Royal LePage Elite Realty  
905-629-1515 • [peterracohomes@gmail.com](mailto:peterracohomes@gmail.com)  
[www.peterracohomes.com](http://www.peterracohomes.com)



\$655,000 15 - 740 Main Street East, Dunnville



Spacious & Bright open concept fully detached modern Bungalow w/9FT ceilings, plus heated floors! Very private fenced-in backyard with Large deck, Gazebo & Hot tub. Cottage-like setting! Backing onto Conservation lands & the Grand river. Direct inside entry into Garage from Front Foyer. Top quality Stainless steel LG Fridge, Gas Stove, B/in Microwave, B/in dishwasher, Stacked washer & dryer. NOTE: Vacant Land Condo/Maintenance fee of \$102.47/MTH is only for the private road maintenance, landscape contract, snow plowing & grass cutting in common areas. (Maintenance fee does not include any insurance or maintenance on the individually owned lots & units, which are freehold). For more info on Vacant Land Condominiums contact: Wilson Blanchard Management 905-540-8800.

**Above Grade Square Footage:** 1,203 S.F.

#### **Main Level**

Living Room 18'6 x 13'2

Kitchen 10'4 x 9'10

Dining Room 10'4 x 9'10

Foyer 7'11 x 12'

Primary Bedroom 14'3 x 13'7

2nd Bedroom 10'0 x 10'4

Bathroom- 5 Piece 12'4 x 8'0

Utility 5'2 x 6'2

Laundry 6'2 x 2'8

Garage (interior) 15'1 x 20'3

**For Sale/Lease:** \$ 655,000.00

**Style:** Detached

**Type:** Bungalow

**Property Size:** 47.57 FT x 94.93 FT

**Bedrooms:** 2

**Bathrooms:** 1

**Taxes:** \$ 3,190.00 in 2024

**Possession:** 30-60 Days/ T.B.A.

**Age:** 4 Yrs (Built in 2020)

**Condo Corporation:** Wilson Blanchard

**Maintenance Fee:** \$102.47\* (see remarks above)

**Type Of Ownership:** Freehold

**Basement:** None

**Garage/Parking:** 1.5 Car Garage/ Double drive

**Water:** Municipal

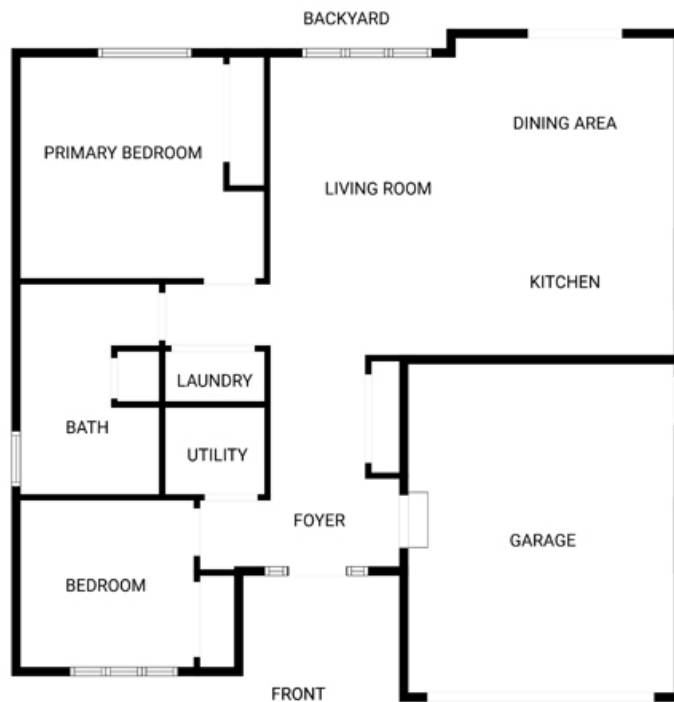
**Cooling:** Central Air

**Heat:** F/Air Gas & heated floors

**RentalEquipment:** None

15 - 740 Main Street East, Dunnville

Approximate Square Footage: 1,203 S.F.



Peter Racco

Broker

905-629-1515 | [www.peterraccohomes.com](http://www.peterraccohomes.com)

Royal LePage Elite Realty

7-5160 Explorer Drive | Mississauga

