



\$844,900

413 George Street, Dunnville, Ontario N1A 1T8



◆ **Property Information**

- ◆ **Property Type:** Residential
- ◆ **Property Style:** Bungalow

- ◆ **Beds:** 5
- ◆ **Baths:** 3

- ◆ **Sq. Footage:** 3,035 ft
- ◆ **MLS®:** 40719652



View virtual tour at **visual4sale.com** Enter **V4S# 355405**

◆ Property Description

BIGGEST BUNGALOF AT THIS PRICE! What is in a basement is in the Loft! Masterfully updated 3,035sqft above grade home features 4+1 bedroom & 3 full bathes, every room is big here! North town location is only 30mins away from the QEW or 35mins to Hamilton. Home has a deceiving profile & is much larger than it appears! That's 2,220sqft of main level luxury living. Bonus 815sqft of finished loft space! Your basement in the sky. Everything has been updated or redone; Electrical/plumbing/heating/cooling 2024, shingles 2021, windows are replaced, kitchen, doors, etc. Easy walk to schools, ball park, pool, licensed restaurant, stores & the Grand River. Town has modern arena, hospital & close to the Lake!



◆ Property Features

- ◆ Eat-in kitchen
- ◆ Main floor laundry room
- ◆ Separate dining room
- ◆ Spotless & Well Maintained
- ◆ Walk-in closet
- ◆ Ensuite bathroom
- ◆ Massive master with ensuite
- ◆ Smalltown Feel
- ◆ Super Rec Room
- ◆ Walkout and Separate Entrance

PIN POINT ATTENTION TO DETAIL SO YOU CAN RELAX

Thomas Flatt

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