



Together, for better !

一份信任，三份回报！



MLS Listing ~ 1069 Bird Rd., Dunnville



1069 Bird Rd Haldimand Ontario N1A 2W2 Haldimand Dunnville Haldimand		List: \$615,000 For: Sale
SPIS: No	Taxes: \$3,901.17/2026	Last Status: NEW
Detached Link: N Bungalow	Front On: S Acre:	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x4xMain, 1x3xLower
Lot: 185.1 x 295 Feet Irreg: Dir/Cross St: Hwy 3 & Bird Rd. Directions: Bird Rd., Just North of Hwy 3		

MLS#: X14092866	PIN#: 381100126
Possession Remarks: TBD	
Legal: Part Lot 8 Second Range from Grand River Moulton Part 1, 18R2335; Haldimand County	

Kitchens: 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Alum Siding / Brick Garage: Yes Gar/Gar Spcs: Attached / 2 Drive: Private Drive Park Spcs: 8 Tot Prk Spcs: 10 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Hydro: Gas: Phone: Water: Other Water Supply Type: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: None Land: No Lease/\$/Freq:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.17	x 14.01	Hardwood Floor	Centre Island	Open Concept
2	Dining	Main	13.94	x 13.68	Hardwood Floor	W/O To Deck	Open Concept
3	Living	Main	14.37	x 11.06	Hardwood Floor	Large Window	Open Concept
4	Prim Bdrm	Main	14.17	x 10.76	Hardwood Floor	Closet	
5	2nd Br	Main	12.37	x 10.47	Hardwood Floor	Closet	
6	3rd Br	Main	12.96	x 10.76	Hardwood Floor	B/I Shelves	
7	Rec	Lower	21.78	x 13.29	Hardwood Floor	Large Window	
8	4th Br	Lower	11.61	x 11.48	Hardwood Floor	W/I Closet	Closet Organizers
9	Other	Lower	12.93	x 7.61	Hardwood Floor	B/I Shelves	W/O To Garage

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Great Potential in This Charming 3+1 Bedroom Bungalow with Separate Entrance to Finished Basement! 2. Bright & Airy Main Level Space with Spacious Kitchen Boasting Ample Cabinetry & Counter Space, Large Centre Island with Breakfast Bar & Granite Countertop, Plus Combined Living Room with Picture Window & Dining Room with Garden Door W/O to Deck! 3. 3 Generously Sized Bedrooms & 4pc Bath (with Large Vanity, Soaker/Jet Tub & Separate Shower) Complete the Main Level. 4. Separate Entrance to Finished Basement with Oversized Windows Featuring Spacious Rec Room, 4th Bedroom, Possible Kitchen Area, 3pc Bath & Laundry Room with W/O to Huge Deck - Fabulous Potential for In-Law Suite or Additional Living Space! 5. Oversized 185 x 295' (1.24 Acres) Lot Boasting Mature Trees/Shrubs & Ample Space for Entertaining & Play! All This & More!! 1,315 Sq.Ft. (per MPAC) of Above-Ground Living Space Plus the Finished Basement! Oversized Garage Plus Ample Driveway Space. Quick Access to Dunnville with Shopping, Restaurants & Amenities, the Grand River, Rock Point PP, James Allan PP, Lake Erie & More!

Inclusions: All Chattels & Fixtures AS IS: All Existing Light Fixtures, Window Coverings & Appliances

Listing Contracted With: REAL ONE REALTY INC. Ph: 905-281-2888

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