

649 LLOYD Street, Port Elgin, Ontario N0H 2C1

Listing

Client Full
Active / Residential

649 LLOYD St Port Elgin

MLS®#: **40441066**
 Price: **\$478,500**



Bruce County/Saugeen Shores/Saugeen Shores Bungalow/House

	Beds	Baths	Kitch
Lower	1	1	
Main	2	1	1

Beds (AG+BG): **3 (2 + 1)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **1,920**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **960/Other**
 BG Fin SF: **960**
 DOM/CDOM: **0/0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,760.07/2023**

Remarks/Directions

Public Rmks: **Don't miss out on this amazing opportunity! This immaculately maintained semi-detached home boasts a spacious 1,920 sq. ft. of living space spread over two levels, making it an ideal option for first-time buyers, retirees, or as an income property. Located just a short stroll away from Walmart, the new LCBO, and a host of other local amenities, this property is perfectly situated. The home sits on a generous corner lot, providing an expansive double-wide concrete laneway, ample green space, and both front and back decks. Step inside the front door to discover a practical layout on the main floor, featuring a bright and airy living room, a sleek and tidy galley kitchen complete with a coffee bar for storage, two bedrooms, and a four-piece bathroom. The finished lower level offers endless possibilities, currently consisting of a spacious rec room, a third bedroom, a three-piece bathroom, laundry facilities, and additional storage. With a separate entrance, this lower level could easily be converted into a separate unit, thanks to the R2 zoning. The home features a combination of ductless heating and cooling, a natural gas fireplace, and baseboard heating, with a new roof installed in 2018. The sand-point well system ensures that the lawn is always looking its best, while the detached sheds offer additional storage space. This turn-key home is the one you've been waiting for!**

Directions: **Turn East onto Lloyd St. From Bricker St. in Port Elgin, it is right on the corner, #649 with sign.**

Common Elements

Exterior

Exterior Feat: **Awnings, Deck(s), Lawn Sprinkler System, Porch**
 Construct. Material: **Aluminum Siding, Stone**
 Shingles Replaced: **2018** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
 Year/Desc/Source: **//Owner** Prop Attached: **Semi Detached**
 Other Structures: **Shed, Workshop** Apx Age: **31-50 Years**
 Pool Features: **None** Winterized:
 Garage & Parking: **Private Drive Double Wide//Concrete Driveway**
 Parking Spaces: Driveway Spaces: **4.0** Garage Spaces:
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone**
 Water Source: **Municipal** Water Tmnt: Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: / Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **41.50** Lot Depth (Ft): **114.43** Lot Shape: **Rectangular**
 Location: **Urban** Lot Irregularities:
 Area Influences: **Ample Parking, Corner Site, Cul de Sac/Dead End, Shopping Nearby**
 View: **Trees/Woods** Retire Com:
 Topography: **Flat** Fronting On:
 School District: **Bluewater District School Board**
 High School: **Saugeen District Secondary School**
 Elementary School: **Saugeen Central or St. Joseph's**

Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Laundry Feat: **In Basement**
 Cooling: **Ductless**
 Heating: **Baseboard, Fireplace-Gas**

Fireplace: **1/Family Room, Natural Gas** FP Stove Op:
 Under Contract: **None** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings**
 Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PCL 5-2 SEC M51; PT LT 5 PL M51 PT 1, 3R4438; SAUGEEN SHORES	Survey: None/
Zoning: R2	Hold Over Days:
Assess Val/Year: \$209,000/2023	Occupant Type: Owner
PIN: 332460410	Deposit: 5000
ROLL: 411046000121209	
Possession/Date: Flexible/	

Brokerage Information

List Date: **06/22/2023**
 List Brokerage: [ROYAL LEPAGE EXCHANGE REALTY CO. Brokerage \(KIN\)](#) 

-- -- --
 Source Board: REALTORS® Association of Grey Bruce Owen Sound
 Prepared By: Cory Hamilton, Broker
 Date Prepared: 06/22/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
 POWERED by itsorealestate.ca. All rights reserved.

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.