

# 34 SNOBELEN TRAIL, Huron Twp, Ontario N2Z 0C4

Client Full  
**Active / Residential**

**34 SNOBELEN TRAIL Huron Twp**

Listing ID: 40626484  
Price: **\$1,042,000**



## Bruce County/Huron Kinloss/Huron-Kinloss

### Bungalow/House

	Beds	Baths	Kitch
Basement	1	1	
Main	3	2	1

Beds (AG+BG): **4 (3 + 1)**  
Baths (F+H): **3 (3 + 0)**  
SF Fin Total: **3,080**  
AG Fin SF Range: **1501 to 2000**  
AG Fin SF: **1,540/Other**  
BG Fin SF: **1,540/Other**  
DOM: **2**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$6,186.91/2024**

Next OH: **Public: Sun Aug 4, 1:00PM-3:00PM**

### Remarks/Directions

Public Rmks: **Nestled in a highly sought after family friendly neighbourhood, this charming 4 bedroom, 3 bathroom brick bungalow offers over 3000sf of finished living space. Set on a sprawling 0.6 acre lot, this property boasts a expansive asphalt laneway, attached 2-car garage and incredible gardens & green space, creating a tranquil oasis with a variety of options for outdoor enjoyment. The home features a spacious open-concept floor plan with well-appointed rooms that cater to a variety of lifestyles. The main floor offers 3 bedrooms including a spacious primary bedroom equipped with a 5pc ensuite & walk-in closet, the expansive kitchen is equipped with an abundance of counter and cabinet space & upgraded appliances plus a large island making it ideal for hosting. Additionally you'll find the dining area is open to the main living room which is equipped with a gas fireplace & abundance of natural light, and has direct patio access to the expansive back deck & BBQ space. The main floor offers 2 additional bedrooms as well as a second full bathroom, stackable laundry, and direct access to the 28' x 28' heated garage/workshop. The basement offers a large open rec. room with a gas fireplace, a 4th spacious bedroom, full bathroom, a second laundry room and incredible storage options throughout. The home is heated & cooled primarily with a Geothermal furnace and has 2 natural gas fireplaces plus in-floor heat in both main floor bathrooms. Outside, the expansive yard offers endless enjoyment. Have a coffee on the front porch, or enjoy time entertaining in the stunning back-yard with some of the nicest gardens and green space you will see. You'll appreciate the detached garden shed which is home to the in-ground irrigation system. This is a rare opportunity to own a piece of paradise in a highly desirable location just south of Kincardine, so close to the beach you can hear the waves while you relax in your new hot-tub.**

Directions: **From Kincardine take Hwy 21 south to Con. 12, turn west to Lake Range Road, turn south to Snobelen Trail, House #34 on the north side of the street.**

Building Name: **HURON TWP**

### Exterior

Exterior Feat:	<b>Awnings, Balcony, Deck(s), Hot Tub, Landscape Lighting, Landscaped, Lawn Sprinkler System, Patio(s), Porch, Privacy, Storage Buildings, Year Round Living</b>		
Construct. Material:	<b>Solid Brick</b>	Foundation:	<b>Concrete</b>
Shingles Replaced:	<b>2021</b>	Roof:	<b>Asphalt Shingle</b>
Year/Desc/Source:	<b>2006/Completed / New/Other</b>	Prop Attached:	<b>Detached</b>
Property Access:	<b>Year Round Road</b>	Apx Age:	<b>16-30 Years</b>
Other Structures:	<b>Shed, Storage</b>	Rd Acc Fee:	
Garage & Parking:	<b>Attached Garage//Private Drive Double Wide//Asphalt Driveway</b>	Winterized:	<b>Fully Winterized</b>
Parking Spaces:	<b>12</b>	Driveway Spaces:	<b>10.0</b>
Services:	<b>Cable, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet Avail, Internet Other, Natural Gas, Recycling Pickup, Telephone</b>		
Water Source:	<b>Municipal</b>	Water Tmnt:	<b>Septic</b>
Lot Size Area/Units:	<b>/</b>	Acres Range:	<b>0.50-1.99</b>
Lot Front (Ft):	<b>131.00</b>	Lot Depth (Ft):	<b>202.00</b>
Location:	<b>Urban</b>	Lot Irregularities:	<b>131' X 202'</b>
Area Influences:	<b>Ample Parking, Beach, Golf, Hospital, Landscaped, Library, Park, Place of Worship, Playground Nearby, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Trails</b>		
Topography:	<b>Dry, Flat, Level, Wooded/Treed</b>	Fronting On:	<b>North</b>
Restrictions:	<b>Easement</b>	Exposure:	<b>South</b>
Local Impvmt:	<b>Yes</b>		

### Interior

Interior Feat:	<b>Air Exchanger, Ceiling Fans, Central Vacuum, Generator-Partial, Solar Tube, Sump Pump, Water Heater Owned, Workshop</b>	
Security Feat:	<b>Carbon Monoxide Detector(s), Smoke Detector(s)</b>	
Basement:	<b>Full Basement</b>	Basement Fin: <b>Fully Finished</b>
Basement Feat:	<b>Walk-Up</b>	
Laundry Feat:	<b>In Basement, Main Level</b>	
Cooling:	<b>Central Air</b>	
Heating:	<b>Electric, Fireplace-Gas, Forced Air, Geothermal, In-Floor</b>	
Fireplace:	<b>2/Living Room, Rec Room</b>	
Under Contract:	<b>None</b>	
Lease to Own:	<b>None</b>	
	FP Stove Op:	<b>Yes</b>
	Contract Cost/Mo:	

Inclusions: **Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Freezer, Garage Door Opener, Gas Oven/Range, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**  
 Add Inclusions: **washer & dryer x 2. Mobile fire pit & wood at back of property.**  
 Electric Age: **2006** Plumbing Age: **2006** Furnished:

#### Property Information

Common Elem Fee: **No** Local Improvements Fee: **Yes**  
 Legal Desc: **CON A, PT LOT 54, LOT 6, REG. PLAN 3M188, HURON TWP, (HURON-KINLOSS TWP).**  
 Zoning: **R1** Survey: **Available/**  
 Assess Val/Year: **\$449,000/2024** Hold Over Days:  
 PIN: **333200183** Occupant Type: **Owner**  
 ROLL: **410716000904710**  
 Possession/Date: **Flexible/2024-10-21** Deposit: **10000**

#### Brokerage Information

List Date: **07/29/2024**  
 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: 07/31/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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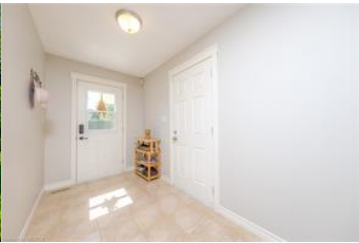
Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen/Living Room	Main	30' 0" X 24' 6"	9.14 X 7.47	
Bedroom Primary	Main	13' 0" X 15' 3"	3.96 X 4.65	Walk-in Closet
Bedroom	Main	11' 0" X 11' 0"	3.35 X 3.35	
Bedroom	Main	8' 8" X 11' 0"	2.64 X 3.35	
Bedroom	Basement	11' 2" X 17' 0"	3.40 X 5.18	
Laundry	Basement	11' 0" X 12' 0"	3.35 X 3.66	Laundry
Bathroom	Main	13' 0" X 8' 9"	3.96 X 2.67	5+ Piece, Ensuite
Bathroom	Main	6' 0" X 7' 5"	1.83 X 2.26	3-Piece
Bathroom	Basement	10' 0" X 7' 10"	3.05 X 2.39	4-Piece
Recreation Room	Basement	32' 0" X 17' 6"	9.75 X 5.33	Fireplace
Bonus Room	Basement	15' 0" X 11' 6"	4.57 X 3.51	
Utility Room	Basement	19' 0" X 12' 4"	5.79 X 3.76	
Storage	Basement	16' 0" X 7' 10"	4.88 X 2.39	

Type	Date	Time	Description
Public	08/04/24	1:00PM-3:00PM	

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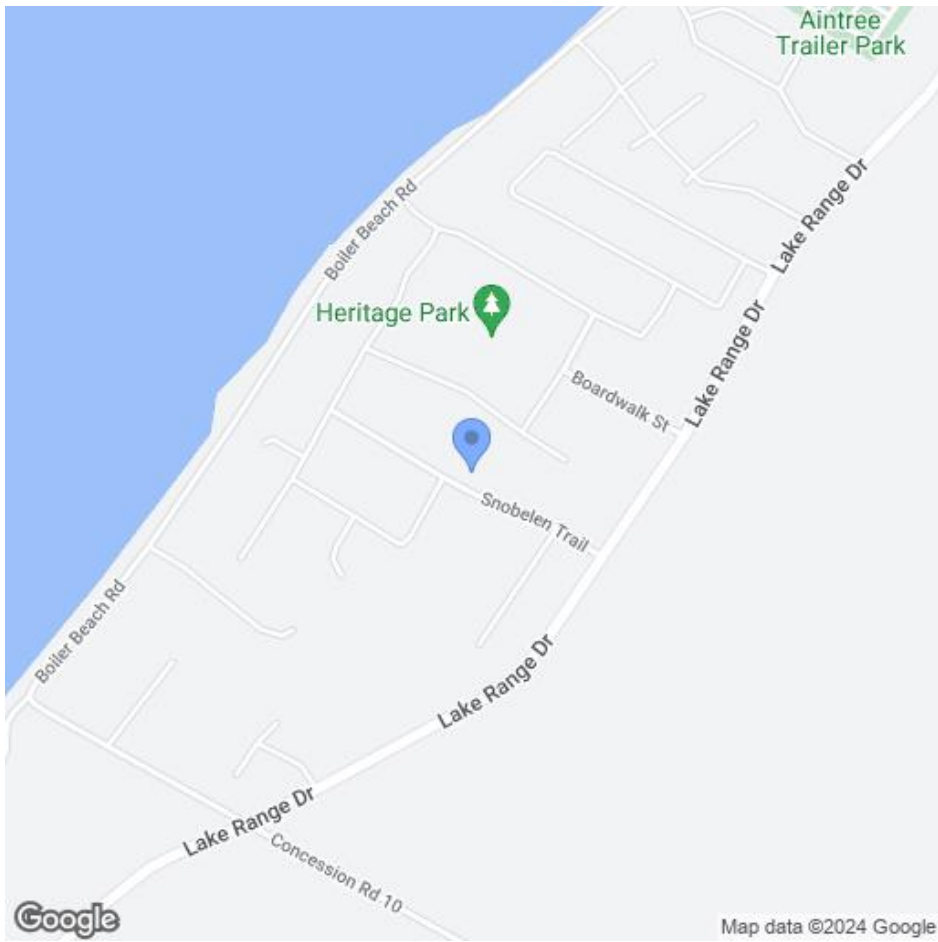






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