



KRISTA NORRISH
 Broker
 ROYAL LEPAGE EXCHANGE REALTY CO.(P.E.),BROKERAGE
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240 HIGH Street, Southampton, Ontario N0H 2L0

Client Full
Active / Residential

240 HIGH St Southampton

Listing ID: 40562976



Bruce County/Saugeen Shores/Saugeen Shores

2 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	4	2	

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **3 (1 + 2)**
 SF Fin Total: **1,978**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,978/LBO provide**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,395.00/2023**

Remarks/Directions

Public Rmks: **Southampton is a charming historical community. That boasts a rich history with modern conveniences. It is a quaint sought after community the people dream to live in. Our listing is a stone's throw away from The Bruce County Museum, Fairy Lake trail, shopping, and within walking distance to beautiful sunset viewpoints. This exquisite triple brick home, built in 1880, features original wood details, soaring ceilings and charm. The property could be used for residential, business and or investment purposes. There are 4 access doors one from each side of the home. Providing easy separation for uses ie; home office or rental. Offering a spacious open layout especially for its era with 4 bedrooms and 3 bathrooms. Including an expansive primary bedroom with 2 pc ensuite. Main floor laundry room. Drive through attached garage. Lovingly maintained and cared for throughout the years. Notable updates; natural gas forced air furnace ('07), 200 amp breakers, windows replaced, copper & PVC plumbing. Hardwood flooring throughout kitchen. Lot 51'x150' with access and parking from back laneway. There is ample space for your dreams to become a reality. The location and zoning offer endless opportunities. Come be apart of this sought after community in Bruce County**

Directions: **240 High St From Hwy 21 turn East towards Fairy Lake. Property on the left after HomeHardware**

Exterior

Construct. Material:	Aluminum Siding, Solid Brick	Roof:	Asphalt Shingle
Shingles Replaced:		Prop Attached:	Detached
Year/Desc/Source:	1880//Other	Apx Age:	100+ Years
Other Structures:	Shed	Winterized:	
Garage & Parking:	Attached Garage//Private Drive Single Wide//Concrete Driveway	Garage Spaces:	1.0
Parking Spaces:	4	Driveway Spaces:	3.0
Services:	Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Street Lights	Sewer:	Sewer (Municipal)
Water Source:	Municipal-Metered	Water Tmnt:	
Lot Size Area/Units:	/	Acres Range:	< 0.5
Lot Front (Ft):	51.00	Lot Depth (Ft):	150.00
Location:	Urban	Lot Irregularities:	
Area Influences:	Beach	Retire Com:	
View:	Downtown	Fronting On:	North
Topography:			

Interior

Interior Feat:	Water Heater Owned	Basement Fin:	Unfinished
Basement:	Partial Basement		
Basement Feat:	Exposed Rock		
Laundry Feat:	Laundry Room, Main Level		
Cooling:	None		
Heating:	Forced Air, Gas		
Under Contract:	None	Contract Cost/Mo:	
Lease to Own:	None		
Inclusions:	Dryer, Refrigerator, Stove, Washer		

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 11 N/S HIGH ST PL SOUTHAMPTON AS IN R210132; SAUGEEN SHORES	Survey:	None/
Zoning:	C1-A	Hold Over Days:	
Assess Val/Year:	\$257,000/2023	Occupant Type:	Vacant
PIN:	332530226		
ROLL:	411048000309900	Deposit:	10000
Possession/Date:	Immediate/		

Brokerage Information

List Date: **03/28/2024**
List Brokerage: **ROYAL LEPAGE EXCHANGE REALTY CO.(P.E.),BROKERAGE** 

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Source Board: REALTORS® Association of Grey Bruce Owen Sound
Prepared By: Krista Norrish, Broker
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