

161 HURON Road, Point Clark, Ontario N0G 2R0

Listing

Client Full

Active / Residential

161 HURON Rd Point Clark

Listing ID: 40573031

Price: **\$2,425,000**



Bruce County/Huron Kinloss/Huron-Kinloss 2 Storey/House



Water Body: **Lake Huron**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	2	1
Second	3	2	

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **4 (4 + 0)**
 SF Fin Total: **2,659**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,659/Plans**
 BG Fin SF: **/Other**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,253.00/2023**

Remarks/Directions

Public Rmks: **Introducing a rare opportunity to own a brand new home on one of the last remaining lakefront lots in the lakeside community of Point Clark. This stunning 2-story home has been meticulously designed to take full advantage of the breathtaking views of some of the nicest sunsets in the world, along with everything else that you'd expect from a new home on the beach. Not only will you have picturesque views from the main floor primary bedroom, the kitchen/dining room, and the great room, the home also consists of an upper level balcony off of one of the additional bedrooms (which would make for a great home office). Boasting 4 bedrooms & 4 full bathrooms & 2659sf of finished living space, this home is perfect for a wide variety of potential buyers, especially those who appreciate living in luxury by the water. The Tarion certified builder is well known for his attention to every detail & you won't be disappointed with the carefully selected interior finishes throughout. Key features you can expect inside the home is "main-floor living" with the mudroom off the attached 2-car garage, 4pc bathroom, large primary bedroom along with the 4pc ensuite & walk-in closet, laundry room, den, open concept kitchen/dining equipped with island & stainless steel appliances offering direct access to the expansive patio space, perfect for BBQ'ing, walk-in pantry, and a spacious great room with a charming natural gas fireplace. The upper level consists of a large open loft space, a junior suite bedroom with 3pc ensuite, 2 additional bedrooms & a 4th full bathroom. The finished product will include natural gas FA heating & cooling with heat-pump, spacious crawl space for storage, a private double-wide asphalt laneway, a side deck off the north side of the house, & the perfect blend of deck/patio and green space only steps away from the sandy shores of Lake Huron. This is a special opportunity, don't miss out.**

Directions: **Take Amberly road to Lake Range, West on Huron road to property on west side.**

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **Beach Front**
 Dock Features: **Boat Launch**
 Dock Type: **Public Docking**
 Shoreline: **Clean, Mixed, Sandy**
 Shore Rd Allow: **Not Owned**
 Channel Name:

Water View: **Direct Water View**

Boat House:
 Frontage: **60.00**
 Exposure: **West**
 Island Y/N: **No**

Exterior

Exterior Feat: **Balcony, Deck(s), Patio(s), Porch, Privacy, Year Round Living**
 Construct. Material: **Shingle, Vinyl Siding**
 Shingles Replaced: **2024** Foundation: **Concrete, Poured Concrete**
 Year/Desc/Source: **2024/To Be Built/Builder**
 Property Access: **Municipal Road**
 Other Structures: **None**
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Asphalt Driveway**
 Parking Spaces: **6** Driveway Spaces: **4.0** Garage Spaces: **2.0**
 Services: **Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas Available, Recycling Pickup, Underground Wiring**

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **New**
 Rd Acc Fee:
 Winterized: **Fully Winterized**

Water Source: **Municipal** Water Tmnt:
 Lot Size Area/Units: **/** Acres Range: **< 0.5**
 Lot Front (Ft): **60.00** Lot Depth (Ft): **208.00**
 Location: **Rural** Lot Irregularities:
 Area Influences: **Access to Water, Ample Parking, Beach, Golf, Hospital, Lake Access, Lake/Pond, Marina, Place of Worship, Playground Nearby, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Trails**
 View: **Beach, Trees/Woods, Water** Retire Com:
 Topography: **Dry, Flat, Level** Fronting On: **West**

Restrictions:

Exposure:

West

Interior

Interior Feat: **Air Exchanger, Built-In Appliances, Sump Pump, Water Heater Owned**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Crawl Space** Basement Fin: **Unfinished**
 Basement Feat: **Walk-Up**
 Laundry Feat: **Laundry Room, Main Level**
 Cooling: **Central Air**
 Heating: **Fireplace-Gas, Forced Air, Gas, Heat Pump**
 Fireplace: **1/Family Room, Natural Gas** FP Stove Op: **Yes**
 Under Contract: **None** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Gas Oven/Range, Hot Water Tank Owned, Range Hood, Refrigerator, Smoke Detector, Washer**
 Electric Age: **2024** Plumbing Age: **2024** Furnished:
 Furnace Age: **2024** Tank Age: UFFI:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 3 CON LAKE RANGE OR CON A HURON, BEING PARTS 1 AND 2 ON PLAN 3R4497 TOWNSHIP OF HURON-KINLOSS**
 Zoning: **R2** Survey: **None/**
 Assess Val/Year: **\$171,000/2023** Hold Over Days: **30**
 PIN: **333290880** Occupant Type: **Vacant**
 ROLL: **410716000407000**
 Possession/Date: **Other/2025-05-01** Deposit: **100000**

Brokerage Information

List Date: **04/18/2024**
 List Brokerage: [**ROYAL LEPAGE EXCHANGE REALTY CO. Brokerage \(KIN\)**](#) 

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 Source Board: REALTORS® Association of Grey Bruce Owen Sound
 Prepared By: Cory Hamilton, Broker
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