

255 CONCESSION 6, Saugeen Shores, Ontario N0H 2C7

Listing

Client Full

255 CONCESSION 6 Saugeen Shores

MLS®#: 40422480

Active / Residential



Bruce County/Saugeen Shores/Saugeen Shores Bungalow/House

	Beds	Baths	Kitch
Main	3	2	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (1 + 1)**
 SF Fin Total: **1,245**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,245/Other**
 DOM: **121**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,138.86/2023**

Remarks/Directions

Public Rmks: Have you been dreaming of owning a country property, with acreage and a shop big enough for all your hobbies and toys? Not too far from the convices of town? Then look no further! You will definitely want to check out all this property has to offer! Situated on 7 acres, this bungalow is just outside of Port Elgin, down the road from the new Lamont Sports Park. This home has so much to offer you and your family. Providing 3 bedrooms, 2 bathrooms within 1,500 sq. ft. of finished living space. Welcomed by an oversized timber frame covered entrance, new vinyl plank flooring throughout the main floor and a mudroom with laundry. The detached workshop (60' x 30') is where you're sure to spend most of your time. Insulated and heated with a wood stove, provides an excellent space as a workshop / hobby room or hangout space. The upper level mezzanine is great for entertaining with a built in bar with private storage space below and a wide open spaces to store all your outdoor toys. If 7acres isn't enough, you also have easy access to trails for ATVing and snowmobiling. This property can provide you and your family the lifestyle you've been dreaming of. Don't wait, contact your REALTOR® to book your private tour.

Directions: Head southwest on Goderich Street South, turn left onto Concession Rd 6, destination will be on the right 255 Concession 6, Town Of Saugeen Shores, ON N0H 2C7.

Common Elements

Exterior

Exterior Feat:	Deck(s), Landscaped, Porch	Roof:	Metal
Construct. Material:	Brick Front, Vinyl Siding	Prop Attached:	Detached
Shingles Replaced:		Apx Age:	31-50 Years
Year/Desc/Source:	//	Winterized:	
Other Structures:	Shed	Garage Spaces:	2.0
Garage & Parking:	Attached Garage, Detached Garage//RV / Truck Parking//Interlock	Services:	Cell Service, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup
Parking Spaces:	Driveway Spaces: 12.0	Water Source:	Drilled Well
Water Source:	Cell Service, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup	Water Tmnt:	UV System, Water Softener
Water Tmnt:	UV System, Water Softener	Sewer:	Septic
Acres Range:	5-9.99	Acres Rent:	
Lot Size Area/Units:	/	Lot Shape:	
Lot Front (Ft):	528.27	Land Lse Fee:	
Location:	Rural	Retire Com:	
Area Influences:	Park, Schools, Shopping Nearby, Trails	Fronting On:	
View:	Pasture		
Topography:	Rolling		

Interior

Interior Feat:	Auto Garage Door Remote(s), Ceiling Fans, Sump Pump, Water Heater Owned, Water Softener, Workshop	
Security Feat:	Carbon Monoxide Detector(s), Smoke Detector(s)	
Basement:	Full Basement	Basement Fin: Partially Finished
Laundry Feat:	Main Level	
Cooling:	None	
Heating:	Fireplace, Fireplace-Gas	
Fireplace:	2/Family Room, Living Room, Natural Gas	
Under Contract:	Hot Water Heater	FP Stove Op: Contract Cost/Mo:
Lease to Own:	None	

Inclusions: **Built-in Microwave, Dishwasher, Dryer, Garage Door Opener, Gas Oven/Range, Gas Stove, Refrigerator, Smoke Detector, Washer, Window Coverings**
 Exclusions: **Dining room table with chairs.**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PT LT 11 CON 6 SAUGEEN AS IN R228630 EXCEPT PT 2, 3R4175; SAUGEEN SHORES	Survey: None/
Zoning: PD	Hold Over Days:
Assess Val/Year: \$289,000/2023	Occupant Type: Owner
PIN:	Deposit: 5%
ROLL: 411044000119700	
Possession/Date: Flexible/	

Brokerage Information

List Date: **05/23/2023**
 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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