



KRISTA NORRISH

Broker

ROYAL LEPAGE EXCHANGE REALTY CO.(P.E.),BROKERAGE

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Cell: 226-668-3209

403 RIDGE Street, Port Elgin, Ontario N0H 2C3

Listing

Client Full

403 RIDGE St Port Elgin

Listing ID: 40597559

Active / Residential

Price: **\$879,900**



Bruce County/Saugeen Shores/Saugeen Shores Bungalow Raised/House

	Beds	Baths	Kitch
Basement	2	1	
Main	3	2	1

Beds (AG+BG): **5 (3 + 2)**
 Baths (F+H): **3 (3 + 0)**
 SF Fin Total: **2,703**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,475/Plans**
 BG Fin SF: **1,228/LBO provide**
 DOM: **1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,044.71/2023**

Next OH: **Public: Sat Jun 1, 1:00PM-3:00PM**

Remarks/Directions

Public Rmks: **There are numerous benefits to purchasing this home. Let me show you! 1. **Location**:** Situated in a prime area, close to essential amenities and a walking trail to the beach on Lake Huron. **2. **Spacious Layout**:** Generous living spaces with an open floor plan that enhances natural light and flow. **3. **Custom Kitchen with Upgrades Included**:** Aya kitchen cupboards, black s/s appliances, oversized island, quartz countertop & gas stove. **4. **Outdoor Space**:** A beautifully landscaped yard, fully fenced with beautiful plated trees (Japanese Cherry, Korean Lilacs, and Wisteria) ?? Adding extra privacy. Covered patio area perfect for relaxation and entertaining. **5. **Investment Potential**:** The property is in a thriving and growing community. Solid maple flooring with driftwood finish through the main floor (including bedrooms). Spa-like ensuite. Double sinks in both main floor bedrooms. Plenty of storage space. Walk-down from garage to basement laundry room. Fully finished basement with n/g fireplace. Providing 5 bedrooms, 3 full bathrooms on 2 finished levels. No need to wait move right in. Friendly neighbors and an active community enhance your quality of life. Would you like more details on any specific aspect or to schedule a private viewing? Contact your REALTOR® Today.

Directions: **403 Ridge St**

Exterior

Exterior Feat: **Deck(s), Landscaped**
 Construct. Material: **Stone, Vinyl Siding**
 Shingles Replaced: Foundation: **Poured Concrete**
 Year/Desc/Source: **2019/Completed / New/Owner**
 Other Structures: **Fence - Full**
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Concrete Driveway**
 Parking Spaces: **4** Driveway Spaces: **2.0**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Underground Wiring**
 Water Source: **Municipal-Metered** Water Tmnt: Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: / Acres Range: **< 0.5**
 Lot Front (Ft): **56.69** Lot Depth (Ft): **109.65**
 Location: **Urban** Lot Irregularities:
 Area Influences: **Beach, Dog Park, Golf, Hospital, Lake/Pond, Library, Marina, Open Spaces, Park, Place of Worship, Quiet Area, Rec./Community Centre, Schools, Trails**
 Topography: Fronting On: **East**
 Restrictions: Exposure: **West**
 School District: **Bluewater District School Board**

Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Built-In Appliances, Central Vacuum Roughed-in, In-law Capability, Water Heater**
 Security Feat: **Carbon Monoxide Detector(s), Security System, Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Separate Entrance, Walk-Up**
 Laundry Feat: **Gas Dryer Hookup, Inside, Lower Level, Sink**
 Cooling: **Central Air**
 Heating: **Fireplace-Gas, Forced Air, Gas**

Fireplace: **1/Natural Gas**
Under Contract: **HWT-Gas**
Inclusions: **Dishwasher, Dryer, Gas Oven/Range, Refrigerator, Stove, Washer**
Add Inclusions: **Patio furniture negotiable**
Electric Age: **2019**
Furnace Age: **2019**

Plumbing Age: **2019**
Tank Age:

FP Stove Op:
Contract Cost/Mo:

Furnished:
UFFI:

Property Information

Common Elem Fee: **No**
Legal Desc: **LOT 95, PLAN 3M246 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 83&84, 3R10281 AS IN BR150529 TOWN OF SAUGEEN SHORES**
Zoning: **R1**
Assess Val/Year: **\$382,000/2023**
PIN: **332731008**
ROLL: **411046000440808**
Possession/Date: **Flexible/**

Local Improvements Fee:
Survey: **None/**
Hold Over Days:
Occupant Type: **Owner**
Deposit: **5%**

Brokerage Information

List Date: **05/30/2024**
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
Date Prepared: 05/31/2024

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