

\$1,595,000 - 49 Gill Rd Road, Grand Bend

MLS® #40741109

\$1,595,000

4 Bedroom, 2.00 Bathroom, 1,794 sqft

Single Family on 0.00 Acres

Grand Bend, Grand Bend, Ontario

ATTENTION BOATERS!! This stunning 4-bedroom, 2-bathroom riverfront property in Grand Bend features a 76 ft. composite dock—perfect for your boat, jet skis, and water toys. Enjoy morning coffee and beautiful sunrises from the spacious front porch, or unwind on the large covered composite deck overlooking the river. Inside, the open-concept main floor offers modern comfort with in-floor heating, luxury kitchen appliances, Napoleon Torch gas fireplaces, and a built-in Sonos speaker system. The walk-out from the kitchen makes indoor-outdoor living seamless and ideal for entertaining. The fully updated basement boasts 3 bright bedrooms, a 3-piece bath, and a versatile rec room—ideal for yoga, a home gym, or casual relaxation. Additional features include a huge insulated attached garage, landscape lighting, irrigation system, and a hot tub with pergola for ultimate outdoor enjoyment. Located within walking distance to restaurants, grocery stores, and Grand Bend's famous Main Beach, this home is the perfect blend of luxury, location, and lifestyle. Whether you're boating, relaxing, or entertaining—this property has it all! (id:6289)



Essential Information

Listing #	40741109
Price	\$1,595,000

Bedrooms	4
Bathrooms	2.00
Square Footage	1,794
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	49 Gill Rd Road
Subdivision	Grand Bend
City	Grand Bend
Province	Ontario
Postal Code	N0M1T0

Amenities

Amenities	Beach, Marina, Place of Worship, Playground, Schools, Shopping
Features	Automatic Garage Door Opener
Parking Spaces	6
Parking	Attached Garage
# of Garages	1
View	River view
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Appliances	Central Vacuum, Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings, Garage door opener, Hot Tub
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Lawn sprinkler

Listing Details

Listing Office

RE/MAX TWIN CITY REALTY INC., BROKERAGE



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