

\$2,250,000 - 74 Miramichi Bay Road, Port Elgin

MLS® #40768261

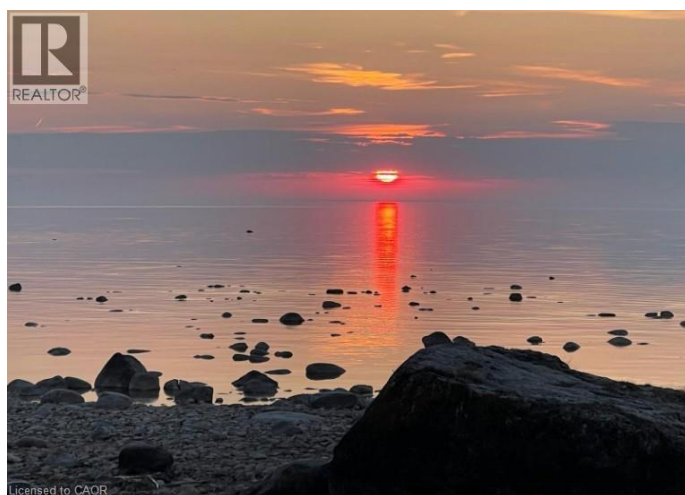
\$2,250,000

5 Bedroom, 3.00 Bathroom, 3,282 sqft

Single Family on 0.00 Acres

Saugeen Shores, Port Elgin, Ontario

Welcome to Miramichi Bay Road Saugeen Shores! This magnificent side split home sits directly on Miramichi Bay, with panoramic views of Lake Huron from multiple sides. This home was built for entertaining with up to 5 bedrooms, multiple eating areas and outdoor spaces. The approximately one third of an acre property is beautifully landscaped with mature trees and perennials, interlock driveway with ample parking, concrete walk ways, steps and retaining walls. This home features an inviting two story front entry with large foyer open to a spacious vaulted great room, featuring a stunning wall to wall stone wood burning fireplace. This spectacular room is accented with custom wood beams, solid oak floors and other mill work. The formal dining room between the great room and kitchen allows for easy family gatherings in all seasons. The full kitchen includes an eating area that comfortably seats six and exits directly onto the large covered porch with panoramic lake views. This area has always been the heart of the home. The upper floor features three bedrooms and a large bathroom. One of the bedrooms features a kids bunky for sleepovers. The cozy lower level features a family room with wood stove and two guest bedrooms on ground level above grade, one with ensuite bath. There is a huge wood deck over the double garage with magnificent lake views where you can take in this area's renowned magical sunsets. This home was built to exacting standards, and is



heavily insulated to survive the harshest weather to ensure you can enjoy living here year round. There are many trails to hike in the woods directly behind the home as well as the lake trail that runs along the shoreline directly in the front of the house. Port Elgin, Southampton, grocery, shopping, marina and community centres near by. Wonderful year round living. (id:6289)

Built in 1987

Essential Information

Listing #	40768261
Price	\$2,250,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	3,282
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Freehold

Community Information

Address	74 Miramichi Bay Road
Subdivision	Saugeen Shores
City	Port Elgin
Province	Ontario
Postal Code	N0H2C6

Amenities

Amenities	Beach, Hospital, Marina, Place of Worship, Schools, Shopping
Features	Country residential, Sump Pump
Parking Spaces	6
Parking	Attached Garage
# of Garages	1
View	Lake view
Is Waterfront	Yes

Waterfront

Waterfront

Interior

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Water softener, Washer, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air, Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Has Basement	Yes

Exterior

Exterior	Brick, Shingles
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX TWIN CITY REALTY INC., BROKERAGE



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