

# \$284,000 - 305 Bruce Road 13, Native Leased Lands

MLS® #X10848235

**\$284,000**

2 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Native Leased Lands, Native Leased Lands,  
Ontario

Escape to Your Waterfront Cottage on Bruce Road 13! Nestled on the shores of Lake Huron this cozy 2-bedroom, 1-bathroom cottage, is perfectly positioned to capture stunning waterfront and sunset views. The newly installed patio doors off the living room lead to a large deck with incredible lake views. With direct access to the water, it's the ideal spot for canoeing, kayaking, or simply relaxing by the gentle rocky shoreline. A new deck at the water's edge adds to the outdoor appeal, while three sheds on the property provide ample storage. Recent updates include a new roof (2022), an upgraded 3-piece bathroom, and many recent updates throughout. This fully furnished retreat is move-in ready, so you can start enjoying it from day one! Set on a spacious 60' x 200' lot with mature trees, with plenty of parking, and an open backyard, there's plenty of space for relaxation and outdoor fun. Conveniently located just minutes from Southampton and Sauble Beach, you'll have easy access to amenities and dining. Don't miss this opportunity to create lasting memories with family and friends. Start planning your 2025 summer season at the Lake and pack your bags and move right in. (id:6289)



## Essential Information

Listing #                      X10848235

Price	\$284,000
Bedrooms	2
Bathrooms	1.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	305 Bruce Road 13
Subdivision	Native Leased Lands
City	Native Leased Lands
Province	Ontario
Postal Code	N0H2L0

### Amenities

Amenities	Hospital
Utilities	Cable, Wireless
Features	Waterway, Flat site
Parking Spaces	4
Parking	No Garage
View	Lake view, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

### Interior

Appliances	Water Heater, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Wood Baseboard heaters
# of Stories	1

### Exterior

Exterior	Vinyl siding
Lot Description	66 x 200 FT under 1/2 acre
Foundation	Wood/Piers

### Listing Details

Listing Office	Royal LePage D C Johnston Realty
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Listing information last updated on October 12th, 2025 at 7:16am EDT