

\$1,950,000 - 19 Shady Lane, Lambton Shores (grand Bend)

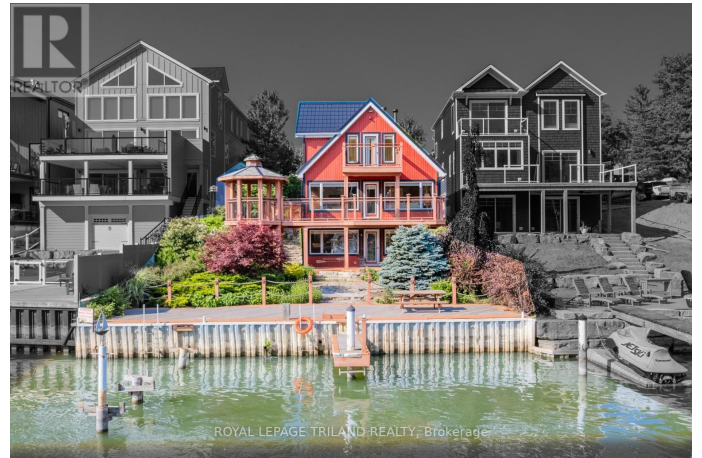
MLS® #X11955697

\$1,950,000

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Grand Bend, Lambton Shores (grand Bend),
Ontario

LAKEFRONT ALTERNATIVE |
SENSATIONAL & ICONIC GRAND BEND
RIVERFRONT CHARMER W/ PANORAMIC
LAKE VIEWS | 50 FT OF BOAT DOCKAGE |
ROCK SOLID 4 SEASON WALK-OUT
DUPLEX | 3 STORIES OF WATER
FRONTAGE FOR EPIC SUNSETS: This 5
bed/3 full bath/2 kitchen 2611 sq ft waterfront
charmer is a definitive example of the phrase
ONE-OF-A-KIND. Are you in search of a
property that can offer lakefront views &
breathtaking sunset panoramas with your boat
docked 30 ft from your front door? Such a
phenomenal combination of benefits is
extremely rare. These exceptional properties,
of which Grand Bend has very few; offering
boat docks w/ LAKEFRONT benefits situated
just 325 mtrs from Grand Bend's famous &
forever sandy Main Beach at the river mouth;
are kept in the family & cherished by their
owners for decades. And within this elite
limited-edition category of Real Estate, 19
Shady Lane is irrefutably at the top of the
charts due its outstanding geographic position.
The photos are true, a visual truth that is even
more stunning in person, outdoors & in, from
every riverfront & lakeside angle in the SW
facing sections of the house. Yes, this lot is
superb, but the magic & beauty of this property
is found throughout the enchanting home that
is so perfectly positioned upon it. This



extremely well-kept gem is the Romeo of the riverfront from the various levels of lake view patios, decks, & covered + uncovered outdoor spaces to the immaculate gardens & that lifetime steel eco roof - & the interior is just as tight! The classic hardwood flooring & endless waterfront windows frame in the perfect setting, with the oversized lakeview riverfront master w/ private balcony being unbeatable. The home also boasts a completely self-sufficient walk-out 2 bed-unit w/ its own kitchen. The clever placement of the 5 bedrooms across 3 levels w/ main level laundry is ideal for a multi-generational situation & the secured/gated entrance & parking is perfect for all the toys! Time to live the dream! (id:6289)

Essential Information

Listing #	X11955697
Price	\$1,950,000
Bedrooms	5
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	19 Shady Lane
Subdivision	Grand Bend
City	Lambton Shores (grand Bend)
Province	Ontario
Postal Code	N0M1T0

Amenities

Amenities	Golf Nearby, Fireplace(s), Separate Heating Controls
Utilities	Cable, Electricity, Wireless, Sewer
Features	Wooded area, Irregular lot size, Waterway, Dry, Guest Suite, In-Law Suite

Parking Spaces	11
Parking	No Garage
View	River view, View of water, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Central Vacuum, Dishwasher, Dryer, Microwave, Hood Fan, Stove, Washer, Window Coverings, Wine Fridge, Refrigerator
Heating	Natural gas Hot water radiator heat
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	3
Basement	Separate entrance, Walk out

Exterior

Exterior	Wood
Lot Description	50.1 x 159.5 Acre ; L shape with private laneway attached under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE TRILAND REALTY



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