

# **\$530,000       -       140       Lake       Breeze       Drive,** **Ashfield-Colborne-Wawanosh (colborne)**

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MLS® #X12116906

**\$530,000**

2 Bedroom, 2.00 Bathroom,  
Single Family

Colborne,       Ashfield-Colborne-Wawanosh  
(colborne), Ontario

Great location! A new epoxy resin finish on the front porch! Located mid-way into the community on the south side, conveniently nearby to the new pickle ball courts and an off-lease dog park, with just a 5 min walk to the Clubhouse. With an interior community view, you're well-positioned facing neighbours with privacy fences, making chilling on your oversized concrete patio a "Lake Breeze". Roll out that retractable gazebo on this oversized concrete patio (with drains) that spans the width of the house and wraps around to the garage making weeds a thing of the past! The spacious 1,455 sq ft "Lakeside with Sunroom" model is dressed in neutral modern finishes and anchored by a cozy gas fireplace, perfect for chilly evenings or curling up with a good book. Nearby, a stunning flex room wrapped in windows offers the perfect place for morning coffee, hobbies, or quiet reflection. With a levelled-up kitchen, upgrades Quartz countertops, Custom Pantry, and generous prep space, the kitchen is built for cooks who like cooking with Natural Gas! Tucked away, the primary suite offers a peaceful escape with a Walk-in Closet and a modern ensuite. You'll also appreciate thoughtful upgrades like tiled bathrooms, and a dedicated laundry room with tiled floor and Laundry Sink (not everyone has that here!). One consistent monthly fee covers your land lease, property taxes, and water,



helping keep your budget predictable and stress-free. Located in The Bluffs at Huron, an established and welcoming 55+ community, you'll be just steps from lakefront strolls, an indoor pool and clubhouse, and the kind of neighbours who become fast friends. Ready to downsize your space but upgrade your lifestyle? Book your private viewing today and see why this home stands out in all the right ways. (id:6289)

**Essential Information**

Listing #	X12116906
Price	\$530,000
Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	140 Lake Breeze Drive
Subdivision	Colborne
City	Ashfield-Colborne-Wawanosh (colborne)
Province	Ontario
Postal Code	N7A0C6

**Amenities**

Amenities	Beach, Golf Nearby, Park, Exercise Centre, Party Room, Fireplace(s)
Features	Flat site, Conservation/green belt, Carpet Free
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Indoor pool, Inground pool

**Interior**

Appliances	Garage door opener remote(s), Water softener, Dishwasher, Dryer, Microwave, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

## Exterior

Exterior	Vinyl siding
Foundation	Slab

## Listing Details

Listing Office      Royal LePage Heartland Realty



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