

\$1,525,000 - 71888 Sunview Avenue, Bluewater (hay)

MLS® #X12164171

\$1,525,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Hay, Bluewater (hay), Ontario

GRAND BEND AREA LAKEFRONT |
MAGAZINE WORTHY LAKE & SUNSET
PANAROMAS. Views so incredible, you're
going to have Netflix knocking on your door to
film a movie here! The absolutely & irrefutably
breathtaking picture perfect scenes from the
lakefront windows & top of bluff to the
incredible & brand new lake level deck at a
secluded sandy beach are simply sensational -
a gift from the lakefront heavens overlooking
sparkling Huron waters. And, you get a
spectacular 10 yr young custom home to boot!
This unique & pristine lakefront parcel
assembly, a rare package that includes 2
propertis, is as tight as a pin & ready to move
in! Along the shoreline, you get a 75' wide
lakefront parcel w/ premium engineered
erosion prevention & a new lake level deck &
stairs to the beach. Then, also fronting the
lake just beyond a small laneway (used only
by 1 other owner) is a 2nd 75' wide parcel w/
an impressive open-concept 2014 custom-built
4 season/3 bed beach house + a winterized
bunky (4th bedroom). From the fantastic
hardwood flooring, soaring vaulted ceilings in
the great room, & the granite/cherry kitchen to
the vast lakefront master suite assembly w/
glass & tile shower, gas fireplace, main floor
laundry, & the dining area (was planned to be
4th bed in house, 5th w/ bunky), this place is
perfect, & it comes TURNKEY w/ furniture,
appliances, kitchenware, decor, camera
system, the list goes on! The smart design has
nearly every lakeside window framing in this



stunning setting for year round enjoyment. The fantastic landscaping & exterior feature stamped concrete, healthy lawns, perennial gardens, 2 firepits, lifetime Hardie board siding, gas generator, mature trees, & max privacy w/ a permanent green space park at the back. You get all this + private access to a gorgeous sandy beach, world class sunsets, & SUPER LOW PROPERTY TAXES! Just an easy 6 min drive south to everything you need in Grand Bend's downtown centre, this quiet & peaceful location provides maximum lakefront value! (id:6289)

Essential Information

Listing #	X12164171
Price	\$1,525,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	71888 Sunview Avenue
Subdivision	Hay
City	Bluewater (hay)
Province	Ontario
Postal Code	N0M1N0

Amenities

Amenities	Beach, Golf Nearby, Marina, Fireplace(s)
Utilities	Cable, Electricity
Features	Cul-de-sac, Hillside, Wooded area, Flat site, Conservation/green belt, Lighting, Dry, Guest Suite
Parking Spaces	4
Parking	No Garage
View	Lake view, View of water, Direct Water View, Unobstructed Water View
Is Waterfront	Yes

Waterfront Waterfront

Interior

Appliances Water Heater, Dishwasher, Dryer, Furniture, Microwave, Stove, Washer, Window Coverings, Refrigerator

Heating Natural gas Forced air

Cooling Central air conditioning, Air exchanger

Fireplace Yes

of Fireplaces 1

of Stories 2

Has Basement Yes

Exterior

Exterior Wood

Exterior Features Landscaped

Lot Description 75 x 240 FT|under 1/2 acre

Foundation Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE TRILAND REALTY



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