

\$188,600 - 48 Maplewood Boulevard, Kincardine

MLS® #X12203163

\$188,600

1 Bedroom, 1.00 Bathroom,
Single Family

Kincardine, Kincardine, Ontario

\$199,900 Affordable Year-Round Living in Inverhuron Looking for financing? Great you can get approved to finance this home with as little as 5% down, and with current mortgage rates averaging around 4.5%, your payments could be surprisingly low. For example:

Purchase price: \$199,900, Down payment (5%): \$9,995, Mortgage amount: \$189,905, Interest rate: 4.5% (fixed) Amortization: 25 years, Estimated monthly payment of \$1,050 (plus land lease) WOW THAT IS TO OWN WHERE YOU LIVE!! Where else in Ontario do you get to own a fully renovated, turn-key for this low? This unbelievable value in Woodland Court, Inverhuron offers peaceful, stylish, year-round living you won't believe is this affordable. Nestled in a quiet community just 5 minutes from Bruce Power and close to white sand beaches and scenic trails, this 1-bedroom, 1-bath retreat has been transformed from the ground up by the current owner since 2009. Built on triple 2x12 laminated beams on floating footings, with spray foam insulation, a metal roof, cedar shake siding, two sheds, and a massive two-tiered deck complete with a hot tub, this property is designed for low-maintenance enjoyment. Inside, you'll find hand-scraped maple floors, solid wood cabinets, pot lights, a modern kitchen and bath, and efficient heating via a pellet stove and convection panels for comfortable, year-round use. While the original build year is unknown, every upgrade has been meticulously done. With a land lease of



just \$672/month covering water, septic, and snow removal on private roads, this is an exceptional opportunity for first-time buyers, Bruce Power employees, or anyone seeking affordable, move-in-ready comfort. Dont miss this rare find see it for yourself before its gone! (id:6289)

Essential Information

Listing #	X12203163
Price	\$188,600
Bedrooms	1
Bathrooms	1.00
Type	Single Family
Style	Bungalow

Community Information

Address	48 Maplewood Boulevard
Subdivision	Kincardine
City	Kincardine
Province	Ontario
Postal Code	N0G2T0

Amenities

Amenities	Beach, Park
Utilities	Electricity
Features	Wooded area, Flat site, Lane, Dry
Parking Spaces	1
Parking	No Garage

Interior

Appliances	Hot Tub, Water Heater, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Pellet

of Stories 1

Exterior

Exterior Cedar Siding

Listing Details

Listing Office Wilfred McIntee & Co Limited



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