

# \$1,595,000 - 49 Gill Road, Lambton Shores (grand Bend)

MLS® #X12230237

**\$1,595,000**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Grand Bend, Lambton Shores (grand Bend),  
Ontario

ATTENTION BOATERS!! This stunning 4-bedroom, 2-bathroom riverfront property in Grand Bend features a 76 ft. composite dock - perfect for your boat, jet skis, and water toys. Enjoy morning coffee and beautiful sunrises from the spacious front porch, or unwind on the large covered composite deck overlooking the river. Inside, the open-concept main floor offers modern comfort with in-floor heating, luxury kitchen appliances, Napoleon Torch gas fireplaces, and a built-in Sonos speaker system. The walk-out from the kitchen makes indoor-outdoor living seamless and ideal for entertaining. The fully updated basement boasts 3 bright bedrooms, a 3-piece bath, and a versatile rec room - ideal for yoga, a home gym, or casual relaxation. Additional features include a huge insulated attached garage, landscape lighting, irrigation system, and a hot tub with pergola for ultimate outdoor enjoyment. Located within walking distance to restaurants, grocery stores, and Grand Bends famous Main Beach, this home is the perfect blend of luxury, location, and lifestyle. Whether you're boating, relaxing, or entertaining - this property has it all! (id:6289)



## Essential Information

|           |             |
|-----------|-------------|
| Listing # | X12230237   |
| Price     | \$1,595,000 |

|           |                 |
|-----------|-----------------|
| Bedrooms  | 4               |
| Bathrooms | 2.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Freehold        |
| Style     | Raised bungalow |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 49 Gill Road                |
| Subdivision | Grand Bend                  |
| City        | Lambton Shores (grand Bend) |
| Province    | Ontario                     |
| Postal Code | N0M1T0                      |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Fireplace(s)            |
| Parking Spaces | 6                       |
| Parking        | Attached Garage, Garage |
| # of Garages   | 2                       |
| View           | Direct Water View       |
| Is Waterfront  | Yes                     |
| Waterfront     | Waterfront              |

### Interior

|              |                                                                                                                                       |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Hot Tub, Garage door opener remote(s), Central Vacuum, Water Heater, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator |
| Heating      | Natural gas Forced air                                                                                                                |
| Cooling      | Central air conditioning                                                                                                              |
| Fireplace    | Yes                                                                                                                                   |
| # of Stories | 1                                                                                                                                     |
| Has Basement | Yes                                                                                                                                   |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Brick, Vinyl siding        |
| Exterior Features | Landscaped, Lawn sprinkler |
| Lot Description   | 74.2 x 107.3 FT            |
| Foundation        | Concrete                   |

### Listing Details

Listing Office

RE/MAX TWIN CITY REALTY INC.



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