

\$1,498,700 - 71899 Sunridge Crescent, Bluewater (hay)

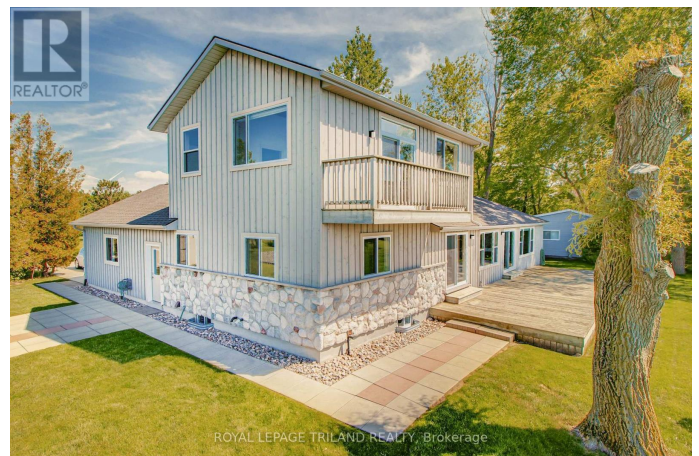
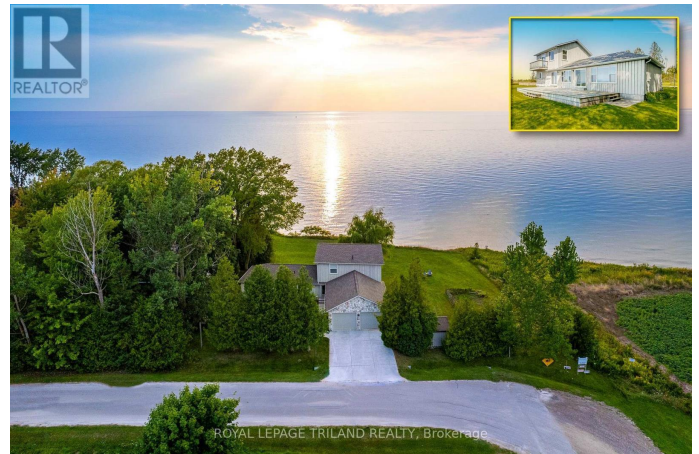
MLS® #X12252353

\$1,498,700

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Hay, Bluewater (hay), Ontario

GRAND BEND AREA .65 ACRE LAKEFRONT HOME W/ SANDY BEACH | ONE OF A KIND OFFERING: This impressive & young 4 season Scandinavian style beach house, just a 5 min drive to everything you need in downtown Grand Bend, provides views of the lake & sunsets so exquisite, so epic, so stunning, that they'll outclass any other lakefront view you've seen! As a local real estate specialist & also as someone who grew up on the lake in this area, I've visited many lakefront properties. THIS gorgeous 2500 SQ FT 4 bed/3 bath lakefront charmer has the most immaculate & incredible views of Lake Huron & it's top 10 sunsets you will have ever seen in your life! It is absolutely breathtaking - a lakefront gift from the heavens, with almost every window in the home framing-in this mind-blowing view for your daily enjoyment, offering over 200 degrees of panoramic lake & sunset views spanning the staggering 177 FT of lake frontage! Plus, you get stellar & consistent sandy beach! The unique house, w/ a newer furnace, hot water tank, & roof (all less than 10 yrs old), offers a spectacular exterior & interior alike. Passing the stone/board & batten exterior to enter the home, you'll be able to see the lake the second you walk through the roadside door just opposite the inside entry from your roomy attached garage. The bright & beachy feel fosters a superb harmony w/ the expansive lakeview windows, boasting unique whitewashed wood ceiling features &



higher-end Scandinavian finishing w/ attention to quality & longevity at every turn. The efficient younger home offers low utility billing, right on the shoreline! With over 1/2 an acre of premium privacy on the lake, practically NO NEIGHBORS, & privately owned & BRAND NEW (2023) stairs to the beach, this is a show stopper! Super unique, exceptionally well-positioned for water & sunset views, & available fully furnished w/ HOT TUB & quick possession. AirBnB Ready w/ Cleaners / \$75K per yr Rental! Book your private viewing today. (id:6289)

Essential Information

Listing #	X12252353
Price	\$1,498,700
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	71899 Sunridge Crescent
Subdivision	Hay
City	Bluewater (hay)
Province	Ontario
Postal Code	N0M1N0

Amenities

Amenities	Beach, Golf Nearby
Utilities	Cable, Electricity
Features	Cul-de-sac, Irregular lot size, Backs on greenbelt, Open space, Sump Pump
Parking Spaces	6
Parking	Attached Garage, Inside Entry, No Garage
# of Garages	1

View	View, Lake view, View of water, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Dryer, Freezer, Furniture, Garage door opener, Water Heater, Hood Fan, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Wood
Exterior Features	Landscaped
Lot Description	177 x 175 FT ; See photos 1/2 - 1.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE TRILAND REALTY
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