

\$3,500,000 - 9856 Huron Place, Lambton Shores (grand Bend)

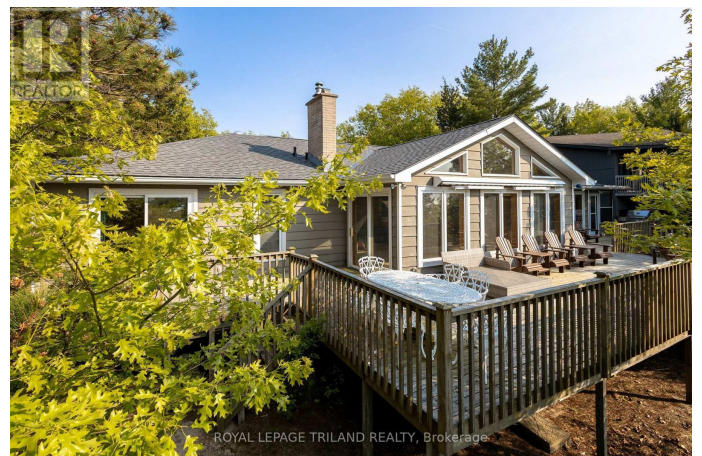
MLS® #X12265405

\$3,500,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Grand Bend, Lambton Shores (grand Bend),
Ontario

GRAND BEND PREMIUM LAKEFRONT IN THE MOST SOUGHT AFTER & EXCLUSIVE PRIVATE BEACH COMMUNITY IN LAKE HURON | 108 FT OF PRIVATELY OWNED BEACH FRONTAGE | BEACH O' PINES GATED SUBDIVISION BORDERING THE LONGEST CONTINUOUS SANDY BEACH WALK IN THE GREAT LAKES | ROCK SOLID 4 SEASON CUSTOM BEACH HOUSE! Come take a walk through paradise along an 11+ KM stretch of pure golden sand & experience true waterfront magic down the Pinery Park's undeveloped shoreline. This location is truly priceless. This location is the one & only Beach O' Pines private beach community at the edge of the Pinery! For lakefront in Lake Huron, this is as good as it gets! In Beach O' Pines, you can keep your boat or jet skis right on your privately owned beach in front of this 4+1 bedroom 3 full bathroom custom home offering nearly 3200 SQ FT of finished living space w/ lots of additional room for storage + an oversized 2.5 car insulated garage. You can see those sparkling Huron waters from the minute you walk through the main door & into the open-concept vaulted & beamed great room w/ wall to wall windows & a field stone fireplace. The bright & spacious main level is in great shape w/ a very generous kitchen, oversized dining area for entertaining & large family gatherings, a superb lakefront master



suite w/ ensuite bath + 2 more generous bedrooms, a 2nd main level full bath, & main level laundry. The home is ready for full time family enjoyment on Day 1, but for buyers considering a few updates, this extremely well-built house provides an excellent template! Even the walk-out lower level will surprise you, w/ large principal rooms including another bedroom, a potential 5th bedroom or guest suite, a 3rd full bath, & workshop space that connects to the oversized garage. The lot itself is worth well in excess of \$3 mil w/o the house offering over 3/4 of an acre of pure lakefront bliss, but the quality of this home, as-is, w/ updated roof & decks, 400 AMP electrical, etc. truly completes the package! (id:6289)

Essential Information

Listing #	X12265405
Price	\$3,500,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	9856 Huron Place
Subdivision	Grand Bend
City	Lambton Shores (grand Bend)
Province	Ontario
Postal Code	N0M1T0

Amenities

Amenities	Beach, Fireplace(s)
Utilities	Cable, Electricity
Features	Cul-de-sac, Wooded area, Irregular lot size, Rolling, Dry

Parking Spaces	12
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Central Vacuum, All
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Wood, Stone
Exterior Features	Landscaped
Lot Description	108.3 x 320 FT 1/2 - 1.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE TRILAND REALTY



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