

\$849,900 - 1215 Sunset Drive, South Bruce Peninsula

MLS® #X12336368

\$849,900

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

South Bruce Peninsula, South Bruce
Peninsula, Ontario

Just steps from Lake Huron with deeded beach access, this 2005 custom-built 5 bedroom, 3 bathroom home offers a rare blend of privacy, comfort, and premium features on a scenic(approx)2.5 acre property in the heart of Howdenvale. Surrounded by mature trees and private walking trails, it's the perfect retreat for those who value both outdoor adventure and modern convenience. The bright, open-concept main floor features a spacious living and dining area, a well-appointed kitchen with access to either the front or back deck, three bedrooms, including a primary suite complete w a walk-in closet and 3-pc ensuite bath and main floor laundry. Two additional 3 pc bathrooms, one on the main floor and one on the lower level, ensure convenience for family and guests. The finished lower level offers in-floor heating, a family room, two additional bedrooms or flex spaces, a roughed-in kitchen, making it ideal for multi-generational living, guest quarters, or a private in-law suite, plus a utility room and a separate workshop. Notable upgrades include composite decking on both decks, retractable screen on doors, under and over cabinet kitchen lighting, vaulted ceiling, high-efficiency furnace(2022), heat pump(A/C)(2023)for year-round climate control, and a backup generator for peace of mind. Car enthusiasts, hobbyists, and those in need of extra storage will appreciate the attached 15.5' W x 35' D two-car garage and a detached 20' x 24' shop/garage. Outdoor living is equally



impressive with a landscaped yard, designated sitting area w fire pit perfect for entertaining, perennial beds and lots of space for a vegetable garden. Across the road, your deeded access to Lake Huron means swimming, kayaking, canoeing, and world-class sunsets are just steps away. Ideally located close to boat launches, sandy beaches, and all the natural beauty of the Bruce Peninsula, this property offers the best of year-round living, weekend getaways, or investment potential. (id:6289)

Essential Information

Listing #	X12336368
Price	\$849,900
Bedrooms	5
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	1215 Sunset Drive
Subdivision	South Bruce Peninsula
City	South Bruce Peninsula
Province	Ontario
Postal Code	N0H2T0

Amenities

Amenities	Beach, Marina, Fireplace(s)
Utilities	Cable, Electricity, Wireless
Features	Wooded area
Parking Spaces	13
Parking	Attached Garage, Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Dishwasher, Dryer, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Lot Description	150 x 750.2 FT 2 - 4.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office Sutton-Sound Realty



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