

\$158,000 - Jj22 - 9338 West Ipperwash Road, Lambton Shores

MLS® #X12371774

\$158,000

4 Bedroom, 1.00 Bathroom,
Single Family

Lambton Shores, Lambton Shores, Ontario

Check out this 6 month Premium Plus Seasonal Site at Our Ponderosa Cottage & RV Resort. INCLUDED- 2019 EZGO RXV 48V Golf Cart with Premium Seats, 14x7 Vortex Wheels and Mamba Tires, LED Light Kit, Rear Flip Frame with Seat, Retractable Seat Belts for Rear Passengers, and Golf Bag Attachment!! SLEEPS 10! This is the perfect getaway for anyone who likes to enjoy all that summer has to offer. Situated on a quiet cul-de-sac, this premium plus site has a front lawn with firepit area, and a spacious rear yard. The paved driveway allows 2 vehicles easily, and the shed has plenty of storage, and room for the golf cart to be stored out of the elements. The deck with hard awning features a screened in area to lounge in any kind of weather. Inside you'll find an open concept kitchen, living room with pull out sofa bed and an eating area. There is a spacious primary bedroom, the second bedroom offers 2 bunk beds (one with double on the lower bunk, and a roomy third bedroom. You won't run out of hot water as there is a full size tankless water heater!! Our Ponderosa is just minutes from Ipperwash Beach, one of the nicest sand beaches around, perfect for families. The park has something for everyone including an exclusive 9 hole golf course (included in the seasonal fees), horse shoes, children's programming, basketball court, bouncy pillow, sand volleyball courts, 2 pools and a water



slide, chip wagon, playgrounds, splash pad, mini putt and there is scheduled evening entertainment with live performances. It really is one of the premier parks along Lake Huron. Included: Golf Cart, Tankless Water Heater, Indoor Furniture, Gas Stove, Refrigerator, Window Coverings, Storage Shed. This year's fees are paid so all you have to do is to start enjoying life and make Our Ponderosa your summer getaway. (id:6289)



Essential Information

Listing #	X12371774
Price	\$158,000
Bedrooms	4
Bathrooms	1.00
Type	Single Family

Community Information

Address	Jj22 - 9338 West Ipperwash I
Subdivision	Lambton Shores
City	Lambton Shores
Province	Ontario
Postal Code	N0N1J2

Amenities

Amenities	Beach, Golf Nearby, Park
Features	Cul-de-sac, Irregular lot size
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Water Heater - Tankless, Wa
Heating	Propane Forced air
Cooling	Central air conditioning

Exterior

Exterior	Vinyl siding
Foundation	Slab



Listing Details

Listing Office

KELLER WILLIAMS LIFESTYLES



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 5th, 2025 at 12:31am EST