

\$417,900 - 263 Lake Breeze Drive, Ashfield-Colborne-Wawanosh (colborne)

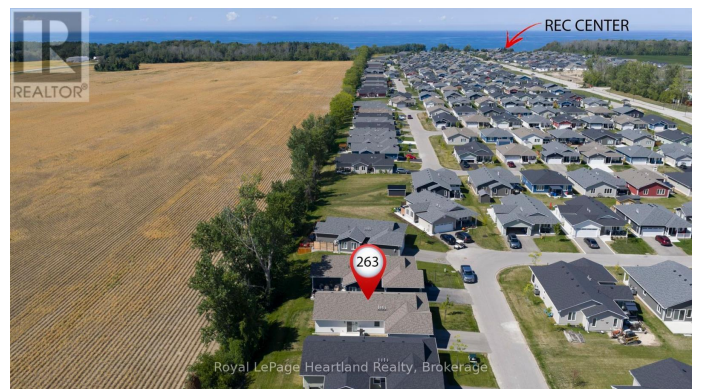
MLS® #X12378238

\$417,900

2 Bedroom, 2.00 Bathroom,
Single Family

Colborne, Ashfield-Colborne-Wawanosh
(colborne), Ontario

Your peaceful retreat in the highly sought-after The Bluffs at Huron, 55+ land lease community, just minutes north of Goderich is possession ready! This charming 2-bedroom, 2-bathroom Lake Side model backs onto a wide open field and features mature trees lining the backyard, offering exceptional privacy and serenity. Step inside to a spacious foyer just off the 2 car garage and discover a bright, open-concept layout with custom blinds, a crisp white kitchen complete with pantry, island with storage drawers and door, and stainless steel appliances including a gas stove. The living room features a cozy natural gas fireplace, perfect for relaxing evenings. The primary bedroom includes a private ensuite and walk-in closet, while the main bath is conveniently located near the spacious second bedroom. A dedicated laundry room with a storage closet adds to the home's functionality. Off the dining room, step onto your concrete patio, perfect for morning coffee or evening relaxation as you take in the peaceful setting. Enjoy access to the 8,000 sq. ft. private clubhouse, which includes an indoor swimming pool, sauna, exercise room, multiple gathering areas, and fun amenities like pickleball, cornhole, pool tables, and more. Unwind in the lounge in front of the stone fireplace or enjoy stunning views of Lake Huron's famous sunsets from the comfy sofas.



With its combination of comfort, community, and natural beauty, this home offers the perfect lifestyle for those seeking relaxation and connection. (id:6289)

Essential Information

Listing #	X12378238
Price	\$417,900
Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Leasehold/Leased Land

Community Information

Address	263 Lake Breeze Drive
Subdivision	Colborne
City	Ashfield-Colborne-Wawanosh (colborne)
Province	Ontario
Postal Code	N7A0C6

Amenities

Amenities	Beach, Golf Nearby, Hospital, Fireplace(s)
Utilities	Cable, Electricity, Wireless, Electricity Connected, Natural Gas Available, Telephone, Sewer
Features	Lighting
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Indoor pool, Inground pool

Interior

Appliances	Garage door opener remote(s), Water Heater - Tankless, Water Heater, Water purifier, Water softener, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Radiant heat

Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete, Slab

Listing Details

Listing Office Royal LePage Heartland Realty



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