

\$1,699,000 - 7474 Riverside Drive, Lambton Shores (port Franks)

MLS® #X12406112

\$1,699,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Port Franks, Lambton Shores (port Franks),
Ontario

Famous for its epic sunsets and views, this stunning 2 storey double A-Frame waterfront retreat is one of a kind! Located in Port Franks on the banks of the Ausable River, this stunning property has ample outdoor space, private docks, large quadruple wide stamped concrete driveway with lots of parking and a useful attached 2 car garage. The open concept main floor is spacious and inviting with its vaulted ceilings and floor to peak windows providing amazing views and plenty of natural light. The living room is spacious and provides double door access to the back deck area as well as boasting a gorgeous fireplace with exposed brick accent and mantle. The dining room has lots of natural light and vaulted ceiling with a fan. The U-shaped kitchen has plenty of storage and a nice white appliance package. The main floor primary bedroom suite is large and comes equipped with a nice 3-piece ensuite bathroom complete with a private water closet. An additional bedroom, lovely sunroom and an additional 4-piece bathroom complete the main level. The second level has an additional spacious lofted bedroom. The basement has lots of potential to create additional living space. The backyard has a great private deck overlooking the river and views towards the lake, perfect for entertaining and enjoying those great summer nights. Large lot with seawall and private



docks! Book your private showing today!
(id:6289)

Essential Information

Listing #	X12406112
Price	\$1,699,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	7474 Riverside Drive
Subdivision	Port Franks
City	Lambton Shores (port Franks)
Province	Ontario
Postal Code	N0M2L0

Amenities

Amenities	Golf Nearby, Marina, Fireplace(s)
Utilities	Cable, Electricity
Features	Sloping, Flat site
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2
View	View, River view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Central Vacuum, Dishwasher, Dryer, Garage door opener, Microwave, Satellite Dish, Stove, Washer, Window Coverings, Refrigerator
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Has Basement Yes

Exterior

Exterior Vinyl siding
Lot Description 98.6 x 175 FT|under 1/2 acre
Foundation Block

Listing Details

Listing Office SUTTON GROUP - SELECT REALTY



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