

\$3,995,000 - 139 Knowles Lane, Saugeen Shores

MLS® #X12453874

\$3,995,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Saugeen Shores, Saugeen Shores, Ontario

Looking for an exceptional waterfront home or cottage on Lake Huron? Rarely does such a unique property come available on Southampton's beautiful sand beach. Offering one of the largest waterfront lots, 82 x 150 with 92 feet fronting the boardwalk, this Seaman built home was custom designed for the owner in 2001 and showcases over 3,900 sq. ft. of luxurious living space plus full finished basement. From the moment you enter the large foyer, the craftsmanship is apparent. Beautiful maple wood floors flow throughout the main living areas, complemented by the vaulted ceiling of the lake facing side living room, where expansive glass doors open to a large deck overlooking the sparkling waters of Lake Huron. The formal dining room is ideal for family gatherings, while the bright, spacious eat-in kitchen with centre island and lake views invites you for morning coffee. This home features a stunning second-floor primary suite complete with dual closets, and a six-piece ensuite bath. The 2nd floor office offers dual seating and a lake view ideal for working or relaxing in comfort. A 4 pc bath plus a large room over the garage provides an additional bedroom for family or guests. The lower level family with gas fireplace is designed for entertaining and features a pool table and a games area. A fourth bedroom, a three-piece bath are also lower level features, and outdoor access for a kayaks or paddleboard storage. Bonus features include your own elevator, a 20kW natural gas standby generator, irrigation



system, and an attached double garage. The option to include furnishings means this home is ready for you to bring your personal flair, or simply move right in and begin enjoying lakeside living at its finest. Properties like this are often sought after but seldom available so don't miss your chance to own one of Southampton's most impressive waterfront residences. (id:6289)

Essential Information

Listing #	X12453874
Price	\$3,995,000
Bedrooms	4
Bathrooms	4.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	139 Knowles Lane
Subdivision	Saugeen Shores
City	Saugeen Shores
Province	Ontario
Postal Code	N0H2L0

Amenities

Amenities	Beach, Golf Nearby, Hospital, Fireplace(s)
Utilities	Cable, Electricity, Natural Gas Available, Sewer
Features	Level
Parking Spaces	7
Parking	Attached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Oven - Built-In, Water meter, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	82 x 155 FT
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage D C Johnston Realty



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