

\$339,900 - 1510 - 5007 Highway 21 Highway, Saugeen Shores

MLS® #X12464500

\$339,900

2 Bedroom, 2.00 Bathroom,
Single Family

Saugeen Shores, Saugeen Shores, Ontario

Nestled in the heart of charming Port Elgin, this stunning 2023 Ashfield model, built by Conquest, is a rare find at Port Elgin Estates, perfect for year-round living or a seasonal retreat. The all dry wall, open-concept design welcomes you with floor to ceiling windows, flooding the living, dining, and kitchen areas with natural light, while vaulted ceilings create a grand, airy ambiance. Sleek vinyl flooring and custom cabinetry add a touch of elegance throughout. The modern kitchen (and bathrooms) boasts Caesar stone quartz countertops, Maytag and Panasonic appliances, and a stylish island ideal for entertaining or casual meals. This home features two cozy bedrooms, two full bathrooms, and ample storage. The spa like ensuite offers a sleek glass shower and a well organized walk-through closet for all your needs. A convenient laundry room with modern appliances makes daily tasks effortless. Outside, a 192 sq/ft outdoor living area is perfect for relaxing or hosting gatherings, complemented by durable Canexel siding that ensures lasting style and low maintenance. Port Elgin Estates offers a vibrant community lifestyle with a seasonal outdoor pool, planned gatherings, and a pet and kid friendly environment. Future amenities will further enhance the experience. Nature enthusiasts will love the proximity to MacGregor Point Provincial Park, with its



scenic hiking trails and wildlife, and the pristine beaches of Lake Huron, just a short drive away, perfect for swimming, sunset walks, or soaking in the serene views. Located in the peaceful town of Port Elgin, this home is close to local shops, restaurants, and parks, blending small town charm with modern convenience. The land lease is \$710/month + HST + 1/12 property tax, with approximate utility costs of \$115/month for propane and \$150/month for water/hydro. Thoughtfully designed and ideally situated, this home is your perfect escape to comfort and beauty. (id:6289)

Essential Information

Listing #	X12464500
Price	\$339,900
Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Raised bungalow

Community Information

Address	1510 - 5007 Highway 21 Highway
Subdivision	Saugeen Shores
City	Saugeen Shores
Province	Ontario
Postal Code	N0H2C5

Amenities

Amenities	Beach, Golf Nearby, Marina, Hospital
Utilities	Cable, Electricity, Sewer
Parking Spaces	2
Parking	No Garage
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Water Heater - Tankless, Water Heater
Heating	Propane Forced air
Cooling	Central air conditioning, Air exchanger, Ventilation system
# of Stories	1

Listing Details

Listing Office Keller Williams Realty Centres



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