

\$195,000 - 8 - 39461 Dashwood Road, South Huron (stephen Twp)

MLS® #X12475349

\$195,000

2 Bedroom, 2.00 Bathroom,
Single Family

Stephen Twp, South Huron (stephen Twp),
Ontario

Very well-maintained modular home just minutes from all the amenities at Exeter's North End. Enjoy rural living at Unit #8 at 39461 Dashwood Rd., 1 1/2 miles West of Exeter and only minutes to Lake Huron's sandy beaches at Grand Bend. This 1999 Fairmont home is set back nicely from the Highway in a well-kept small park. The numerous updates and the lovely gardens denote the pride of ownership the sellers have enjoyed since 2001. Brand new roof last year (2024). The entire house was reskirted with updated insulation. Generous open concept living, dining, and kitchen areas. Primary bedroom and ensuite with walk-in shower and 2 sinks, plus a 4 PC complete common bath. The second bedroom is presently used as a sewing room/office. Three-season sunroom. Freestanding carport with double concrete drive. Excellent 13'6 x 9'6 foot insulated shed/workshop with hydro & workbench. Municipal water & Natural Gas. Land Lease fees are a reasonable \$430/month, and low taxes, 2025 updates taxes are \$63.38/month. Call to book a private showing. (id:6289)



Essential Information

Listing #	X12475349
Price	\$195,000

Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Leasehold/Leased Land

Community Information

Address	8 - 39461 Dashwood Road
Subdivision	Stephen Twp
City	South Huron (stephen Twp)
Province	Ontario
Postal Code	N0M1W0

Amenities

Amenities	Golf Nearby, Hospital, Place of Worship
Utilities	Cable, Electricity Connected, Natural Gas Available
Features	Flat site, Carpet Free
Parking Spaces	3
Parking	Carport, Garage
# of Garages	2

Interior

Appliances	Water Heater, Water meter, Blinds, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Foundation	Wood/Piers, Concrete

Listing Details

Listing Office	Royal LePage Heartland Realty
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