

# \$789,900 - 84437 A Sundown Court, Ashfield-Colborne-Wawanosh (ashfield)

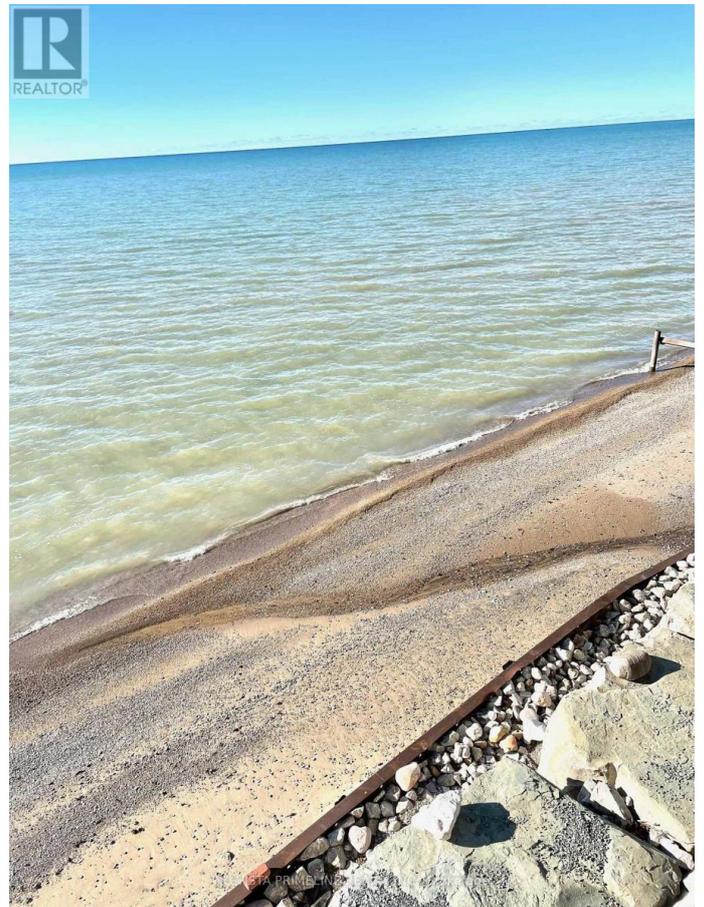
MLS® #X12481020

**\$789,900**

3 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

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

Welcome to Sundown Sanctuary! This sweet cottage with 90 ft of frontage is located on gorgeous Lake Huron, 20 minutes north of Goderich and sits just steps from the sandy beach! This charming get away is move-in ready. It comes complete with appliances and furniture. So all you have to do is drive to the lakeshore and enjoy; the sunny days of summer, the quiet tranquil fall days, and the most gorgeous sunsets in the world! It features open concept living, a wall of windows that features the wide open view of the lake, 3 bedrooms, while a 3 pieces bathroom make up the remainder of the inside. A beautiful deck (40' x 10') with glass railing looks out on to the lake and the beach! For those times, when you've had enough sun, move over to the covered deck (18' x 11.5') that features a lot of space to hang out and enjoy with friends and family; BBQing and some cheering until your hearts content! We know that the cottage is where lifetime memories are made and this one is no different. It's situated in a wonderful lakeside community where you can take the kids to feed the ducks or walk to the "take a book - leave a book" library. Find the book you can spend a lazy afternoon enjoying! Paddle boards, kayaking and any water sports is just a few steps away! Erosion protection is already in place so that's a bonus. As you see, nothing left to do but to come, relax and getaway from



it all here. 4 new high end patio doors installed  
Aug 2024 ,New hot water tank installed 2023,  
Newer deck installed road side of cottage in  
2025. (id:6289)

## Essential Information

Listing #	X12481020
Price	\$789,900
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	84437 A Sundown Court
Subdivision	Ashfield
City	Ashfield-Colborne-Wawanosh (ashfield)
Province	Ontario
Postal Code	N7A3X9

## Amenities

Amenities	Beach, Fireplace(s)
Features	Hilly, Gazebo
Parking Spaces	2
Parking	No Garage
View	View, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Appliances	Water Heater, Furniture, Microwave, Stove, Refrigerator
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

## Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	90 x 89.4 FT under 1/2 acre
Foundation	Poured Concrete

## Listing Details

Listing Office NU-VISTA PRIMELINE REALTY INC.



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