

\$739,900 - 11 Dietrich Crescent, Grand Bend

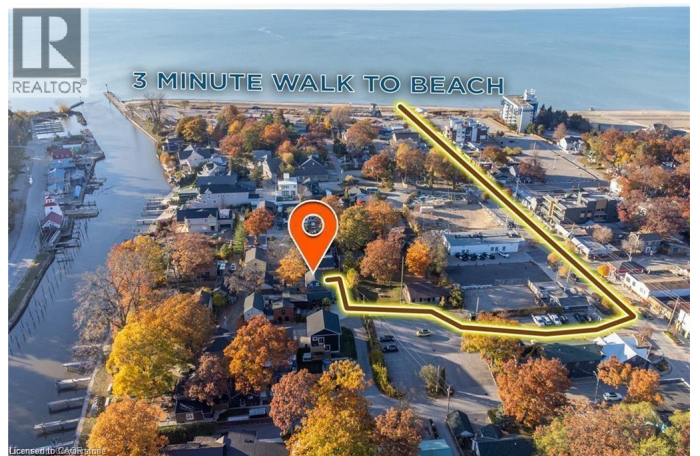
MLS® #40753579

\$739,900

3 Bedroom, 2.00 Bathroom, 1,022 sqft
Single Family on 0.00 Acres

Grand Bend, Grand Bend, Ontario

Professionally renovated & updated in 2018, this 3 bedroom, 2 bathroom, fully furnished beach house is a great income generator through vacation rentals or tranquil year round beach retreat for you, your family and friends. It's turn key, ready to go with everything included that you need to start renting or enjoying yourself immediately. Furniture, dishes, bedding, towels, just bring your clothes. The open concept layout is bright & spacious with beautiful finishes, quartz counters, centre island and a gas fireplace that can be enjoyed from the kitchen or living room. Glass doors lead to a large private deck that extends the living space outdoors complete with a firepit. The driveway fits 3 cars comfortably, it's had as much as 5 and there is a public parking lot if needed. An annual license for vacation rentals could allow up to 8 people for this home. Cost of annual license is \$500/year. Grand Bend is one of the best beach towns in Canada. Famous for its soft sand and crystal-clear waters. It holds a Blue Flag Certification, meaning it meets high environmental and water quality standards. Whether you love swimming, sunbathing, or playing beach volleyball, this is one of Ontario's top summer destinations. The sunsets over Lake Huron are legendary. National Geographic has even listed them among the best in the world. A quaint yet lively downtown full of restaurants, boutique shops, and entertainment. So much to do here. Boating, parasailing, sunset cruise, fishing,



golfing. While Grand Bend is famous for summer fun, itâ€™s also a fantastic place year-round. In the fall, the foliage is stunning. In winter, thereâ€™s snowmobiling, cross-country skiing, and cozy small-town charm. Close to major cities but peacefully removed. Being just an hour from London and two from Toronto itâ€™s the perfect weekend escape or a beautiful place to call home year round. (id:6289)

Essential Information

Listing #	40753579
Price	\$739,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,022
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	11 Dietrich Crescent
Subdivision	Grand Bend
City	Grand Bend
Province	Ontario
Postal Code	N0M1T0

Amenities

Amenities	Beach, Golf Nearby, Hospital, Marina, Park, Place of Worship, Playground, Schools, Shopping
Features	Cul-de-sac, Crushed stone driveway
Parking Spaces	3
View	View of water

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer, Microwave Built-in,

	Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Foundation	Unknown

Listing Details

Listing Office RE/MAX REAL ESTATE CENTRE INC., BROKERAGE



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