

\$999,750 - 434 Normanton Street, Port Elgin

MLS® #40774038

\$999,750

3 Bedroom, 2.00 Bathroom, 1,609 sqft

Single Family on 0.00 Acres

Saugeen Shores, Port Elgin, Ontario

Welcome home to this "Must See"™ one-of-a-kind custom built Executive Bungalow, expertly crafted by the esteemed Bryan Snyder and team from Snyder Development. Encased in a stunning stone exterior, this 1,609 ft² home exudes quality with carefully selected finishes throughout. There were no upgrades overlooked here! Step inside to an inviting, well-designed layout featuring warm maple hardwood floors, luxurious quartz countertops, premium faucets, fixtures, and lighting. The dreamy gourmet kitchen flows into a stylish wet bar and serving area, while a hand-crafted fireplace mantel anchors the cozy living space with timeless charm. Outside, the southwest-facing backyard offers breathtaking sunsets from a raised walk-out patio, set against lush, golf-course-quality lawns sustained by a private Sandpoint well with unlimited free water. The professionally landscaped grounds, feature imported stone, a variety of pine trees, vibrant flowers, and lush plants. The spacious lot is 60 x 131 ft, and the fully fenced yard includes two private gates, a gas BBQ hookup, and dedicated outlets for a wood-fired smoker. A full concrete driveway, sidewalk, and backyard patios are established too. Upgraded soffits and a complete exterior lighting package highlight the charm of the front and rear covered porches, making this home shine day or night. The two-car garage has been boosted extra wide, and extra deep by design, providing ample room for vehicles



and storage “ and even equipped with an EV charging rough-in. The basement is framed and roughed-in for bedrooms 4 and 5, a large recreation room, a 3rd bathroom, and a 2nd wet bar, offering endless potential. The utility room is well organized too, housing a wall-mounted tankless water heater (owned). Located just 20km from Bruce Power and steps from the beach, lake, trails, and parks, this turnkey home lets you skip the multi-year building process. The only thing left to do is move in and enjoy. Welcome Home! (id:6289)

Essential Information

Listing #	40774038
Price	\$999,750
Bedrooms	3
Bathrooms	2.00
Square Footage	1,609
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	434 Normanton Street
Subdivision	Saugeen Shores
City	Port Elgin
Province	Ontario
Postal Code	N0H2C3

Amenities

Amenities	Beach, Golf Nearby, Hospital, Marina, Park, Place of Worship, Playground, Schools, Shopping
Features	Conservation/green belt, Wet bar, Sump Pump, Automatic Garage Door Opener
Parking Spaces	6
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Wet Bar, Washer, Range - Gas, Microwave Built-in, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Concrete, Other, Stone, Wood
Exterior Features	Landscaped
Construction	Wood frame

Listing Details

Listing Office RE/MAX TWIN CITY REALTY INC., BROKERAGE



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Listing information last updated on November 1st, 2025 at 2:01am PDT