

# \$640,000 - 18 - 86 Eagle Court, Saugeen Shores

MLS® #X10846072

**\$640,000**

2 Bedroom, 2.00 Bathroom,  
Single Family

Saugeen Shores, Saugeen Shores, Ontario

LIMITED TIME ONLY: Three years of condo fees paid by the developer! Welcome to the Westlinks Development-Phase 3 Condominium Townhouses. This unit is already registered ready for occupancy. The DAWN COE model is a bright interior unit with a single garage. It offers a spacious plan with an open concept kitchen, dining area, living room, plus 2 bedrooms, an ensuite bathroom, 4 piece guest bathroom, laundry & large foyer. There is a full unfinished basement with a bathroom rough in. Ask about the basement finishing package. Located on the edge of Port Elgin close to all amenities, Westlinks is a front porch community suitable for all ages. There is a 12-hole links-style golf course, tennis/pickleball court, and workout/fitness room, all with membership privileges, and it's included in the condo fees. Serviced by a private condo road, natural gas, municipal water and sewer. Don't miss your chance to secure one of these condos at the Westlinks development. Property taxes and assessment will be reassessed. HST is Included if the buyer qualifies for a rebate & assigns it to the seller. (id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | X10846072 |
| Price     | \$640,000 |
| Bedrooms  | 2         |

|           |                    |
|-----------|--------------------|
| Bathrooms | 2.00               |
| Type      | Single Family      |
| Sub-Type  | Condominium/Strata |
| Style     | Bungalow           |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 18 - 86 Eagle Court |
| Subdivision | Saugeen Shores      |
| City        | Saugeen Shores      |
| Province    | Ontario             |
| Postal Code | N0H2C3              |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Golf Nearby, Hospital, Beach, Exercise Centre, Visitor Parking |
| Features       | Flat site, Sump Pump                                           |
| Parking Spaces | 2                                                              |
| Parking        | Attached Garage, Garage, Inside Entry                          |
| # of Garages   | 2                                                              |

### Interior

|              |                                           |
|--------------|-------------------------------------------|
| Appliances   | Water Heater - Tankless, Water meter, All |
| Heating      | Natural gas Forced air                    |
| Cooling      | Air exchanger                             |
| # of Stories | 1                                         |

### Exterior

|            |                 |
|------------|-----------------|
| Exterior   | Vinyl siding    |
| Foundation | Poured Concrete |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Land Exchange Ltd. |
|----------------|---------------------------|



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