# \$897,777 - 31 Brooklawn Drive, Lambton Shores (grand Bend)

MLS® #X12013224

## \$897,777

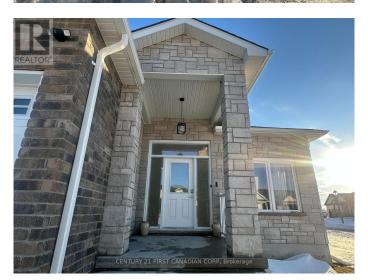
4 Bedroom, 3.00 Bathroom, Single Family on 0.00 Acres

Grand Bend, Lambton Shores (grand Bend), Ontario

Nestled in the desirable Grand Bend area, this brand-new custom made 2+2 bedroom 3 full baths bungalow offers the perfect blend of modern style and comfort. Situated on a spacious corner lot, this home features a bright and open concept design with soaring 9-foot ceilings that enhance the feeling of space and luxury. Outside you find an oversized 2-car 9'ceiling garage and double concrete driveway provides plenty of room for vehicles and storage. The exterior is covered with stone and brick all around! In the Backyard, you find gas lines installed for BBQ. The open-plan living area is perfect for both relaxation and entertaining. Large windows wraparound the faces of the house that allows ample sunlight from sunrise to sunset. You will also notice the carpet free layout with the luxury mix between engineered wood and tile flooring. As you enter, you find a sitting room situated in the NW corner with large windows. You will discover the open concept of the contemporary kitchen with an in-island sink, walk-in pantry and Quartz countertops. The porch is accessed through the dinning area with a large sliding door, perfect for enjoying your morning coffee or evening summer gatherings. The main floor boasts a spacious master suite with an ensuite bathroom, a second bedroom, and a beautifully appointed bathroom. Moving downstairs, the fully finished







basement offers two additional bedrooms, a third full bathroom, and ample space for a home office or recreation area. In addition, the utility room has kitchen rough-ins, sink and gas, for a future kitchen. Located in a quiet yet convenient neighborhood, this bungalow offers easy access to all that Grand Bend has to offer from beautiful beaches to local shops and dining. With modern finishes, thoughtful design, and a prime location, this home is the perfect choice for those looking for style, comfort, and easy living. Don't miss out on this amazing custom built home, book your viewing today. (id:6289)

#### **Essential Information**

Listing # X12013224

Price \$897,777

Bedrooms 4

Bathrooms 3.00 Acres 0.00

Type Single Family

Sub-Type Freehold
Style Bungalow

# **Community Information**

Address 31 Brooklawn Drive

Subdivision Grand Bend

City Lambton Shores (grand Bend)

Province Ontario
Postal Code N0M1T0

#### **Amenities**

Amenities Beach, Park, Schools, Fireplace(s)

Utilities Cable, Electricity, Sewer Features Carpet Free, Sump Pump

Parking Spaces 4

Parking Attached Garage, Garage

# of Garages 2

## Interior

Appliances Garage door opener remote(s), Water Heater, Dishwasher, Microwave,

Stove, Refrigerator

Heating Natural gas Forced air

Cooling Central air conditioning

Fireplace Yes

# of Fireplaces 1

# of Stories 1

Has Basement Yes

## **Exterior**

Exterior Brick, Concrete

Lot Description 71.9 x 121.5 FT

Foundation Concrete

# **Listing Details**

Listing Office CENTURY 21 FIRST CANADIAN CORP





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