

\$695,000 - 1477 Highway 6 Highway, South Bruce Peninsula

MLS® #X12119442

\$695,000

4 Bedroom, 2.00 Bathroom,
Single Family on 10.00 Acres

South Bruce Peninsula, South Bruce
Peninsula, Ontario

FULLY FURNISHED HOME/COTTAGE ON 20 ACRES! This four-season home offers the perfect blend of comfort and space - ideal as a recreational retreat or full-time family residence. With four generously sized bedrooms and spacious principal rooms, theres plenty of room for the whole family. The eat-in kitchen and large living room, complete with a cozy wood stove, provide a welcoming space to relax. A bonus family room, featuring a pellet stove, invites you to gather for movie nights, board games, or simply to unwind. Expansive windows throughout the home bring the outdoors in, filling the space with natural light and offering picturesque views of the surrounding landscape. Working remotely? Youll love the reliable, unlimited internet provided through a transferable GBTEL agreement, plus the property earns an annual payment for hosting a communication tower. This home, which has so much to offer, has seen several upgrades including: roof on the two storey portion (2022) freshly painted interior (2023), Washer, Dryer, Fridge (2023) and Water Pump, Water Softener, Filter System (2022) plus a new Hot Water tank (2024). It comes turn-key with all you will need to enjoy life on the Bruce Peninsula! Step outside and enjoy the scenic trails through a mix of mature trees and moss-covered rock formations. There's even a small outbuilding



with five stalls, ideal for keeping small livestock or creating your dream hobby farm. Conveniently located on Highway 6, just 10 minutes north of Wiarton, you'll have easy access to a variety of amenities including a sandy beach, boat launch, marina, community centre, curling club, hospital, school, shops, and restaurants. Set amidst the natural beauty of 20 acres on the stunning Bruce Peninsula! (id:6289)

Essential Information

Listing #	X12119442
Price	\$695,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Acres	10.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1477 Highway 6 Highway
Subdivision	South Bruce Peninsula
City	South Bruce Peninsula
Province	Ontario
Postal Code	N0H2T0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity, Telephone, Wireless
Features	Wooded area, Rocky, Rolling, Flat site, Dry
Parking Spaces	4
Parking	No Garage

Interior

Appliances	Water Heater, Water softener, Dishwasher, Dryer, Furniture, Microwave, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Pellet
# of Stories	2

Exterior

Exterior	Vinyl siding
Foundation	Block

Listing Details

Listing Office RE/MAX Grey Bruce Realty Inc.



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Listing information last updated on October 25th, 2025 at 12:01am PDT