

\$650,000 - 557 Catherine Street, Saugeen Shores

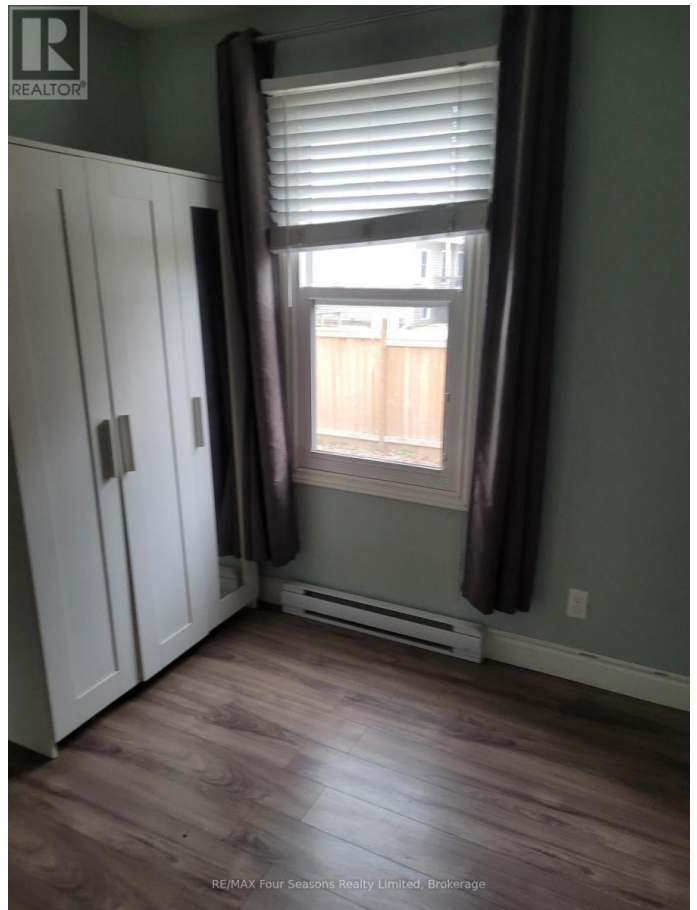
MLS® #X12144483

\$650,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Saugeen Shores, Saugeen Shores, Ontario

NOT ONE, BUT TWO DWELLINGS!!!! Live In One, Rent Out The Other! Sounds like a win-win! Renovated Investment Opportunity 557 Catherine Street, Port Elgin. Investment potential at this exceptional property featuring a renovated main home, and a 4 season cottage dwelling that was moved to this property and placed on its foundation with permitting in place; in the heart of Port Elgin. The main home has been transformed from the studs out, with a thoughtful design throughout. With 4 (2+2) bedrooms and 2 bathrooms, this home has a sleek kitchen with great appliances, and a bright and airy living space perfect for families or professionals. Almost all details have been updated including flooring ensuring a low-maintenance investment for years to come. Adding to the property's income potential is the secondary dwelling a 2-bedroom, 1-bath Accessory Residential Unit (ARU). Ideal for tenants, or short-term rentals, this well-appointed unit is a stand alone 4 season cottage. Situated within walking distance to St. Josephs and Saugeen Central schools, this prime location appeals to families and tenants alike and there is a daycare, right across the street for those working families. Enjoy a leisurely stroll to downtown Port Elgin for local shops, dining, and amenities, or take a quick bike ride to the stunning shores of Lake Huron to catch one of the areas iconic sunsets. Whether you're looking to generate rental income or secure a multi-family investment, 557 Catherine Street



delivers unmatched value with two updated rental units in a sought-after location. Don't miss this opportunity, call today to arrange a viewing and explore the potential of this versatile Port Elgin property. Listing photos are not current - taken immediately following the renovations. Due to tenants and privacy, we are using photos from just after the reonvations, and could not do our normal video walk-through. (id:6289)

Essential Information

Listing #	X12144483
Price	\$650,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	557 Catherine Street
Subdivision	Saugeen Shores
City	Saugeen Shores
Province	Ontario
Postal Code	N0H2C1

Amenities

Amenities	Beach, Schools
Parking Spaces	4
Parking	No Garage

Interior

Appliances	Water Heater, Water meter, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Brick
Lot Description	66 x 132 FT
Foundation	Concrete

Listing Details

Listing Office	RE/MAX Four Seasons Realty Ltd.
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