

\$1,089,900 - 9952 Prince Phillip Street, Lambton Shores

MLS® #X12315675

\$1,089,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Lambton Shores, Lambton Shores, Ontario

FOR SALE: A RARE RIVERSIDE RETREAT WHERE DREAMS COME TRUE. Nestled along the serene banks of the Ausable River, this exquisite three-bedroom, two-bathroom home is a rare gem that offers both comfort and adventure. With breathtaking river views from nearly every room, this home is a perfect retreat for those who cherish nature's beauty and the pleasures of waterfront living. Step inside to find an inviting open-concept kitchen and living area with natural light from large windows that showcase the picturesque scenery. A patio door leads to a two-tier deck overlooking a stunning 30-foot round heated pool, where you can relax and watch the boats go by. The master suite features a luxurious remodeled ensuite with a tiled shower and double sinks, along with a private walkout to a covered front porch, the perfect spot for morning coffee or quiet evenings. Downstairs a spacious Rec room with a cozy wood-burning fireplace creates a warm and inviting atmosphere, ideal for family gatherings or quiet nights. The home is equipped with a Generac generator, an essential feature for those who work from home. The exterior of the home is just as impressive, with professionally designed stone landscaping enhancing the beauty of the front yard. A large heated 32x23 shop provides ample space for hobbies or storage, while an additional 12x18 garage offers even more room for your needs. For those who love the water, the 75-foot sea wall allows you to launch and dock your boat with



ease, while the spacious backyard provides a perfect setting for entertaining. Spend your afternoons lounging by the pool, your evenings enjoying a sunset boat ride to Port Franks Beach, and your weekends hosting unforgettable gatherings. This property is more than just a home it is a lifestyle of relaxation, recreation, and natural beauty. If you are seeking a place where memories are made and dreams come to life, look no further. Schedule a viewing and experience this riverside retreat for yourself! (id:6289)

Essential Information

Listing #	X12315675
Price	\$1,089,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9952 Prince Phillip Street
Subdivision	Lambton Shores
City	Lambton Shores
Province	Ontario
Postal Code	N0M2N0

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity
Features	Paved yard, Carpet Free
Parking Spaces	9
Parking	Detached Garage, Garage
# of Garages	2
View	River view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Has Pool	Yes
Pool	On Ground Pool

Interior

Appliances	Garage door opener remote(s), Water Heater, Dishwasher, Dryer, Range, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Brick
Exterior Features	Landscaped
Lot Description	75 x 267.5 FT
Foundation	Poured Concrete

Listing Details

Listing Office	EXP REALTY
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