

\$1,025,000 - 810 Troy's Trail, Huron-Kinloss

MLS® #X12330831

\$1,025,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Huron-Kinloss, Huron-Kinloss, Ontario

Welcome to this stunning 4-bedroom, 3-bathroom Lake Huron view home, where breathtaking sunsets and resort-style living await. The showstopper of this property is the custom saltwater pool and spa, completed in 2023 by Cenote Pools & Landscaping. Featuring a Latham Olympia 12 fibreglass pool and Latham Royal Spillover Spa, this private backyard oasis is equipped with a 250,000 BTU heater, offering extended seasonal use and ultimate relaxation. Inside, the main floor offers a thoughtfully designed layout with an open-concept kitchen, dining, and living area all taking full advantage of the incredible lake views. The living room features a cozy natural gas fireplace, perfect for cooler evenings. A spacious main-floor bedroom with convenient bathroom access adds flexibility for guests or multi-generational living. The main-floor laundry room could easily be converted back into a second main-floor bedroom or a private office. Upstairs, the primary suite is a true retreat, complete with a luxurious 5-piece ensuite and sweeping lake views through oversized west-facing windows. An additional upper-level bedroom rounds out the second floor. The finished basement, completed in 2022, provides even more living space with a comfortable family room, exercise area, a 4th bedroom, a modern 3-piece bathroom, and a utility/storage room. Recent upgrades include the heated saltwater pool and spa in 2023, basement finishing in 2022, and new kitchen appliances including a rangehood and



dishwasher installed in 2023. Natural gas lines are already connected to the furnace, fireplace, and pool heater, with hookups ready for future use at the kitchen stove, deck BBQ, and hot water tank. Attached garage (28'x28'). This exceptional property offers year-round comfort, luxurious features, and front-row seats to unforgettable Lake Huron sunsets. Recent appliance upgrades include GE Cafe induction stove (2023), Bosch dishwasher (2023). (id:6289)

Essential Information

Listing #	X12330831
Price	\$1,025,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Contemporary

Community Information

Address	810 Troy's Trail
Subdivision	Huron-Kinloss
City	Huron-Kinloss
Province	Ontario
Postal Code	N2Z0C1

Amenities

Amenities	Beach, Golf Nearby, Fireplace(s)
Utilities	Cable, Electricity
Features	Level, Sump Pump
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2
View	Lake view, View of water
Has Pool	Yes

Pool Inground pool

Interior

Appliances Hot Tub, Garage door opener remote(s), Range, Water Heater, Dishwasher, Dryer, Garage door opener, Washer, Window Coverings, Refrigerator

Heating Natural gas Forced air

Cooling Central air conditioning, Air exchanger

Fireplace Yes

of Fireplaces 1

Has Basement Yes

Exterior

Exterior Wood

Exterior Features Landscaped

Lot Description 108 x 197 FT

Foundation Poured Concrete

Listing Details

Listing Office Royal LePage Exchange Realty Co.



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Listing information last updated on October 23rd, 2025 at 3:16pm PDT