

# **\$1,899,999                      -                      84433                      Sunrise                      Drive,** **Ashfield-Colborne-Wawanosh (ashfield)**

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MLS® #X12339559

**\$1,899,999**

3 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Ashfield,                      Ashfield-Colborne-Wawanosh  
(ashfield), Ontario

11+ Acres of Prime Lake Huron Waterfront-  
Endless Potential! Developer & Investor Alert!  
Discover a rare opportunity to own over 700  
feet of lakefront on Lake Huron. Whether  
you're seeking a private retreat, a stunning  
investment, or future development potential,  
this exceptional property delivers on all fronts.  
This includes a 3-bedroom house. Make this  
your home, a weekend getaway cottage or  
seasonal rental. Wake up to panoramic lake  
views, explore scenic trails winding through  
the property, and soak in world-class sunsets  
that paint the sky over the water each evening.  
A detached garage offers storage for  
recreational gear or development equipment,  
while the lush grounds and lookout points  
make this a true nature lovers paradise. With  
potential for future development, this is more  
than just a property it is an investment in  
lifestyle, beauty, and growth. Property  
Highlights: 11+ acres of prime waterfront land,  
3-bedroom cottage on Lake Huron's shoreline,  
Breathtaking sunsets and stunning natural  
views, Trails throughout and lookout points by  
the water, Detached garage and beautiful  
landscape, possible future development  
opportunity. Don't miss your chance to be part  
of this rare waterfront offering. Book your  
private viewing today and bring your vision!  
(id:6289)



## Essential Information

|           |                 |
|-----------|-----------------|
| Listing # | X12339559       |
| Price     | \$1,899,999     |
| Bedrooms  | 3               |
| Bathrooms | 1.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Freehold        |
| Style     | Raised bungalow |

## Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 84433 Sunrise Drive                   |
| Subdivision | Ashfield                              |
| City        | Ashfield-Colborne-Wawanosh (ashfield) |
| Province    | Ontario                               |
| Postal Code | N7A3X9                                |

## Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Beach                                                     |
| Utilities      | Electricity, Cable, Electricity Connected, Telephone      |
| Features       | Wooded area, Irregular lot size, Partially cleared, Level |
| Parking Spaces | 10                                                        |
| Parking        | Detached Garage, Garage                                   |
| # of Garages   | 2                                                         |
| View           | Lake view, Direct Water View                              |
| Is Waterfront  | Yes                                                       |
| Waterfront     | Waterfront                                                |

## Interior

|              |       |
|--------------|-------|
| Heating      | Other |
| Cooling      | None  |
| Fireplace    | Yes   |
| # of Stories | 1     |
| Has Basement | Yes   |

## Exterior

|                 |                                                      |
|-----------------|------------------------------------------------------|
| Exterior        | Vinyl siding                                         |
| Lot Description | 770 x 533.1 FT ; lot size irregular 10 - 24.99 acres |
| Foundation      | Brick, Block                                         |

## Listing Details

Listing Office      Pebble Creek Real Estate Inc.



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