

\$719,800 - 74434 Woodland Drive, Bluewater (stanley)

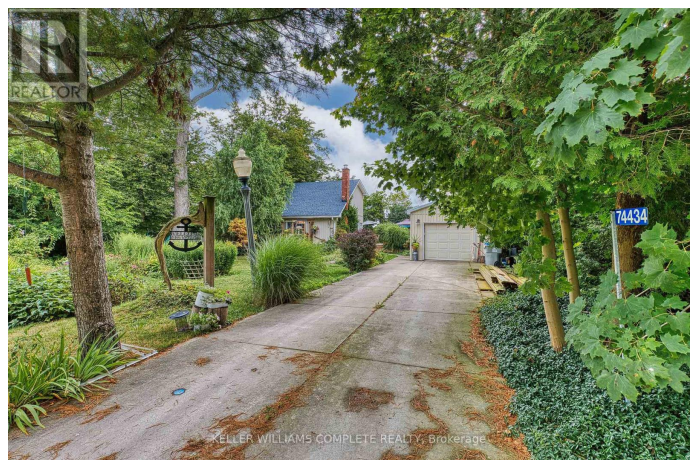
MLS® #X12357706

\$719,800

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Stanley, Bluewater (stanley), Ontario

Welcome to this beautiful year-round 3-bed, 2-bath, 1,326 sqft home or cottage, perfectly situated in a peaceful lakeside subdivision just outside of Bayfield. Featuring an ideal blend of comfort, charm & functionality, this property is designed for both relaxing getaways & full-time living. Step inside to discover a warm & inviting layout featuring soaring cathedral ceilings & stylish updated flooring. The living room features a cozy gas fireplace & sliding doors provide plenty of natural light. The open concept dining area is perfect for entertaining, while the updated kitchen features modern open shelving. The sunroom is the perfect place for morning coffee or a good book. The main floor primary bedroom includes a private 2-pc ensuite, while a convenient laundry closet completes this level. Upstairs, you'll find a good-sized second bedroom w/ access to a Juliette balcony, a versatile den space that can easily serve as a third bedroom, home office or hobby area & a 4-pc bath. Additional highlights include updated windows, a built-in wall air conditioning unit, a detached insulated garage w/ heat pump & hydro (2 cars can be parked tandem) which could potentially be converted to a bunkie, plus a concrete 3-car driveway. Enjoy peaceful outdoor living w/ decks at both the front & back of the property (brand new expanded deck installed at the back), English gardens, gazebo, outdoor shower, plus a hot tub for year-round relaxation. The landscaped yard features mature trees & peaceful views of the surrounding countryside, all while being



just a short stroll to the beach w/ deeded access to Lake Huron. With municipal water, municipal road access & high-speed/fibre optic internet, this property features modern conveniences in a serene setting. Currently enjoyed as a full-time residence, this home is turn-key & ready to be yours! Note: All items on the property negotiable including furniture, etc. Main heat source: Gas fireplace w/ supplemental electric baseboard heating.
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Essential Information

Listing #	X12357706
Price	\$719,800
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	74434 Woodland Drive
Subdivision	Stanley
City	Bluewater (stanley)
Province	Ontario
Postal Code	N0M1G0

Amenities

Amenities	Beach, Golf Nearby, Hospital, Marina, Fireplace(s)
Features	Level
Parking Spaces	5
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Hot Tub, Garage door opener remote(s), Water Heater, Dishwasher, Dryer, Furniture, Microwave, Range, Stove, Washer, Window Coverings,
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	Refrigerator
Heating	Electric Baseboard heaters
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	80 x 134 FT under 1/2 acre
Foundation	Block

Listing Details

Listing Office KELLER WILLIAMS COMPLETE REALTY



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