

# \$749,900 - 642 Gustavus Street, Saugeen Shores

MLS® #X12359860

**\$749,900**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Saugeen Shores, Saugeen Shores, Ontario

Lovely Craftsman styled home is ready for its new owners. Zoned CC-3 this property can be used as it is now, a beloved family home, or it can be turned in to a new business including (but not limited to) a Daycare! Lots of choice here with room to expand! This property is on a corner lot with 2 separate parking areas and detached garage. The large back yard feels very private with a lane dividing you from the back neighbors. Newer back deck is perfect for entertaining and the BBQ is directly hooked up to natural gas. Roof was resingled in 2019. In 2023 upstairs windows were done including the kitchen window and the front door. Inside, you'll love the practical design and bright modern kitchen. Main floor bathroom has heated floors for extra luxury. One bedroom is on the main floor with the other 2 upstairs flanked by dormers and walk-in-closets! Basement has a finished Family Room and 3rd bathroom, with 2 large vacant rooms ready for use! Heated with natural gas and cooled with efficient wall units this home is ideal for almost anyone. Virtual Walkthrough tab will be in the listing for convenience. Port Elgin is a popular place to live where you can combine work and play! Welcome home! (id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | X12359860 |
| Price     | \$749,900 |

|            |               |
|------------|---------------|
| Bedrooms   | 3             |
| Bathrooms  | 3.00          |
| Half Baths | 2             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 642 Gustavus Street |
| Subdivision | Saugeen Shores      |
| City        | Saugeen Shores      |
| Province    | Ontario             |
| Postal Code | N0H2C0              |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Beach, Marina, Park, Place of Worship, Schools |
| Utilities      | Cable, Electricity, Sewer                      |
| Features       | Level lot, Flat site, Lane                     |
| Parking Spaces | 5                                              |
| Parking        | Detached Garage, Garage                        |
| # of Garages   | 2                                              |

### Interior

|              |                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Barbeque, Garage door opener remote(s), Water Heater, Water meter, Dishwasher, Microwave, Hood Fan, Stove, Refrigerator |
| Heating      | Natural gas Radiant heat                                                                                                |
| Cooling      | Wall unit                                                                                                               |
| # of Stories | 2                                                                                                                       |
| Has Basement | Yes                                                                                                                     |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Vinyl siding, Stucco |
| Exterior Features | Landscaped           |
| Lot Description   | 66 x 132 FT          |
| Foundation        | Poured Concrete      |

### Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Coldwell Banker Peter Benninger Realty |
|----------------|----------------------------------------|



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