

\$379,000 - 48 Poechman Lane, Brockton

MLS® #X12373614

\$379,000

4 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Brockton, Brockton, Ontario

Escape to this charming 4-bedroom cottage nestled along the picturesque Saugeen River. Perfect for nature lovers and outdoor enthusiasts, this property offers serene waterfront living with its own private dock and boat access. Whether you're fishing, kayaking, or simply enjoying the tranquil views, this location promises relaxation and recreation. Located at the end of a quiet dead-end back road, you'll experience the peace and privacy of country living, all while being conveniently situated between the vibrant towns of Hanover and Walkerton. This prime location ensures you're never far from shopping, dining, and local attractions, making it ideal for weekend getaways or summer retreats. Inside, the cottage features a cozy layout, four bedrooms and a 3 pc bathroom perfect for family to gather & unwind. The open-concept living area leads out to a covered back porch and spacious yard, where you can soak in the natural beauty surrounding the property. An attached garage & over half an acre of land are just a few of the added features of this peaceful retreat. **this home is seasonal and is not winterized / useable in below freezing temperatures it is also located on a road that is not maintained in the winter months** (id:6289)



Essential Information

Listing # X12373614

Price	\$379,000
Bedrooms	4
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	48 Poechman Lane
Subdivision	Brockton
City	Brockton
Province	Ontario
Postal Code	N0G2V0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity, Electricity Connected, Wireless
Features	Cul-de-sac, Irregular lot size, Carpet Free
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2
View	View, View of water, River view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Furniture, Stove, Window Coverings, Refrigerator
Heating	Propane Radiant heat
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Lot Description	130 x 200 FT 1/2 - 1.99 acres
Foundation	Wood/Piers

Listing Details

Listing Office

Royal LePage Heartland Realty



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Listing information last updated on October 25th, 2025 at 1:05am PDT