

\$765,000 - 517 Wales Drive, Saugeen Shores

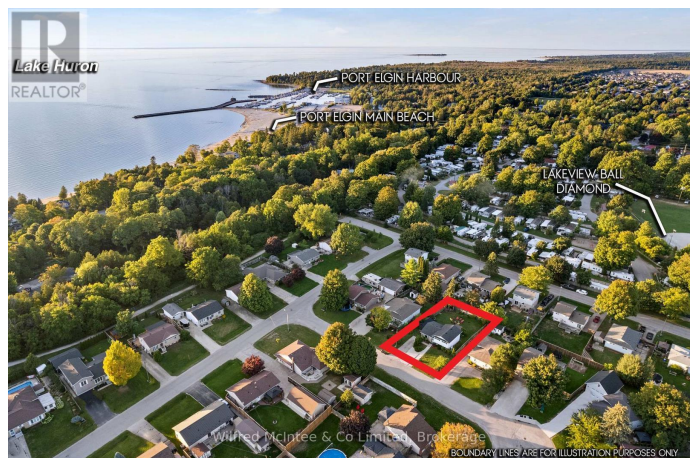
MLS® #X12392311

\$765,000

5 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

Saugeen Shores, Saugeen Shores, Ontario

517 Wales Drive is the perfect 3+2 bedroom multifamily or investment home. Showcasing this rare opportunity, this fully renovated property offers two completely self-contained living spaces, each with its own laundry, providing the ideal setup for income potential or multigenerational living. An Additional Residential Unit (ARU) application was submitted and approved by the Town of Saugeen Shores, giving buyers peace of mind and flexibility for future use. Live in the spacious upper level while renting out the lower suite to offset your mortgage or rent both and benefit from positive cash flow at the asking price. The upper level features three bedrooms and a full washroom, while the lower level includes two bedrooms and a full washroom, making the layout perfect for guests, tenants, or extended family. A 2025 renovation brought modern finishes, brand-new appliances, and upgraded systems, including four new heat pumps three in the lower unit and one in the upper plus two gas fireplaces capable of heating the entire home. With newer windows, a roof replaced around 2018, and everything move-in ready, this home is solid, stylish, and ready to perform. This property has also proven itself as a strong income earner, having successfully operated as an Airbnb for the 2022 and 2023 years. The rental potential is outstanding, with summer income alone enough to cover the mortgage for the entire year, while long-term rentals provide stable returns. Outside, you will



find parking for up to five vehicles, a huge fenced backyard perfect for families and pets, and a brand-new storage shed for added convenience. Located in a quiet, family-friendly neighbourhood, you are just a short walk through scenic trails to the beach and only minutes to downtown and the shoreline. With five bedrooms, two washrooms, and ARU approval already in place, 517 Wales Drive is a rare chance to secure both a home and an investment live in one, lease the other, and let this opportunity work for you. (id:6289)

Essential Information

Listing #	X12392311
Price	\$765,000
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Multi-family

Community Information

Address	517 Wales Drive
Subdivision	Saugeen Shores
City	Saugeen Shores
Province	Ontario
Postal Code	N0H2C1

Amenities

Amenities	Beach, Hospital, Place of Worship, Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Open space, Level, Guest Suite
Parking Spaces	5
Parking	No Garage

Interior

Appliances	Barbeque, Dishwasher, Furniture, Stove, Refrigerator
Heating	Electric, Natural gas Heat Pump, Not known
Cooling	Wall unit

Fireplace	Yes
# of Fireplaces	2
Has Basement	Yes
Basement	Apartment in basement, Walk out

Exterior

Exterior	Brick, Aluminum siding
Lot Description	60 x 109 FT
Foundation	Poured Concrete

Listing Details

Listing Office	Wilfred McIntee & Co Limited
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