

\$734,900 - 403 Simcoe Avenue, South Bruce Peninsula

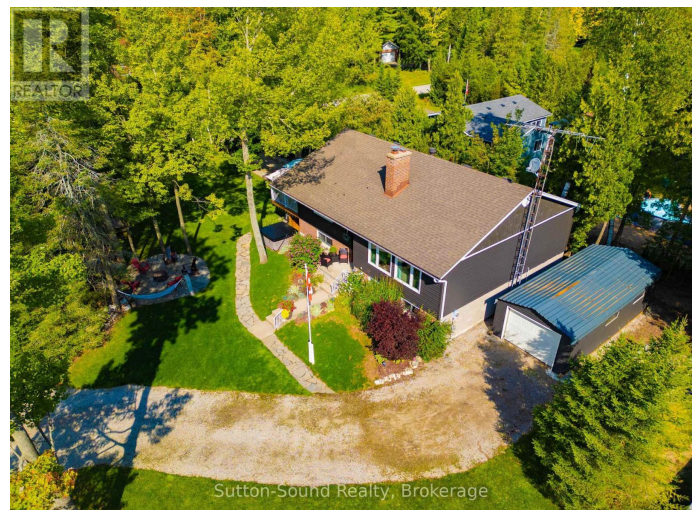
MLS® #X12396640

\$734,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

South Bruce Peninsula, South Bruce
Peninsula, Ontario

SAUBLE BEACH LIVING! Step into the laid-back lifestyle you've been dreaming of! Just a quick stroll to the sandy shoreline, this original family-owned, 4-season raised bungalow with Fibre Optics and Natural Gas and bursting with warmth, charm, and beach-town character. Feel the breeze, smell the lake air, and spend your days swimming, strolling to shops, or relaxing in your own private oasis. Inside, you'll find 4 bright bedrooms, 2 modern baths, and a freshly updated kitchen (2024) perfect for pancake mornings or sunset snacks. The cozy finished lower level with gas fireplace (2022) is ideal for movie nights, a home business/office, or a fully equipped guest suite. Nearly every inch has been upgraded: A/C (2018), windows (2021), siding (2022), roof (2015), septic bed(2025) iron filter (2020), new front door (2023), and updated flooring (2017 & 2022). Outdoor living shines here, soak up the sun on the upper deck, enjoy relaxing on the shady covered porch, or curl up with a book while listening to the waves. The attached garage with workshop is perfect for hobbies or storage, and the TWO driveways have space for boats, boards, and beach cruisers! SO whether you're searching for a year-round beach haven, a family getaway, or a smart investment, this rare gem offers it all! Big on charm, prime location, and that everyday-on-holiday feeling. The lake is calling....come answer it!.. (id:6289)



Essential Information

Listing #	X12396640
Price	\$734,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	403 Simcoe Avenue
Subdivision	South Bruce Peninsula
City	South Bruce Peninsula
Province	Ontario
Postal Code	N0H2G0

Amenities

Amenities	Golf Nearby, Park, Place of Worship, Fireplace(s)
Utilities	Cable, Electricity
Features	Wooded area, Dry
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Central Vacuum, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick, Vinyl siding
Lot Description	100 x 165 FT

Foundation

Block

Listing Details

Listing Office

Sutton-Sound Realty



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