

\$999,750 - 434 Normanton Street, Saugeen Shores

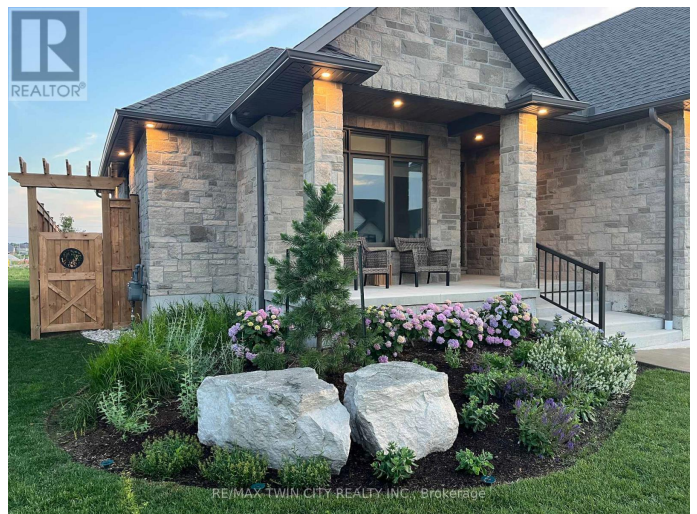
MLS® #X12433632

\$999,750

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Saugeen Shores, Saugeen Shores, Ontario

Welcome home to this 'Must See' one-of-a-kind custom built Executive Bungalow, expertly crafted by the esteemed Bryan Snyder and team from Snyder Development. Encased in a stunning stone exterior, this 1,609 ft home exudes quality with carefully selected finishes throughout. There were no upgrades overlooked here! Step inside to an inviting, well-designed layout featuring warm maple hardwood floors, luxurious quartz countertops, premium faucets, fixtures, and lighting. The dreamy gourmet kitchen flows into a stylish wet bar and serving area, while a hand-crafted fireplace mantel anchors the cozy living space with timeless charm. Outside, the southwest-facing backyard offers breathtaking sunsets from a raised walk-out patio, set against lush, golf-course-quality lawns sustained by a private Sandpoint well with unlimited free water. The professionally landscaped grounds, feature imported stone, a variety of pine trees, vibrant flowers, and lush plants. The spacious lot is 60 x 131 ft, and the fully fenced yard includes two private gates, a gas BBQ hookup, and dedicated outlets for a wood-fired smoker. A full concrete driveway, sidewalk, and backyard patios are established too. Upgraded soffits and a complete exterior lighting package highlight the charm of the front and rear covered porches, making this home shine day or night. The two-car garage has been boosted extra wide, and extra deep by design, providing ample room for vehicles and storage



and even equipped with an EV charging rough-in. The basement is framed and roughed-in for bedrooms 4 and 5, a large recreation room, a 3rd bathroom, and a 2nd wet bar, offering endless potential. The utility room is well organized too, housing a wall-mounted tankless water heater (owned). Located just 20km from Bruce Power and steps from the beach, lake, trails, and parks, this turnkey home lets you skip the multi-year building process. The only thing left to do is move in and enjoy. Welcome Home! (id:6289)

Essential Information

Listing #	X12433632
Price	\$999,750
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	434 Normanton Street
Subdivision	Saugeen Shores
City	Saugeen Shores
Province	Ontario
Postal Code	N0H2C3

Amenities

Amenities	Beach, Golf Nearby, Fireplace(s)
Features	Conservation/green belt, Lighting, Carpet Free, Sump Pump
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water Heater - Tankless, Water Heater,
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Dishwasher, Dryer, Garage door opener, Microwave, Oven, Hood Fan, Range, Washer, Window Coverings, Refrigerator

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Stone
Exterior Features	Landscaped
Lot Description	60.4 x 131.2 FT
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX TWIN CITY REALTY INC.



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