

\$975,000 - 98 Birch Street, South Bruce Peninsula

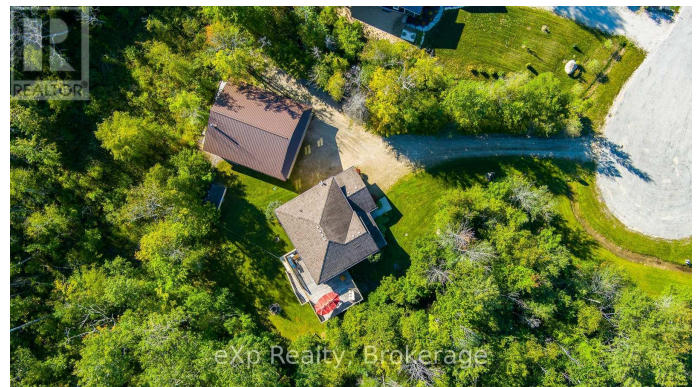
MLS® #X12439896

\$975,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

South Bruce Peninsula, South Bruce
Peninsula, Ontario

Welcome to 98 Birch St in beautiful Sauble Beach, where you'll find this immaculately maintained 2200 sq ft home, nestled on near a half acre, at the end of a dead end street and surrounded by green space. This home was designed with second floor great room/main living space, which provides peaceful views while working in the kitchen, dining with family or friends, or simply relaxing. The bright, spacious great room features large windows with custom blinds, allowing the light to shine off the beautiful wood kitchen cabinets with granite countertops, and has a walkout to the oversized deck overlooking the private, wooded rear yard. This well designed home offers three bedrooms, including the wonderfully appointed primary with walk-through closet and ensuite, complete with jetted tub and walk-in shower. When walking into the lower level from outside, or coming down the beautiful hardwood stairs, you are greeted with a generous, yet comfortable family room, complete with gas fireplace, that makes you feel instantly at home. If this isn't enough, there is a large attached garage with 14' door and loads of storage space - but the coup de grace just might be the detached 38' x 40' detached garage with heated floors, a 2 pc bathroom, and an almost 500 sq ft loft offering extra space for the guests, or maybe the perfect spot for a games room or gym. Just about everything has been thought of with this home...both the home and the detached



garage are wired for satellite TV and high speed internet, there are multiple outdoor gas hook-ups on the deck that is also reinforced to handle a future hot tub, and if your guests are pulling in for the weekend in their RV, well there's loads of room to park it with a 30 amp hydro hookup available to plug into. This home is ready for it's new owners to simply move in and start making memories, so if thoughts of living in a beach town, in a private setting, are on your mind for 2025, then this gem is definitely worth checking out! (id:6289)

Essential Information

Listing #	X12439896
Price	\$975,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	98 Birch Street
Subdivision	South Bruce Peninsula
City	South Bruce Peninsula
Province	Ontario
Postal Code	N0H2G0

Amenities

Amenities	Beach, Park, Fireplace(s)
Utilities	Electricity
Features	Cul-de-sac, Wooded area, Irregular lot size, Backs on greenbelt
Parking Spaces	9
Parking	Attached Garage, Garage, RV
# of Garages	2

Interior

Appliances	Barbeque, Garage door opener remote(s), Water Heater - Tankless,
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	Water softener, Central Vacuum, Dishwasher, Garage door opener, Storage Shed, Stove, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Lot Description	103.3 x 163.2 FT ; 103.29'x163.20'x92.79'x142.6' 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office eXp Realty



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