

# \$1,484,700 - 44 Blairs Trail N, Huron-Kinloss

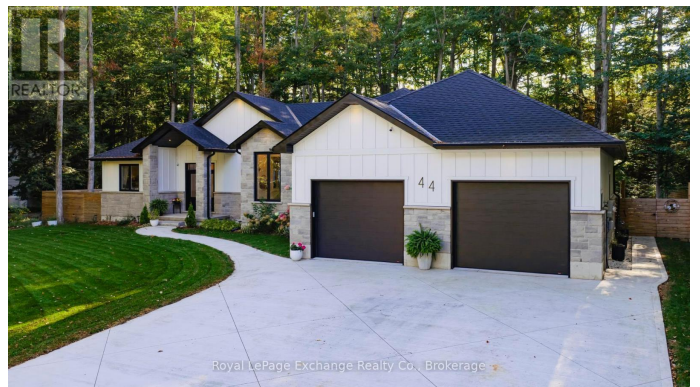
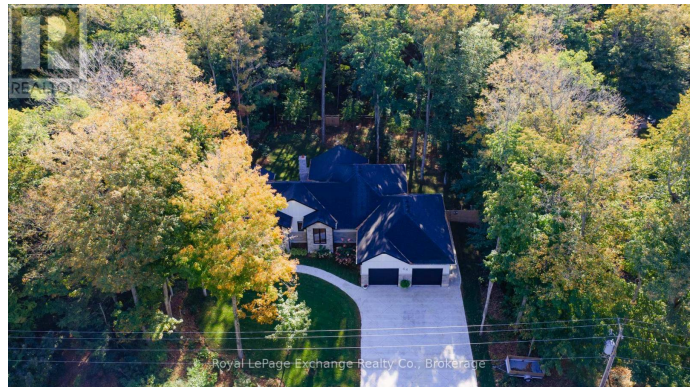
MLS® #X12456657

**\$1,484,700**

5 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Huron-Kinloss, Huron-Kinloss, Ontario

Welcome to 44 Blairs Trail serene retreat in the coveted lakeside community of Blairs Grove, where sandy shores and breathtaking sunsets over Lake Huron are just steps from your door. This 2021 custom-built bungalow, offers more than 3,400 sq. ft. of finished living space with 2,050 sq. ft. on the main floor and another 1,350 sq. ft. in the finished lower level. Set on a private half-acre, this home is a rare blend of luxury, craftsmanship, and comfort. Inside, soaring 9-foot ceilings on the main floor and oversized windows create a bright, open atmosphere. At the heart of the home, the chef-inspired kitchen boasts quartz countertops throughout, a 10-foot waterfall island, custom cabinetry, and a spacious walk-in pantry. The space flows seamlessly into the dining area and inviting great room with a cozy gas fireplace, then out to the covered rear deck (19' x 26') where a stone wood-burning fireplace and natural gas BBQ hookup invite year-round entertaining. The primary suite offers privacy and tranquility, while two additional bedrooms and a 4-piece bath create a separate guest wing. The lower level expands the living space with a recreation room, gas fireplace, billiards area, full bath, and two framed bedrooms allowing for up to six bedrooms in total. Every detail reflects superior construction: 9-inch poured concrete foundation walls, 2x6 framing with insulated sheathing for true thermal break, R-27 insulated walls, R-60 ceiling insulation, and 50-year Timberline shingles. The exterior



shines with LP Smart Side maintenance-free Board and Batten siding accented by stone, and a fully fenced backyard with custom wrought iron railings. Just minutes from Kincardines amenities, dining, trails, and shops but tucked into a peaceful, tree-lined neighbourhood this home offers the perfect balance of modern functionality and lakeside serenity.44 Blairs Trail is more than a home its a lifestyle where quality, comfort, and coastal beauty come together. (id:6289)

Essential Information

Listing #	X12456657
Price	\$1,484,700
Bedrooms	5
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	44 Blairs Trail N
Subdivision	Huron-Kinloss
City	Huron-Kinloss
Province	Ontario
Postal Code	N2Z2X3

Amenities

Amenities	Beach
Utilities	Cable, Electricity
Features	Backs on greenbelt, Conservation/green belt, Level, Carpet Free
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	All
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Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1

## Exterior

Exterior	Brick
Lot Description	126.9 x 196.9 FT
Foundation	Poured Concrete

## Listing Details

Listing Office      Royal LePage Exchange Realty Co.



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