

\$599,000 - 46 Fairway Lane, Saugeen Shores

MLS® #X12457554

\$599,000

2 Bedroom, 3.00 Bathroom,
Single Family

Saugeen Shores, Saugeen Shores, Ontario

This 5-year-old townhouse bungalow shows like a new unit and is ready for immediate occupancy. Features upgrades throughout and is situated on a premium lot backing onto the Westlinks Golf Course. This spacious unit has over 1200 square feet of living space on the main floor. If additional space is needed, the full basement is an ideal layout for a future family room and a bedroom with egress windows and high ceilings. The main level features an open-concept design with a tray ceiling and an abundance of natural light. Gorgeous kitchen with customized cabinets and ample counter space. The living room has a patio door leading to the back deck and an unobstructed view of the golf course. The main floor primary bedroom has an ensuite and a walk-in closet. You will also find a dining area, second bedroom, 4-piece bathroom, laundry room, and spacious foyer on the main level. Features a covered front porch, a full basement and a generous-sized garage with inside entry. Some work has started in the basement (framing, electrical, a toilet and an electric fireplace). Additional upgrades include customized kitchen cabinets, tile floors in the foyer and bathrooms, a natural gas connection for BBQ, an exterior deck, an owned on-demand water heater, custom window coverings, central air and a garage door opener. The monthly condo fee is \$305.00, plus \$155.00 for the sports membership, which includes a golf membership for two at The Westlinks Golf Course, access to a fitness



room and a tennis/pickleball court. Located in a quiet Port Elgin neighbourhood offering peaceful living with all the amenities of town just minutes away. Fairway Lane is a municipal road with year-round services, including garbage, recycling pickup and snow removal. Check out the 3D Tour and make an appointment for an in-person visit. Some pictures have been virtually staged. (id:6289)

Essential Information

Listing #	X12457554
Price	\$599,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata
Style	Bungalow

Community Information

Address	46 Fairway Lane
Subdivision	Saugeen Shores
City	Saugeen Shores
Province	Ontario
Postal Code	N0H2C3

Amenities

Amenities	Beach, Golf Nearby, Hospital, Marina, Schools, Exercise Centre, Fireplace(s)
Features	Backs on greenbelt, Carpet Free, Sump Pump
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water Heater, Water meter, Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Window Coverings, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding, Brick Veneer
Exterior Features	Lawn sprinkler, Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Land Exchange Ltd.



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