

\$1,275,000 - 81 Cedar Bush Drive, Saugeen Shores

MLS® #X12461725

\$1,275,000

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Saugeen Shores, Saugeen Shores, Ontario

Welcome to this stunning custom Devitt Uttley home, completed in 2018 on a picturesque pie-shaped lot along Cedar Bush Drive in the heart of Southampton. Set on a deep 190-foot lot backing onto a protected natural area with tranquil forest views & a little creek, this 2-storey, 5-bedroom, 3.5-bath home offers over 2700 sq. ft. of living space and perfectly balances craftsmanship, luxury, & nature. Beautifully landscaped grounds & a covered front porch with pine underlay invite quiet mornings, while Maibec siding with shake accents & a concrete driveway enhance its curb appeal. Inside, discover 9 ceilings, white oak floors throughout, shiplap detailing, designer lighting, & Caesarstone quartz in the kitchen & primary ensuite. The chefs kitchen by Wellington Millwork features dovetail cabinetry, a Jenn-Air range with double ovens & griddle, a Franke farmhouse sink, & a built-in paneled Fisher & Paykel refrigerator with articulating doors & matching Bosch dishwasher. Two custom LePage 8 sliding glass doors with double-hung windows between them create a beautifully balanced expanse, filling the living & dining area with light & serene forest views. The space opens to a private backyard oasis with flagstone patio, firepit, & gas BBQ hookup- ideal for entertaining or unwinding under the stars. Upstairs offers 4 well-planned bedrooms, including a luxurious primary suite with a custom built-in wardrobe & spa-inspired ensuite with Oceania freestanding tub. Two of



the bedrooms feature custom built-in beds with storage drawers beneathshowcasing efficient use of space.The finished lower level includes radiant heated floors, a fifth bedroom & bath, recreation room, & laundry. Completing this incredible property is a drive-through garage with double-sided doors, perfect for easy backyard access or boat & trailer storage. Every detail has been intentionally designed for comfort, & enduring beauty - on a quiet street, close to the beach, with a true sense of community. (id:6289)

Essential Information

Listing #	X12461725
Price	\$1,275,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	81 Cedar Bush Drive
Subdivision	Saugeen Shores
City	Saugeen Shores
Province	Ontario
Postal Code	N0H2L0

Amenities

Amenities	Beach, Golf Nearby, Park, Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Wooded area, Carpet Free, Sump Pump
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Range, Blinds, Dishwasher, Dryer, Water Heater, Oven, Washer, 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	Wood
Lot Description	36.3 x 190 FT
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage D C Johnston Realty



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