

\$1,799,900 - 10145 Merrywood Drive, Lambton Shores (grand Bend)

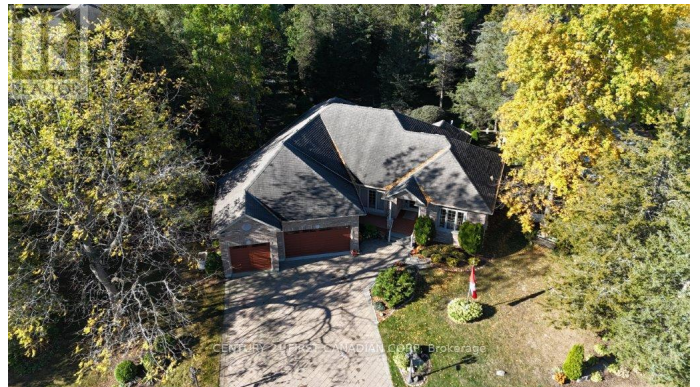
MLS® #X12473337

\$1,799,900

2 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Grand Bend, Lambton Shores (grand Bend),
Ontario

Experience the height of elegance and craftsmanship in this stunning 4,689 sq. ft. executive home, perfectly situated in an exclusive private neighborhood. Designed for those who appreciate both sophistication and function, this residence showcases exceptional quality, modern comfort, and timeless design throughout. A locking block driveway with parking for up to nine vehicles leads to a triple car garage, setting the tone for the grandeur within. Step through the impressive front entrance into a bright, open-concept main floor featuring 10-foot ceilings, extra-wide hallways, and elegant architectural details at every turn. The living room is an entertainer's dream with its coffered ceiling and gas insert fireplace, seamlessly connecting to the gourmet kitchen bathed in natural light. The kitchen features a center island with breakfast bar, valis and crown lighting accenting the custom cabinetry, and a design that beautifully balances form and function. This home offers 2 spacious bedrooms, including a luxurious primary suite complete with a bedroom-sized walk-in closet - a true dressing retreat with endless possibilities for customization. The lower level adds even more versatility with a fully finished, functional beauty salon, ideal for a home business or conversion to additional living or recreation space. A tiled front porch, smart thermostat, and premium finishes



throughout enhance this property's blend of modern innovation and classic luxury. This extraordinary home delivers the ultimate in privacy, prestige, and comfort - a rare opportunity in one of the area's most coveted enclaves. Upgrades include smart thermostat, 22 kilowatt back up generator(2023), furnace and AC unit(2024), extra gravel under foundation, double Big O drainage tile, new tiled porch. This property can be bought with the vacant builders lot located right next door. (id:6289)

Essential Information

Listing #	X12473337
Price	\$1,799,900
Bedrooms	2
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	10145 Merrywood Drive
Subdivision	Grand Bend
City	Lambton Shores (grand Bend)
Province	Ontario
Postal Code	N0M1T0

Amenities

Amenities	Fireplace(s)
Features	Irregular lot size, Sump Pump
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Dishwasher, Dryer, Stove, Washer,
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	Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	118.6 x 208.5 FT ; 40.0 x 68.99 x 208.53 x 118.55 x 110.25
Foundation	Concrete, Poured Concrete

Listing Details

Listing Office CENTURY 21 FIRST CANADIAN CORP



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