

\$1,899,000 - 5284 Cliff Road, Lambton Shores (forest)

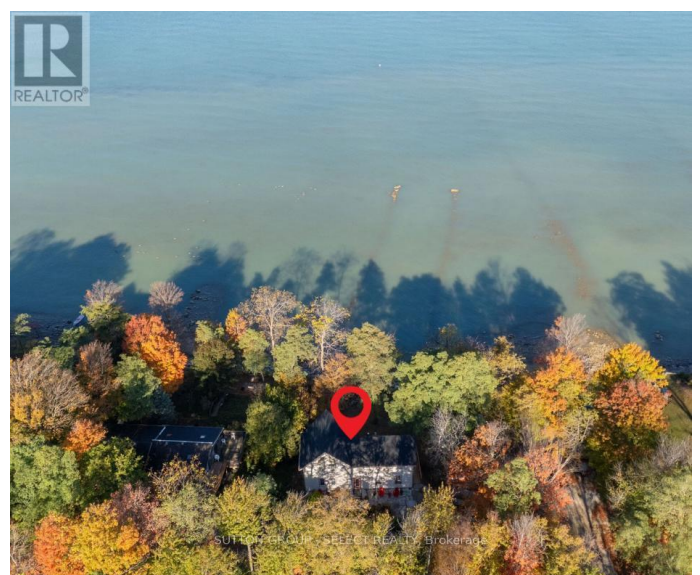
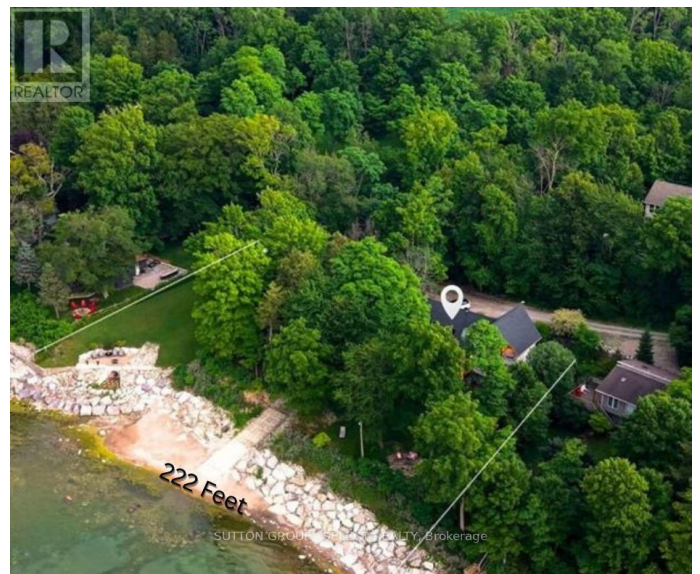
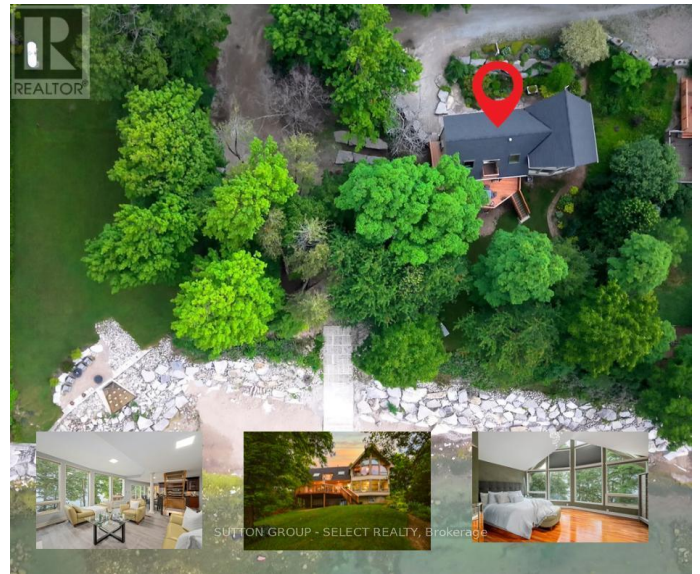
MLS® #X12480601

\$1,899,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Forest, Lambton Shores (forest), Ontario

A RARE OPPORTUNITY TO OWN ONE OF LAMBTON SHORES' MOST EXCLUSIVE BEACHFRONT ESTATES | 222 FEET OF PRIVATE SHORELINE ON AN ACRE OF PRISTINE, SECLUDED BEAUTY. Perched on a natural cliff and surrounded by lush greenery and mature trees, this property offers breathtaking scenery, lake views, and year-round comfort. This beautifully updated and maintained 3-bed, 2-bath home is flooded with natural light and lake views from every angle. The main floor features expansive windows, sliding doors to a wraparound deck, a cozy living room with a fireplace, main floor laundry, and a full bath. Upstairs, the spacious primary bedroom offers panoramic lake views and a stunning skylight ensuite bathroom. A secondary bedroom includes a private balcony overlooking the water. Your third bedroom features a beautiful, expansive skylight whether you use it as a home office or a cozy bedroom, you'll enjoy the serene views all day long. The walk-out basement is unfinished, offering endless potential for customization. Major updates include roof + 2 skylights (2022 with transferrable warranty), furnace & A/C (2020), and ravine & rock wall reinforcement (2019 & 2021). Two beautiful lookout points for enjoying sunrises and sunsets. The only property with its own private boat launch - for all your water toys. The expansive lot has been cherished for family gatherings, yoga sessions, and even camping offering a unique lifestyle experience surrounded by nature and



privacy. There's endless parking available, perfect for hosting friends and extended family. Just minutes from the town of Forest, offering shopping, Community Health Centres, schools, parks, golf courses, and farmers markets. Enjoy small-town charm with proximity to Grand Bend, Sarnia, and Lake Hurons most picturesque shoreline. Private shoreline with no public access - limited deeded passage preserves exclusivity. The place you feel the moment you arrive.
(id:6289)

Essential Information

Listing #	X12480601
Price	\$1,899,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	5284 Cliff Road
Subdivision	Forest
City	Lambton Shores (forest)
Province	Ontario
Postal Code	N0N1J7

Amenities

Amenities	Park, Schools, Beach
Features	Wooded area, Hilly, Carpet Free
Parking Spaces	10
Parking	No Garage
View	View, Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Dishwasher, Dryer, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Basement	Walk out

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	222.6 x 197 FT 1/2 - 1.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office SUTTON GROUP - SELECT REALTY



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 26th, 2025 at 3:01pm PDT