

# 906 TANGLEWOOD Drive, Point Clark, Ontario N2Z 2X3

Client Full  
**Active / Residential**

**906 TANGLEWOOD Dr Point Clark**

Listing ID: 40601632

Price: **\$759,900**



## Bruce County/Huron Kinloss/Huron-Kinloss

### Bungalow/House

	Beds	Baths	Kitch
Main	3	2	1

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **2 (1 + 1)**  
 SF Fin Total: **1,650**  
 AG Fin SF Range: **1501 to 2000**  
 AG Fin SF: **1,650/Other**  
 BG Fin SF: **0**  
 Tot Unfin SF: **1,680**  
 DOM: **36**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,636.41/2023**

### Remarks/Directions

Public Rmks: **Welcome to this stunning 3 bedroom, 2 bathroom Brick bungalow nestled in the heart of Point Clark – a desirable, quiet lakeside community. The property exudes incredible curb appeal and showcases the owner's pride of ownership both inside and out. Set on a large 100' x 150' lot, the home is perfectly set on the lot offering a good balance of green space. This exquisite home has a list of desirable features highlighted with an amazing new kitchen renovated in 2022, offering both style & functionality. Enjoy the convenience of main floor living and be awed by the cathedral ceiling in the spacious living room accompanied by the wood burning fireplace, adding to the overall comfort & grandeur of the space. One of the features you will appreciate the most is the abundance of natural light, with ample windows looking out to the backyard. The basement offers a unique opportunity for a workshop or hobby room with an abundance of storage space including a traditional cold cellar. Outside, the property is enveloped by cedar fencing, and soon the special "tall grass" will help providing total privacy and seclusion during the summer months, making this space perfect for outdoor relaxation and entertaining. The fresh landscaping enhances the beauty of the surroundings, creating an overall inviting vibe. The attached garage is the perfect place to park your car with ample room for additional storage along with the detached storage shed. The sprawling double-wide concrete laneway offers ample parking suitable for you and all of your guest. Don't miss this opportunity to own a piece of paradise in this charming lakeside community. Live in luxury and comfort in this meticulously maintained bungalow.**

Directions: **From Lake Range turn onto Attawandaron to Ridgewood, left on Tanglewood to sign on right.**  
 Cross St: **Ridgewood/Woodhaven**

### Exterior

Exterior Feat: **Deck(s), Hot Tub, Landscaped, Porch, Privacy, Storage Buildings, Year Round Living**  
 Construct. Material: **Solid Brick**  
 Shingles Replaced: **2011** Foundation: **Poured Concrete** Roof: **Fiberglass Shingle**  
 Year/Desc/Source: **1989/Completed / New/Other** Prop Attached: **Detached**  
 Property Access: **Paved Road, Year Round Road** Apx Age: **31-50 Years**  
 Other Structures: **Shed, Storage** Rd Acc Fee:  
 Garage & Parking: **Attached Garage//Front Yard Parking, Private Drive Double Wide//Built-In Garage, Concrete Driveway** Winterized: **Fully Winterized**  
 Parking Spaces: **7** Driveway Spaces: **6.0** Garage Spaces: **1.5**  
 Services: **Cable, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**  
 Water Source: **Municipal** Water Tmnt: **Water Softener** Sewer: **Septic**  
 Lot Size Area/Units: **0.345/Acres** Acres Range: **< 0.5** Acres Rent:  
 Lot Front (Ft): **100.10** Lot Depth (Ft): **150.16** Lot Shape:  
 Location: **Rural** Lot Irregularities: Land Lse Fee:  
 Area Influences: **Ample Parking, Beach, Cul de Sac/Dead End, Golf, Lake Access, Landscaped, Marina, Place of Worship, Playground Nearby, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Trails**  
 Topography: **Dry, Flat site, Wooded/Treed** Fronting On: **North**  
 Restrictions: **None** Exposure: **South**  
 Local Impvmt: **No**  
 Elementary School: **Ripley, KincardineWalkerton**

### Interior

Interior Feat: **Air Exchanger, Built-In Appliances, Ceiling Fans, Hot Tub, Water Heater Owned, Water Softener, Work Bench**  
 Security Feat: **Smoke Detector(s)**  
 Basement: **Crawl Space** Basement Fin: **Unfinished**  
 Basement Feat: **Walk-Up**  
 Laundry Feat: **Main Level**  
 Cooling: **Central Air, Other**  
 Heating: **Airtight Stove, Forced Air, Gas, Wood**  
 Fireplace: **1/Living Room, Wood** FP Stove Op: **Yes**  
 Under Contract: **None** Contract Cost/Mo:  
 Lease to Own: **None**  
 Inclusions: **Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Furniture, Garage Door Opener, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Microwave, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**  
 Electric Age: **1989** Plumbing Age: **1989** Furnished:

Furnace Age: 2019

Tank Age:

UFFI: No

Property Information

Common Elem Fee: No
Legal Desc: Lt 1 3M95 Huron; Huron-Kinloss
Zoning: R1
Assess Val/Year: \$276,000/2023
PIN: 333290239
ROLL: 410716000419704
Possession/Date: Flexible/

Local Improvements Fee: No
Survey: None/
Hold Over Days: 30
Occupant Type: Owner
Deposit: 10000.0

Brokerage Information

List Date: 06/06/2024
List Brokerage: ROYAL LEPAGE EXCHANGE REALTY CO. Brokerage (KIN)

Source Board: REALTORS® Association of Grey Bruce Owen Sound
Prepared By: Cory Hamilton, Broker
Date Prepared: 07/12/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix
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Table with 5 columns: Room, Level, Dimensions, Dimensions (Metric), Room Features. Lists rooms like Kitchen, Living Room, Bedrooms, Bathrooms with their respective details.

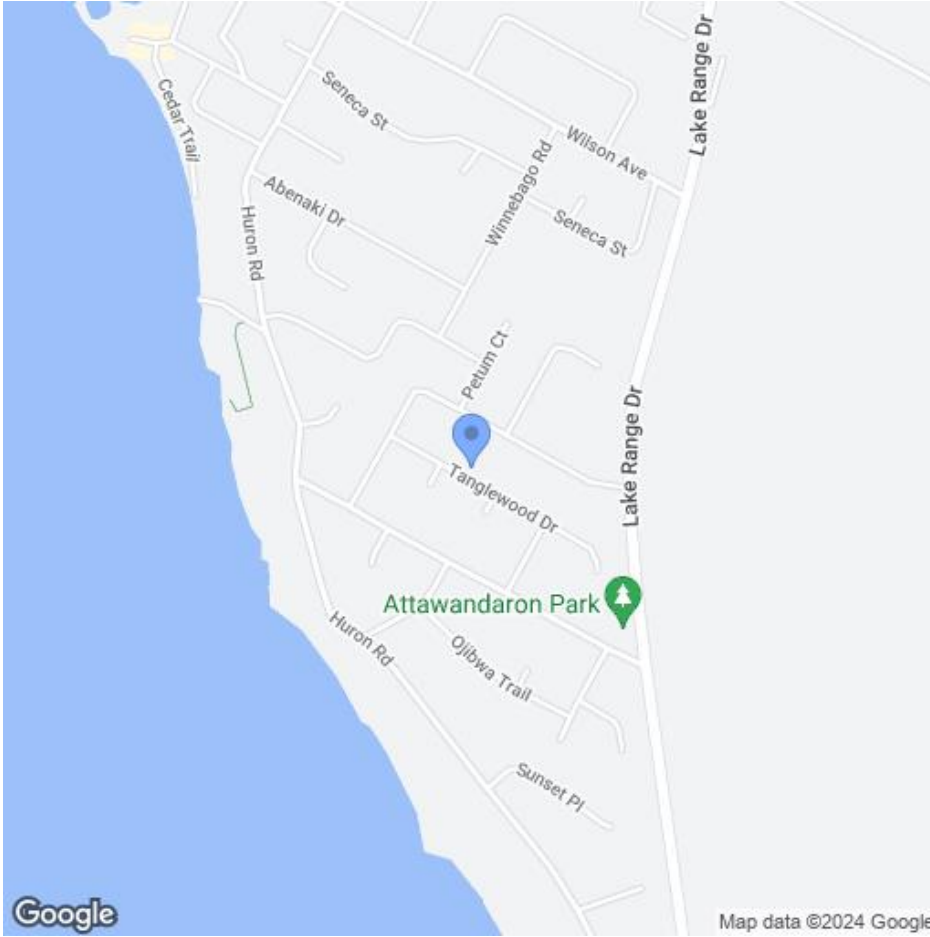
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