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 ROYAL LEPAGE EXCHANGE REALTY CO. Brokerage



161 HURON Road, Point Clark, Ontario N0G 2R0

Client Full
Active / Residential

161 HURON Rd Point Clark

Listing ID: 40660884
 Price: **\$2,050,000**



Bruce County/Huron Kinloss/Huron-Kinloss
2 Storey/House

Water Body: **Lake Huron**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	2	1
Second	3	2	

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **4 (4 + 0)**
 SF Fin Total: **2,659**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,659/Plans**
 BG Fin SF: **/Other**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,356.26/2024**

Remarks/Directions

Public Rmks: **Dream of living on the Lake? Here is an extremely rare opportunity to own a NEW HOME, currently being constructed on the waters edge in the sought after community of Point Clark. This stunning 2-story home has been meticulously designed to take full advantage of the breathtaking views of some of the nicest sunsets in the world, along with everything else that you'd expect from a new home on the beach. Not only will you have picturesque views from the main floor primary bedroom, the kitchen/dining room, and the great room, the home also consists of an upper level balcony off of one of the additional bedrooms (which would make for a great home office). Boasting 4 bedrooms & 4 full bathrooms & 2659sf of finished living space, this home is perfect for a wide variety of potential buyers, especially those who appreciate living in luxury by the water. The Tarion certified builder is well known for his attention to every detail & you won't be disappointed with the carefully selected interior finishes throughout. Key features you can expect inside the home is "main-floor living" with the mudroom off the attached 2-car garage, 4pc bathroom, large primary bedroom along with the 4pc ensuite & walk-in closet, laundry room, den, open concept kitchen/dining equipped with island & stainless steel appliances offering direct access to the expansive patio space, perfect for BBQ, walk-in pantry, and a spacious great room with cathedral ceiling, open stairwell & a charming natural gas fireplace. The upper level consists of a large open loft space, a junior suite bedroom with 3pc ensuite, 2 additional bedrooms & a 4th full bathroom. The finished product will include natural gas FA heating & cooling with heat-pump, spacious crawl space for storage, a private double-wide asphalt laneway, a side deck off the north side of the house, & the perfect blend of deck/patio and green space only steps away from the sandy shores of Lake Huron. This is a special opportunity, don't miss out.**

Directions: **Take Amberly road to Lake Range, West on Huron road to property on west side.**

Waterfront

Waterfront Type: Direct Waterfront	Water View: Direct Water View
Waterfront Features: Beach Front	
Dock Features: Boat Launch	
Dock Type: Public Docking	Boat House:
Shoreline: Clean, Mixed, Sandy	Frontage: 60.00
Shore Rd Allow: Not Owned	Exposure: West
Channel Name:	Island Y/N: No

Exterior

Exterior Feat: Balcony, Deck(s), Fishing, Patio(s), Porch, Privacy, Year Round Living	Roof: Metal
Construct. Material: Shingle, Vinyl Siding	Prop Attached: Detached
Shingles Replaced:	Foundation: Concrete, Poured Concrete
Year/Desc/Source: 2024/To Be Built/Builder	Apx Age: New
Property Access: Municipal Road	Rd Acc Fee:
Other Structures: None	Winterized: Fully Winterized
Garage & Parking: Attached Garage//Private Drive Double Wide//Asphalt Driveway	Garage Spaces: 2.0
Parking Spaces: 6	Driveway Spaces: 4.0
Services: Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas Available, Recycling Pickup, Underground Wiring	
Water Source: Municipal	Water Tmnt:
Lot Size Area/Units: /	Acres Range: < 0.5
Lot Front (Ft): 60.00	Lot Depth (Ft): 208.00
Location: Rural	Lot Irregularities:
Area Influences: Access to Water, Ample Parking, Beach, Golf, Hospital, Lake Access, Lake/Pond, Landscaped, Marina, Place of Worship, Playground Nearby, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Trails	Sewer: Septic
View: Beach, Trees/Woods, Water	Acres Rent:
	Lot Shape: Irregular
	Land Lse Fee:
	Retire Com:

Topography: **Dry, Flat, Level**
Restrictions:

Fronting On: **West**
Exposure: **West**

Interior

Interior Feat: **Air Exchanger, Built-In Appliances, Sump Pump, Water Heater Owned**
Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
Basement: **Crawl Space** Basement Fin: **Unfinished**
Basement Feat: **Walk-Up**
Laundry Feat: **Laundry Room, Main Level**
Cooling: **Central Air**
Heating: **Fireplace-Gas, Forced Air, Gas, Heat Pump**
Fireplace: **1/Family Room, Natural Gas**
Under Contract: **None** FP Stove Op: **Yes**
Lease to Own: **None** Contract Cost/Mo:
Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Gas Oven/Range, Hot Water Tank Owned, Range Hood, Refrigerator, Smoke Detector, Washer**
Electric Age: **2024** Plumbing Age: **2024** Furnished:
Furnace Age: **2024** Tank Age: UFFI:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 3 CON LAKE RANGE OR CON A HURON, BEING PARTS 1 AND 2 ON PLAN 3R4497 TOWNSHIP OF HURON-KINLOSS**
Zoning: **R2** Survey: **None/**
Assess Val/Year: **\$171,000/2024** Hold Over Days: **30**
PIN: **333290880** PIN 2:
ROLL: **410716000407000** Occupant Type: **Vacant**
Possession/Date: **Other/2025-05-01** Deposit: **50000.0**
Possession Rmks: **Ready for Spring 25'**

Brokerage Information

List Date: **10/09/2024**
List Brokerage: **ROYAL LEPAGE EXCHANGE REALTY CO. Brokerage (KIN)**

Source Board: OnePoint - Grey Bruce Owen Sound
Prepared By: Cory Hamilton, Broker
Date Prepared: 10/09/2024

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Mud Room	Main	8' 5" X 6' 6"	2.57 X 1.98	
Den	Main	11' 0" X 9' 0"	3.35 X 2.74	
Laundry	Main	6' 0" X 7' 7"	1.83 X 2.31	
Foyer	Main	6' 1" X 8' 0"	1.85 X 2.44	
Bathroom	Main	8' 9" X 5' 7"	2.67 X 1.70	4-Piece
Bedroom Primary	Main	15' 4" X 11' 6"	4.67 X 3.51	Balcony/Deck, Walk-in Closet
Primary Ensuite Bathroom	Main	15' 0" X 6' 11"	4.57 X 2.11	4-Piece, Ensuite
Pantry	Main	6' 2" X 4' 6"	1.88 X 1.37	
Kitchen/Dining Room	Main	19' 6" X 11' 9"	5.94 X 3.58	
Great Room	Main	17' 6" X 14' 2"	5.33 X 4.32	Fireplace
Loft	Second	15' 0" X 14' 4"	4.57 X 4.37	
Bedroom	Second	15' 4" X 11' 9"	4.67 X 3.58	
Bedroom	Second	15' 4" X 15' 8"	4.67 X 4.78	Ensuite
Bathroom	Second	9' 6" X 9' 0"	2.90 X 2.74	3-Piece, Ensuite
Bedroom	Second	11' 6" X 15' 1"	3.51 X 4.60	
Bathroom	Second	9' 10" X 5' 1"	3.00 X 1.55	3-Piece

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/Users/coryhamilton/Desktop/P1
Roadside of beach house.png



Front of House (Rendering)

Back of House (Rendering)

Primary Ensuite (Rendering)



Main Floor Bathroom (Rendering)

Kitchen (Rendering)

Laundry (Rendering)



Living Room (Rendering)

Pantry (Rendering)

2nd Floor Ensuite (Rendering)

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