



Listing ID: 40660884

Price: **\$2,050,000**

161 HURON Road, Point Clark, Ontario N0G 2R0

Client Full Active / Residential



Bruce County/Huron Kinloss/Huron-Kinloss 2 Storey/House Water Body: Lake Huron Type of Water: Lake

Type of wat	er: Lak	e			
	Beds	Baths	Kitch		
Main	1	2	1	Beds (AG+BG):	4 (4 + 0)
Second	3	2		Baths (F+H): SF Fin Total: AG Fin SF Range: AG Fin SF: BG Fin SF: DOM: Common Interest: Tax Amt/Yr:	4 (4 + 0) 2,659 2001 to 3000 2,659/Plans /Other 0 Freehold/None \$2,356.26/2024
				rax / arrey in i	<i>_,000</i> .20,202.

Retire Com:

Remarks/Directions

161 HURON Rd Point Clark

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.

Beach, Trees/Woods, Water

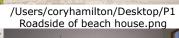
		Wa	nterfront			
Waterfront Type: Waterfront Features: Dock Features:	Direct Waterfront Beach Front Boat Launch		Water View:	Direct Wa	ter View	
Dock Type: Shoreline: Shore Rd Allow: Channel Name:	Public Docking Clean, Mixed, Sand Not Owned	ly	Boat House: Frontage: Exposure: Island Y/N:	60.00 West No		
		E	xterior			
Exterior Feat: Construct. Material:	Balcony, Deck(s), I Shingle, Vinyl Sidir	Fishing, Patio(s), Po 1g		Roof:	ng	Metal
Shingles Replaced:		Foundation:	Concrete, Pour Concrete	ed Prop A	Attached:	Detached
Year/Desc/Source: Property Access: Other Structures:	2024/To Be Built/B Municipal Road None	uilder		Apx A Rd Acc Winter	c Fee:	New Fully Winterized
Garage & Parking:		Private Drive Double	Wide//Asphalt D		nzeu.	Fully Winterized
Parking Spaces: Services:	6 Cell Service, Electr	Driveway Spaces:	4.0 arbage/Sanitary	Garag	e Spaces: High Speed I	2.0 Internet, Natural Gas
Water Source: Lot Size Area/Units:	Municipal /	Water Tmnt: Acres Range:	< 0.5	Sewer Acres	Rent:	Septic
Lot Front (Ft): Location:	60.00 Rural	Lot Depth (Ft): Lot Irregularities:	208.00		se Fee:	Irregular
Area Influences:		Playground Nearby,				, Landscaped, Marina, ool Bus Route, Schools,

Topography: Restrictions:	Dry, Fla	at, Level		Fronting On: Exposure:	West West
			Interior		
Interior Feat:		er, Built-In Appliances, Su oxide Detector(s), Smoke	mp Pump, Water Heater Ow	ned	
Security Feat: Basement:	Crawl Space		Fin: Unfinished		
Basement Feat:		2000			
Laundry Feat:		m, Main Level			
Cooling:	Central Air	- Ferred Alm Cost Heat D			
Heating: Fireplace:		s, Forced Air, Gas, Heat P om, Natural Gas	ump	FP Stove Op:	Yes
Under Contract:				Contract Cost/M	
Lease to Own:	None				
Inclusions:			Detector, Dishwasher, Drye		ner, Gas Oven/Range,
Electric Age:	Hot Water Ta 2024		Refrigerator, Smoke Detecto Age: 2024	Furnished:	
Furnace Age:	2024	Tank Age:	5	UFFI:	
i annace / igen		2		0	
		Pi	roperty Information		
Common Elem F Legal Desc:			Loca HURON, BEING PARTS 1 AN	I Improvements Fee:	
Legal Desc.	HURON-KI		HURON, BEING PARTS I AN	D 2 ON PLAN 3K44:	
Zoning:	R2		Surv	ey: None/	
Assess Val/Year				Over Days: 30	
PIN:	333290880		PIN 2		
ROLL: Possession/Date	410716000		Occu Depo	pant Type: Vacant sit: 50000.0	
Possession Rmk			Depc	Sit. 50000.0	
	or needay ron c	spring =0			
		Br	okerage Information		
List Date:	10/09/20		okerage Information		
List Date:	10/09/20 ROYAL LE	024			
List Date: List Brokerage:					
List Brokerage:	ROYAL LE	024 EPAGE EXCHANGE REALTY			
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List Brokerage: Source Board: O Prepared By: Co	ROYAL LE nePoint - Grey ry Hamilton, Br	024 EPAGE EXCHANGE REALTY Bruce Owen Sound	CO. Brokerage (KIN)	reliable but not guarante estate.ca. All rights reser	
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Main Floor Bathroom (Rendering)





Pantry (Rendering)



Laundry (Rendering)

2nd Floor Ensuite (Rendering)

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Living Room (Rendering)

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