

33 MADWAYOSH Street, Southampton, Ontario N0H 2L0

Client Full
Active / Residential

33 MADWAYOSH St Southampton

Listing ID: 40680181
Price: \$1,200,000



Bruce County/Saugeen Shores/Saugeen Shores

Bungalow Raised/House

	Beds	Baths	Kitch
Lower	2	1	
Main	2	2	1

Beds (AG+BG): **4 (2 + 2)**
 Baths (F+H): **3 (2 + 1)**
 SF Fin Total: **2,684**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,497/LBO provide**
 BG Fin SF: **1,187/LBO provide**
 DOM: **1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,896.00/2024**

Next OH: **Public: Sat Nov 23, 1:00PM-3:00PM**
 Remarks/Directions

Public Rmks: **Have you been considering building your dream home. Yet are overwhelmed by the choice & costs to build custom. Then this could be the perfect home for you! Custom build, thoughtfully designed with an abundance of upgrade to enjoy. Plus you can hear the waves of Lake Huron on your front porch! These are some of my favourite custom features; soaring 15' cathedral ceiling, durable engineered hardwood flooring, a layout perfect for hosting guests that also offers plenty of storage space. The kitchen features a spacious island, a professional-grade gas stove, a hidden coffee bar, secret pantry, custom lighting and more. You'll adore the sophisticated yet comfortable touches in the primary bedroom like the coffered shiplap ceiling, a spa-like ensuite with heated floors, and a large walk-in closet with built-in cupboards. The home provides 4 bedrooms 2.5 bathrooms and 2,684 square feet of beautifully finished living space. Convenience of a main floor laundry room with sink. Separate entrance to lower level from garage. Heated floors in lower level. Moreover, the location of this home is another standout feature. Positioned on a dead-end street. This property offers a treed and fully fenced yard. A short stroll leads you to Southamptons lighthouse pier to enjoy spectacular sunsets.**

Directions: **From downtown Southampton head North. Left on S Rankin St just over the bridge. Right (North) on Madwayosh Street. First Home on right.**

Exterior

Exterior Feat: Privacy	Foundation: Poured Concrete	Roof: Asphalt Shingle	Prop Attached: Detached
Construct. Material: Hardboard		Apx Age: 0-5 Years	
Shingles Replaced: //		Winterized:	
Other Structures: None		Garage Spaces: 2.0	
Garage & Parking: Attached Garage//Private Drive Double Wide/Concrete Driveway	Driveway Spaces: 4.0	Sewer: Sewer (Municipal)	
Parking Spaces: 6		Acres Rent:	
Services: Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas	Water Tmnt:	Lot Shape: Irregular	
Water Source: Municipal	Acres Range: < 0.5	Land Lse Fee:	
Lot Size Area/Units: /	Lot Depth (Ft): 145.69	Retire Com:	
Lot Front (Ft): 57.84	Lot Irregularities:	Fronting On: East	
Location: Urban			
Area Influences: Access to Water, Beach, Cul de Sac/Dead End, Lake Access, Marina, Quiet Area, Schools, Shopping Nearby, Trails			
View: Trees/Woods			
Topography: Wooded/Treed			

Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Ceiling Fans**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Separate Entrance**
 Laundry Feat: **Laundry Room, Main Level, Sink**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas, In-Floor**
 Fireplace: **/Electric, Family Room, Living Room, Natural Gas** FP Stove Op:
 Under Contract: **HWT-Gas** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **Dishwasher, Dryer, Gas Oven/Range, Microwave, Range Hood, Refrigerator, Washer**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PART LOT 24 RANKIN STREET WEST PLAN SOUTHAMPTON, PART 2 3R10227 TOWN OF SAUGEEN SHORES	Survey: None/
Zoning: R1	Hold Over Days:
Assess Val/Year: \$492,000/2025	PIN 2:
PIN: 332520137	Occupant Type: Owner
ROLL: 411048000417604	Building Name:
Builder Name:	Deposit: 4000
Possession/Date: 90+ Days/2025-03-20	

Brokerage Information

List Date: **11/22/2024**
 List Brokerage: **ROYAL LEPAGE EXCHANGE REALTY CO.(P.E.),BROKERAGE**

Listing ID: 40680181

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	6' 10" X 8' 8"	2.08 X 2.64	
Kitchen/Living Room	Main	26' 10" X 29' 2"	8.18 X 8.89	Walk-in Pantry
Bedroom Primary	Main	16' 2" X 16' 0"	4.93 X 4.88	
Primary Ensuite Bathroom	Main	8' 11" X 13' 0"	2.72 X 3.96	5+ Piece
Bedroom Bathroom	Main	12' 9" X 11' 2"	3.89 X 3.40	
Bathroom	Main	3' 4" X 7' 5"	1.02 X 2.26	2-Piece
Laundry	Main	6' 4" X 8' 3"	1.93 X 2.51	Laundry
Living Room	Lower	19' 0" X 26' 6"	5.79 X 8.08	
Bedroom	Lower	12' 0" X 12' 3"	3.66 X 3.73	
Bedroom	Lower	12' 7" X 11' 4"	3.84 X 3.45	
Bathroom	Lower	6' 8" X 9' 6"	2.03 X 2.90	4-Piece
Utility Room	Lower	14' 11" X 16' 2"	4.55 X 4.93	

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View of front of property

View of front of house with a front yard and a garage

View of entrance foyer



Foyer entrance featuring a chandelier

Living room with french doors, high vaulted ceiling, light hardwood / wood-style floors, and a brick fireplace

Kitchen featuring high quality fridge, white cabinetry, light hardwood / wood-style flooring, and pendant lighting



Kitchen with white cabinetry, sink, stainless steel appliances, a center island with sink, and light wood-type flooring

View of pantry

Kitchen featuring white cabinets, a kitchen island with sink, and high end refrigerator



Kitchen with white cabinetry, a kitchen island with sink, hanging light fixtures, and light hardwood / wood-style floors



Living room featuring a brick fireplace, light wood-type flooring, high vaulted ceiling, and a healthy amount of sunlight



Living room with a fireplace and light hardwood / wood-style flooring



Dining space with a notable chandelier, french doors, high vaulted ceiling, and light hardwood / wood-style flooring



Wooden terrace featuring outdoor lounge area



View of patio



Wooden deck with a yard



View of balcony



Wooden deck featuring a grill



Living room with light wood-type flooring and lofted ceiling



Bedroom with hardwood / wood-style flooring, connected bathroom, and a tray ceiling



Bathroom with a bathtub, vanity, and an inviting chandelier



Bathroom with a bathtub



Bathroom with a shower with shower door



Bathroom featuring separate shower and tub and a notable chandelier



Laundry area featuring cabinets, dark tile patterned floors, sink, and washing machine and dryer

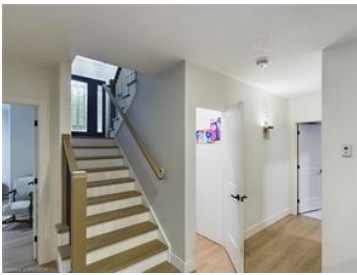


Bathroom featuring vanity



Bedroom featuring a textured ceiling, hardwood / wood-style flooring, and a nursery area





Stairway featuring hardwood / wood-style floors and a textured ceiling



Staircase with hardwood / wood-style flooring



Bedroom featuring hardwood / wood-style flooring



Full bathroom with shower / bath combo, toilet, and vanity



Living room featuring light wood-type flooring



Living room featuring light hardwood / wood-style floors



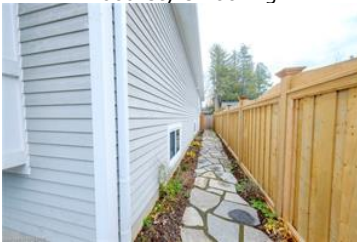
Rec room with light hardwood / wood-style flooring



Office with light hardwood / wood-style floors and a textured ceiling



View of front facade



View of home's exterior

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