

348 DEVONSHIRE Road, Port Elgin, Ontario N0H 2C7

Listing

Client Full

348 DEVONSHIRE Rd Port Elgin

Listing ID: 40602696

Active / Residential

Price: **\$1,200,000**



Bruce County/Saugeen Shores/Saugeen Shores 2 Storey/House

	Beds	Baths	Kitch
Main	1	2	1
Second	2	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **3 (2 + 1)**
 SF Fin Total: **2,600**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,600/Builder**
 Tot Unfin SF: **1,831**
 DOM: **3**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,378.00/2023**

Next OH: **Public: Sat Jun 22, 12:00PM-2:00PM**

Remarks/Directions

Public Rmks: **This 2020 build, which is still covered by the tarion warranty, offers a spacious living area of 2600 ft.². The basement is pre-wired, pre-framed, and pre-plumbed, providing a convenient setup for drywall and flooring installation. This feature not only saves you time but also helps you save money. The house consists of 3+ one bedrooms, with the potential for two additional unfinished bedrooms in the basement, this exceptional home also offers a main floor primary bedroom. The large windows in this bedroom allow for an abundance of natural sunlight to fill the space, creating a warm and inviting atmosphere. Adjacent to the primary bedroom is a luxurious primary bathroom, complete with a beautiful soaker tub and a fully wrapped glass shower. The bathroom also includes a spacious walk-in closet, thoughtfully designed with built-in cabinetry and convenient pull-out drawers. The attention to detail throughout this home is truly remarkable, and it is something that you must see for yourself to fully appreciate. The kitchen is one that truly will not disappoint with a stunning walk-in pantry showcases built-in cabinetry that will leave you in awe. The countertops are made of quartz, adding a touch of elegance. The large windows in the dining area create a seamless connection to the backyard, which is fully fenced and transformed into an oasis. Additionally, there is a sauna with a cold plunge and a new spacious shed. The property also boasts a beautiful concrete stamp pad and a covered concrete porch, providing the perfect setting for entertaining and enjoying the summer nights. Situated on a large corner lot, this home offers numerous upgrades. With ample square footage, it provides plenty of space for the whole family to comfortably reside in, while still allowing room for personal customization to add those final touches.**

Directions: **Goderich Street north of Port Elgin to Devonshire Road; west to sign on south side BOGDANOVIC CONSTRUCTION INC**

Cross St: **Highland**

Exterior

Construct. Material:	Solid Brick, Stone, Vinyl Siding	Roof:	Asphalt Shingle
Shingles Replaced:	2020	Prop Attached:	Detached
Year/Desc/Source:	2020/Owner/Builder	Apx Age:	0-5 Years
Property Access:	Public Road	Rd Acc Fee:	
Other Structures:		Winterized:	Fully Winterized
Garage & Parking:	Attached Garage//Private Drive Double Wide//Concrete Driveway	Garage Spaces:	2.0
Parking Spaces:	4	Driveway Spaces:	2.0
Services:	Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone, Underground Wiring	Water Tmnt:	Municipal
Water Source:	Municipal	Acres Range:	< 0.5
Lot Size Area/Units:	/	Lot Depth (Ft):	131.20
Lot Front (Ft):	52.00	Lot Irregularities:	
Location:	Urban	Sewer:	Sewer (Municipal)
Area Influences:	Beach, Rec./Community Centre, Shopping Nearby	Acres Rent:	
Topography:	Flat	Lot Shape:	Rectangular
Restrictions:	Subdiv. Covenant	Land Lse Fee:	
Elementary School:	NorthPort	Fronting On:	South
		Exposure:	

Interior

Interior Feat: **Sump Pump**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Access Feat: **Bath, Kitchen, Open Floor Plan, Parking**
 Basement: **Full Basement** Basement Fin: **Unfinished**
 Basement Feat: **Other**
 Laundry Feat: **Main Level**
 Cooling: **Central Air, Humidity Control, Other**
 Heating: **Forced Air, Gas**

Fireplace: **1**
Under Contract: **HWT-Gas**
Inclusions: **Dishwasher, Dryer, Garage Door Opener, Microwave, Range Hood, Refrigerator, Stove, Washer, Window Coverings**
Electric Age: **2020**
Furnace Age: **2020**
Plumbing Age: **2020**
Tank Age: **2020**
FP Stove Op: **Yes**
Contract Cost/Mo:
Furnished:
UFFI:

Property Information

Common Elem Fee: **No**
Legal Desc: **LOT 29 PLAN 3M-247 MUNICIPALITY OF SAUGEEN SHORES**
Zoning: **RES**
Assess Val/Year: **\$483,000/2024**
PIN: **332681952**
ROLL: **411044000625256**
Possession/Date: **Flexible/**
Local Improvements Fee:
Survey: **Available/ 2020**
Hold Over Days: **30**
Occupant Type: **Owner**
Deposit: **25000**

Brokerage Information

List Date: **06/17/2024**
List Brokerage: [EXP REALTY, Brokerage \(A\)](#) 

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Source Board: REALTORS® Association of Grey Bruce Owen Sound
Prepared By: Jennifer Lamont, Salesperson
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