

126 SUNSET Drive, Kincardine Twp, Ontario N0H 2C5

Listing

Client Full

[126 SUNSET Dr Kincardine Twp](#)

Listing ID: 40544012

Active / Residential

Price: **\$999,999**

Bruce County/Kincardine/Kincardine Bungalow/House



Water Body: **Lake Huron**

Type of Water: **Lake**



	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **1,100**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,100/Other**
 DOM: **74**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,800.65/2023**
 Condo Fee/Freq: **\$0.00**

Remarks/Directions

Public Rmks: **126 Sunset Drive in Kincardine Township, this enchanting property spans 4.74 acres. When a real estate agent emphasizes location, location, location, this is it, being a mere 50 steps from your front door with a road in between from the pristine shores of Lake Huron. The cozy cottage, enveloped by protective cedar hedges, offers a serene retreat from the elements. Imagine the possibilities if those hedges were removed, the breathtaking sunsets that would greet you each evening. It doesn't stop there; this gem of a property also boasts beautiful trails and lush bush, complete with deer huts, snowshoeing, cross-country skiing, and beautiful trails to enjoy year-round. There are three standout features, 1, a cozy and charming steel roof cottage that adds an adorable finish to the cottage itself. It is a two-bedroom, one-bath layout, complete with radiant floor heating in the bathroom and both bedrooms. A cozy wood stove and expansive west-facing windows flood the space with natural light. Additionally, there is a sizeable secondary structure that is winterized, complete with a wood stove, kitchenette, spacious living area, and an exceptionally large bedroom with a three-piece ensuite. This versatile space could serve as a ladies/man cave, granny suite, or a potential bunky creating a source of rental income. At the rear of the property lies a large shop with a concrete floor, wired electricity, and a wood stove, for all the potential toys to store. Large enough for the boat, snowmobile, and 4-wheeler. Surrounded by privacy, this property is conveniently located 15 minutes from Port Elgin, 10 minutes from Bruce Power, and 15 minutes from Kincardine, offering both tranquility and accessibility to nearby amenities. Don't miss the chance to experience the charm of this unique cottage escape, as properties like this are a rare find in the market.**

Directions: **Hwy #21 South of Port Elgin to Concession 10, West on Concession 10 to Sunset, left on Sunset to sign on the left, #126.**

Condo Fees: **\$0.00**

Waterfront

Waterfront Type: **Indirect Waterfront**
 Waterfront Features: **Beach Front**
 Dock Type: **None**
 Shoreline: **Rocky, Sandy, Shallow**
 Shore Rd Allow: **None**
 Channel Name:

Water View: **Direct Water View**

Boat House:
 Frontage: **0.00**
 Exposure: **West**
 Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse	1	1	1	Yes
Garage				Yes

Exterior

Exterior Feat: **Built-In BBQ, Deck(s), Patio(s), Privacy, Year Round Living**
 Construct. Material: **Board & Batten, Log**
 Shingles Replaced:
 Year/Desc/Source: **//**
 Mobile Home Yr:
 Property Access: **Public Road, Year Round Road**
 Other Structures: **Shed**
 Garage & Parking: **Detached Garage//Private Drive Single Wide//Mutual/Shared Driveway**
 Parking Spaces: **6**
 Water Source: **Well**
 Lot Size Area/Units: **4.740/Acres**
 Lot Front (Ft): **103.57**
 Location: **Rural**

Foundation: **Concrete, Slab**
 Serial Number: **0**
 Driveway Spaces: **6.0**
 Water Tmnt:
 Acres Range: **2-4.99**
 Lot Depth (Ft):
 Lot Irregularities: **4.74 ACRES (103.57' X IRREGULAR)**

Roof: **Metal**
 Prop Attached: **Detached**
 Apx Age: **Unknown**
 Lot Fees:
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Garage Spaces: **2.0**
 Sewer: **Septic**
 Acres Rent:
 Lot Shape:
 Land Lse Fee:

Area Influences: **Ample Parking, Beach, Trails**
View: **Bay, Beach, Water**
Topography: **Rocky, Wooded/Treed**
Restrictions: **Conserv. Control, Environmentally Protected**
Local Impvmt: **No**
School District: **Bluewater District School Board**
Elementary School: **SAUGEEN CENT/ST.J /Secondary-SDSS/ST.MARYS**

Retire Com:
Fronting On: **East**
Exposure:

Interior

Interior Feat: **Floor Drains, Guest Accommodations, In-law Capability, In-Law Suite, Water Heater Owned**
Security Feat: **Security System**
Basement: **None** Basement Fin:
Cooling: **None**
Heating: **Electric, In-Floor, Unit Heater, Wood, Woodstove, Other**
Fireplace: **3** FP Stove Op: **Yes**
Inclusions: **Dishwasher, Dryer, Hot Water Tank Owned, Refrigerator, Stove, Washer, Window Coverings**

Property Information

Common Elem Fee: **No** Local Improvements Fee: **No**
Legal Desc: **PT LT 48 CON LAKE RANGE OR CON A BRUCE PT 1, 3R5936; KINCARDINE**
Zoning: **R1/EP** Survey: **Available/ 2016**
Assess Val/Year: **\$401,000/2022** Hold Over Days: **30**
PIN: **332840011** Occupant Type: **Owner**
ROLL: **410826000513500**
Possession/Date: **Flexible/** Deposit: **15000**

Brokerage Information

List Date: **03/28/2024**
List Brokerage: **[EXP REALTY, Brokerage \(A\)](#)** 

Source Board: REALTORS® Association of Grey Bruce Owen Sound
Prepared By: Daniella Cautius, Salesperson
Date Prepared: 06/10/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
POWERED by [itsorealestate.ca](https://www.itsorealestate.ca). All rights reserved.

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.