126 SUNSET Drive, Kincardine Twp, Ontario N0H 2C5

Listing

Client Full

126 SUNSET Dr Kincardine Twp

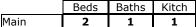
Active / Residential Price: **\$999,999**



₺

Water Body: Lake Huron

Type of Water: Lake



Beds (AG+BG): 2(2+0)Baths (F+H): 1 (1 + 0)SF Fin Total: 1,100 AG Fin SF Range: 1001 to 1500

Listing ID: 40544012

AG Fin SF: 1,100/Other DOM: 74 Common Interest: Freehold/None

Tax Amt/Yr: \$5,800.65/2023 \$0.00 Condo Fee/Freq:



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

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.

\$0.00 Condo Fees:

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

Roof:

Metal

Boat House:

Frontage: 0.00 Exposure: West Island Y/N: No

Auxiliary Buildings

Winterized Building Type Baths # Kitchens <u>Beds</u> **Bunkhouse** Yes Garage Ves

like this are a rare find in the market.

Exterior -

Exterior Feat: Built-In BBQ, Deck(s), Patio(s), Privacy, Year Round Living

Construct. Material: Board & Batten, Log

Shingles Replaced: Foundation: Concrete, Slab Prop Attached: Detached Year/Desc/Source: // Apx Age: Unknown

Mobile Home Yr: Serial Number: Lot Fees: Property Access: **Public Road, Year Round Road** Rd Acc Fee:

Other Structures: Shed Winterized: **Fully Winterized**

Garage & Parking: Detached Garage//Private Drive Single Wide//Mutual/Shared Driveway

Parking Spaces: Driveway Spaces: 6.0 Garage Spaces: 2.0 Water Source: Well Water Tmnt: Sewer: Septic

Lot Size Area/Units: 4.740/Acres Acres Range: 2-4.99 Acres Rent:

Lot Front (Ft): 103.57 Lot Depth (Ft): Lot Shape: Lot Irregularities: 4.74 ACRES (103.57' X Location: Rural Land Lse Fee: IRREGULAR)

Area Influences: Ample Parking, Beach, Trails

View:Bay, Beach, WaterRetire Com:Topography:Rocky, Wooded/TreedFronting On:

Restrictions: Conserv. Control, Environmentally Protected

Local Impvmt: No

School District: Bluewater District School Board

Elementary School: SAUGEEN CENT/ST.J /Secondary-SDSS/ST.MARYS

______ 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

East

Exposure:

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

Possession/Date: Flexible/ Deposit: 15000

- Brokerage Information

List Date: **03/28/2024**

List Brokerage: **EXP REALTY, Brokerage (A)**

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Source Board: REALTORS® Association of Grey Bruce Owen Sound

Prepared By: Daniella Cautius, Salesperson *Information deemed reliable but not guaranteed.* CoreLogic Matrix

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