$635,000 - 8475 Defore Drive, Lambton Shores
MLS® #278523

$635,000
2 Bedroom, 2.00 Bathroom,
Residential on 0 Acres

Lambton Shores, Lambton Shores, ON

RARE 75 ft of RIVER FRONT + HIGH SPEED INTERENET + WELL MAINTAINED ROAD - This one has it all. Charming bungalow with detached garage + double driveway on the banks of the Ausable River Cut. Located south of Grand Bend/near the Pinery Park. VIEW iGUIDE to see this well maintained home with open living/dining room/kitchen, 2 bedrooms (both with walk in closets), 2 full bathrooms, main floor laundry. New furnace 2019. High Speed Fibre Optic Internet. Private house length deck. Asphalt double laneway. Beautifully landscaped riverfront yard, garage 20 x 14 (with attached den/office/bunkie) workshop with hydro 12 x 10, and a metal 10x10 shed, fire pit, and second private deck 14x15, overlooking personal 75 ft piece of the river (with dock) for your boating pleasure. Travel to Lake Huron and it's sandy beaches. Great opportunity to purchase a cottage retreat or year-round home. Move in ready, conveniently located to all that Grand Bend and Port Franks has to offer.

Built in 1973

Essential Information

MLS® # 278523
Price $635,000
Bedrooms 2
Bathrooms 2.00
Full Baths 2
Acres 0.00
Year Built 1973
Type Residential
Sub-Type Single Family
Style Bungalow
Status Conditional

Community Information
Address 8475 Defore Drive
Area 5 - Lambton Shores
Subdivision Lambton Shores
City Lambton Shores
County Lambton
Province ON
Postal Code N0M 1T0

Amenities
Parking Spaces 1
Parking Asphalt, Detached Garage, Front Yard, Heated, Private Double Wide
# of Garages 1
Is Waterfront Yes
Waterfront Parking - Deeded, River Access, Riverfront, Stairs to Waterfront, Water Access, Waterfront-Deeded
Pool None

Interior
Interior Features Central Vacuum, On Demand Water Heater, Upgraded Insulation, Work Bench
Heating Forced Air, Gas
Cooling Central Air, Other
Has Basement Yes
Basement Crawl Space, Unfinished

Exterior
Exterior Features Deck(s), Year Round Living
Lot Description Rectangular
Roof Fiberglass Shing
Construction Vinyl Siding
Foundation Concrete Block
School Information

Schools
BOSANQUET CENTRAL SCHOOL, ST JOHN FISHER, NORTH LAMBTON SECONDARY SCHOOL, ALEXANDER MACKENZIE, ST PA

Additional Information

Days on Market 45

Listing Details

Listing Office COLDWELL BANKER APPLEBY R.E.2

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