9887 ERIC STREET, Lambton Shores (Walden)

Ontario, N0M2N0

759,900

For Sale / #X13808188



Bedroom(s): 4

Bathroom(s): 2

Lot Dimensions: 102 x 147.3 FT

Description

Experience modern riverside living in this stunning newly built farmhouse-style home, nestled in a sought-after riverfront community of Walden South in Lambton Shores, complete with deeded river rights. Thoughtfully designed with comfort and style in mind, this exceptional property offers a seamless blend of luxury finishes and practical living spaces. Step inside to discover a bright open-concept main floor featuring impressive 9-foot ceilings and expansive double doors leading to a beautiful wrap-around covered porch with sleek glass railings - the perfect setting to enjoy morning coffee or unwind while taking in the surrounding natural beauty. The spacious primary suite offers a private retreat with a luxurious 5-piece ensuite and a generous walk-in closet. The second level provides additional living space with a large bonus/family room, two bright and generously sized bedrooms, and a well-appointed 4-piece bathroom. Each bedroom has been pre-wired for wall-mounted TVs, adding convenience and modern functionality.No detail has been overlooked when it comes to comfort and efficiency. Significant investment was made into the home\'s HVAC system, featuring in-floor heating throughout alongside a forced-air furnace and central air conditioning for year-round comfort. The heated double-car garage is equally impressive, complete with in-floor heat and an exhaust ventilation system designed to help manage moisture and humidity year-round. All heating systems are individually controlled including garage in-floor heat. Adding to the appeal, the property backs onto uninterrupted views of peaceful farmers\' fields, offering exceptional privacy and a serene country backdrop with no rear neighbours to disrupt the scenery. This exceptional new build delivers the perfect combination of modern farmhouse charm, premium upgrades, elevation, and an unbeatable riverside lifestyle. HST Rebate Has All Ready Been Adjusted For In Purchase Price. (id:6772)

Features

Area	Lambton Shores (Walden)	**Sewer**	Septic System
Province	Ontario	**Style**	Detached
Country	Canada	**Stories**	2
Ownership Type	Freehold	**Acreage**	false
Property Type	Single Family	**A/C**	Central air conditioning, Air exchanger
Building Type	House	**Total Parking**	10
Age	New building	**Total Fireplace**	1
Lot Dimensions	102 x 147.3 FT	**Fireplace Type**	Insert
Heating	Natural gas	**Parking**	Attached Garage,Garage,
Water	Municipal water		

Room Details

Second level	Family room	6.77 m x 3.84 m
Second level	Bedroom 2	2.96 m x 2.7 m
Second level	Bedroom 3	3.06 m x 3.23 m
Second level	Bathroom	1.52 m x 2.7 m
Main level	Kitchen	3.47 m x 4.56 m
Main level	Living room	4.76 m x 4.56 m
Main level	Primary Bedroom	3.66 m x 4.53 m
Main level	Bathroom	3.51 m x 2.57 m
Main level	Laundry room	2.33 m x 1.86 m