17 VILLAGE GATE, Lambton Shores (Grand Bend)

Ontario, N0M1T0

799,000

For Sale / #X13842704



Bedroom(s): 4

Bathroom(s): 2

Lot Dimensions: 36 x 147.9 FT

Description

Welcome to 17 Village Gate in Grand Bend, where relaxed lakeside living meets the comfort and convenience of a thoughtfully designed home. Set on a quiet cul-de-sac with limited traffic and just a short walk from the heart of Grand Bend, this property offers an ideal setting for enjoying everything this popular beach community has to offer. The main floor welcomes you with warm hardwood flooring and an inviting open-concept layout. The kitchen features rich wood cabinetry, a centre island and plenty of workspace, flowing seamlessly into the dining and living areas. Large windows overlook the backyard, filling the space with natural light, while a gas fireplace creates a cozy focal point for relaxing or entertaining. A convenient mudroom off the attached garage provides main floor laundry and everyday functionality, while a 4-piece bathroom, primary and guest bedrooms complete the main level. Head downstairs to the recently finished basement, where additional living space provides flexibility for family, guests or a home office. Two bedrooms, a 3-piece bathroom and plenty of storage make this level incredibly functional, while an electric fireplace adds warmth and comfort to the space. Outside, enjoy your morning coffee on the covered front porch or enjoy the backyard deck for summer entertaining and outdoor relaxation. The paver stone driveway and attached one car garage add to the home\'s curb appeal and convenience. The location of this home puts you close to the best of Grand Bend. Walk to downtown shops, restaurants, entertainment and the beautiful beach. Spend summer days along the shoreline, enjoy local dining and events, or simply come home to the peace and privacy of your quiet cul-de-sac.17 Village Gate, Grand Bend offers the perfect opportunity to enjoy the Grand Bend lifestyle in every season. (id:6772)

Features

Area	Lambton Shores (Grand Bend)	**Sewer**	Sanitary sewer
Province	Ontario	**Style**	Detached
Country	Canada	**Stories**	1
Ownership Type	Freehold	**Acreage**	false
Property Type	Single Family	**A/C**	Central air conditioning
Building Type	House	**Total Parking**	3
Lot Dimensions	36 x 147.9 FT	**Total Fireplace**	2
Heating	Natural gas	**Parking**	Attached Garage,Garage,Inside Entry,
Water	Municipal water	**Amenities Near By**	Golf Nearby, Place of Worship, Schools

Room Details

Lower level	Recreational, Games room	3.84 m x 5.35 m
Lower level	Bedroom	3.53 m x 4.23 m
Lower level	Bedroom	3.15 m x 3.6 m
Lower level	Utility room	4.09 m x 2.64 m
Main level	Foyer	2.34 m x 1.73 m
Main level	Living room	4.32 m x 4.29 m
Main level	Primary Bedroom	4.19 m x 4.06 m
Main level	Bathroom	2.52 m x 2.35 m
Main level	Bedroom	4.27 m x 2.92 m
Main level	Laundry room	2.92 m x 1.83 m