181 LAKE BREEZE DRIVE, Ashfield-Colborne-Wawanosh (Colborne)

Ontario, N7A0C6

455,000

For Sale / #X13862484



Bedroom(s): 2

Bathroom(s): 2

Lot Dimensions: under 1/2 acre

Description

Welcome to life at the lake in Bluffs at Huron, a vibrant 55+ community where neighbours become friends and proudly call themselves the \'Bluffers.\' This beautifully upgraded \'Lakeside with Sunroom\' model offers approx. 1,455 sq ft of thoughtfully designed living space with OVER $35,000 IN UPGRADES, blending comfort, accessibility, and low-maintenance living near Lake Huron. The bright, open-concept layout features a sun-filled living room with fireplace and a stunning sunroom with vaulted ceilings, pot lights, and fresh paint (March 2026). The kitchen and dining area were also professionally painted in March 2026 and showcase new white artisan tile backsplash, laminate countertops, extended cabinetry, and a large island with seating for 3-4. Designed with ease in mind, the kitchen includes upgraded deep drawers, four extra-deep accessibility drawers, lazy Susan, under-counter garbage, under-cabinet lighting, and newer appliances including a gas stove and ice-maker fridge (approx. 3 years old).The home offers 2 bedrooms and 2 bathrooms, including a spacious primary suite with walk-in closet and ensuite featuring a 5 ft glass shower. Additional features include higher toilets, a dedicated laundry room with side-by-side Samsung washer and dryer, and thoughtful storage throughout.Enjoy a covered front porch with pull-down solar shade and a private concrete patio with gazebo.Attached garage and exterior storage add convenience.Exclusive community access to a clubhouse overlooking Lake Huron offers world-famous sunsets, plus a deeded beach path to the water.Amenities include a library, sauna, gym, billiards room, living room, kitchen, rec hall, pickle ball court, indoor + outdoor corn hole, gazebo, + fenced dog park (2025), along with entertainment and live music year round! Ideally located beside Goderich Sunset Golf Club, 4 minutes to Point Farms Provincial Park, 8 minutes to downtown Goderich, 10 min. to Benmiller Inn and Falls Reserve + more! (id:6772)

Features

Area	Ashfield-Colborne-Wawanosh (Colborne)	**Style**	Detached
Province	Ontario	**Stories**	1
Country	Canada	**Acreage**	false
Ownership Type	Leasehold/Leased Land	**Pool**	Indoor pool
Property Type	Single Family	**A/C**	Central air conditioning, Ventilation system
Building Type	House	**Total Parking**	4
Age	0 to 5 years	**Parking**	Attached Garage,Garage,
Lot Dimensions	under 1/2 acre	**Amenities Near By**	Beach, Golf Nearby, Hospital, Park
Heating	Natural gas		

Room Details

Main level	Kitchen	3.51 m x 4.21 m
Main level	Dining room	3.08 m x 4.21 m
Main level	Living room	4.27 m x 4.21 m
Main level	Sunroom	4 m x 3.6 m
Main level	Primary Bedroom	4.3 m x 4.08 m
Main level	Bedroom	3.81 m x 4.08 m
Main level	Bathroom	2.68 m x 2.32 m
Main level	Bathroom	2.77 m x 2.04 m