41 SUNRISE LANE, Lambton Shores (Grand Bend)

Ontario, N0M1T0

739,900

For Sale / #X14092954



Bedroom(s): 4

Bathroom(s): 3

Lot Dimensions: 41.3 x 98.8 FT|under 1/2 acre

Description

Welcome to 41 Sunrise Lane, a stunning custom-built bungalow nestled in an exclusive enclave of just 37 homes in the Harbourside Condominiums of Grand Bend. Built in 2019 by award-winning local builder Medway Homes Inc., this thoughtfully designed home offers 4 bedrooms, 3 full bathrooms and an extensive list of quality upgrades. The bright, open-concept main floor showcases engineered hardwood flooring, upgraded lighting and a beautifully appointed kitchen featuring an extended quartz island with dual waterfall edges, upgraded cabinetry, pot drawers, herringbone tile backsplash and a walk-in pantry. The inviting great room features a gas fireplace with marble surround and thermostat control, along with access to the rear deck.Retreat to the spacious primary suite, complete with a walk-in closet and luxurious 4-piece ensuite featuring heated floors, double vanity, upgraded tile and linen storage. A versatile second bedroom or office, additional full bathroom and convenient main-floor laundry complete this level. The finished lower level provides exceptional flexibility with two additional bedrooms with walk-in closets, a full bathroom, and a generous recreation space. Outside, enjoy a beautifully landscaped backyard with a private patio, perennial gardens and natural gas BBQ hookup. Additional highlights include an attached double-car garage with EV outlet and workshop area. Enjoy a peaceful community setting within walking distance of Grand Bend\'s sandy beaches, marina, downtown restaurants, shopping, and the public school. The $250 monthly vacant land condominium fee includes grass cutting, snow removal and maintenance of common elements. An exceptional opportunity to enjoy low-maintenance living without compromising on space, quality or location! (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, Ventilation system
Building Type	House	**Total Parking**	4
Age	6 to 15 years	**Total Fireplace**	1
Lot Dimensions	41.3 x 98.8 FT|under 1/2 acre	**Acres**	1/2
Heating	Natural gas	**Parking**	Attached Garage,Garage,
Water	Municipal water	**Amenities Near By**	Beach, Marina, Schools

Room Details

Basement	Recreational, Games room	4.62 m x 7.01 m
Basement	Bedroom 3	4.62 m x 3.66 m
Basement	Bedroom 4	3.76 m x 3.05 m
Basement	Bathroom	2.5 m x 1.63 m
Main level	Primary Bedroom	3.51 m x 4.27 m
Main level	Bedroom 2	3.15 m x 3.56 m
Main level	Kitchen	4.01 m x 2.74 m
Main level	Great room	4.17 m x 4.11 m
Main level	Bathroom	1.78 m x 1.68 m
Main level	Laundry room	1.93 m x 1.63 m