



56 Miramichi Bay Road, Saugeen Shores, Ontario N0H 2C0

Listing

56 Miramichi Bay Rd Saugeen Shores

Active / Residential Freehold / Detached

MLS® #: **X12284191**

List Price: **\$2,490,000**

New Listing



Bruce/Saugeen Shores/Saugeen Shores

Tax Amt/Yr: **\$15,529.36/2024** Transaction: **Sale**
 SPIS: **Yes** DOM: **0**
 Legal Desc: **PT LT 52-53 CON LAKE RANGE OR CON A SAUGEEN PT 7 3R4574; SAUGEEN SHORES**

Style: **2 Storey** Rooms Rooms+: **13+0**
 Fractional Ownership: **BR BR+: 4(4+0)**
 Assignment: **Baths (F+H): 4(3+1)**
 Link: **No** SF Range: **3000-3500**
 Storeys: **2.0** SF Source:
 Leased Land: **YB/YB Source: 2004/MPAC**
 Lot Front: **108.27** Fronting On: **E**
 Lot Depth: **366.42** Lot Size Area:
 Lot Size Code: **Feet** Lot Size Area Code:
 SQFT Above Grd Fin: **3360** SQFT Above Grd Fin Src: **MPAC**

Zoning: **R1, EP**
 Cross Street: **Miramichi Bay Road and Concession Road 10**
 Directions: **From Hwy 21, turn West onto Concession Road 10. Turn North onto Miramichi Bay Road.**
 Abv Gd Fin Area/Src: **3360/MPAC**

Prop Mgmt:
 Status Cert:

Seller: **Paula Hegarty, John Hegarty**

Recent: **07/14/2025 : NEW**

PIN #: **332680620** ARN #: **411044000614525** Contact After Exp: **No**
 Additional PIN #: **Phased Tax Value: 1,108,000.00** Under Contract Mnthly:
 Holdover: **60** Occupancy: **Owner**
 Possession Type: **Flexible** Possession Date: **2025-08-31**
 Possession Rmks:
 Local Improv:
 Seasonal Dwelling: **Realtor Sign on Prop: Yes**

Kitch Kitch + 1 (1+0)	Exterior: Stone	Utilities: Gas, Hydro, Sewers, Cable Available, Telephone Available Municipal
Island YN: No	Garage: Yes	Water: Water Meter: Not Applicable
Fam Rm: Yes	Gar/Gar Spcs: Attached Garage/2.0	Waterfront Feat: Not Applicable
Basement: Yes/Partially Finished	Drive Pk Spcs: 8.00	Well Capacity: Well Depth: Septic Unknown
Fireplace/Stv: Yes	Tot Pk Spcs: 10.00	Waterfront Struct: Waterfront Capacity: Septic Unknown
Interior Feat: Air Exchanger	Pool: None	Well Depth: Septic Unknown
Heat: Forced Air, Gas	Room Size: Generator-Wired	Sewers: Septic Unknown
A/C: Yes/Central Air	Energy Gener: Generator-Wired	Special Desig: Septic Unknown
Central Vac: No	Rural Services:	Farm Features:
Apx Age: 16-30	Security Feat:	Winterized:
Elevator: No/None		
Retirement: No		
Property Feat: Metal		
Roof: Poured Concrete, Stone		
Foundation:		
Soil Type:		
Water Name: Lake Huron	Waterfront: Indirect	Waterfront Frontage (M):
Waterfront Y/N: Yes	Easements/Restr: Unknown	
Water Struct:		
Water Features: Not Applicable		
Under Contract:	Dev Charges Paid:	HST App To SP: Included In
Access To Property: Public Road	Shoreline Exposure: West	
Shoreline: Natural, Rocky		
Shoreline Road Allowance: Not Owned		
Docking Type: None	Water View:	Channel Name:
View: Water	Lot Shape:	Lot Size Source: MPAC

Remarks/Directions

Client Rmks: **First time on the market, this custom-built lakefront estate offers this 3360+ sq. ft. of luxury on acres of landscaped gardens along Lake Huron. The grand entrance leads to a bright living room, a chefs kitchen with Italian granite, three pantries, and integrated European appliances, plus a formal dining room opening to a patio with an ornamental pond and limestone waterfall. A versatile den/fifth bedroom, laundry, and**

powder room complete the main floor. Upstairs, the primary suite features panoramic views of Chantry Island, a 5-piece ensuite with a two-person tub, and walk-in/built-in closets. A second suite includes a private sitting area and ensuite, while two additional bedrooms share a full bath with lake and garden views. The backyard retreat boasts a swim spa with a powered roof for year-round use, a private patio, and access to nature trails. The front connects to a scenic path spanning beaches and bays from Port Elgin to Southampton. The oversized double garage includes a vehicle lift and potential for an apartment above. Additional features: Generac generator, 50-year metal roof (2019), high-efficiency gas furnace with air purification (2021), new hot water heater (2024), central air, gas fireplace, septic system, and a partially finished basement. Located in the sought-after Miramichi Bay area, this home offers unmatched privacy, stunning sunsets, and direct access to Lake Huron. Schedule your private tour today to experience this rare opportunity.

Inclusions: Ovens x 3, Dishwasher, Refrigerator x2, Microwave, Window Coverings, Cook top, Swim Spa,

Broker Rmks:

Offer Rmks: **Please give 24hrs Notice**

Appt/Showing Rmks:

Showing Requirements: **Lockbox, Showing System**

VT URL Unbranded:

Brokerage Information

Financing:	--	Perm to Advertise:	No	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	eXp Realty			Phone:	866-530-7737
List Brkr Addr:	700 GODERICH STREET, Port Elgin N0H2C0			Fax:	647-849-3180
List Salesperson:	JENNIFER LAMONT, Salesperson			Phone:	519-386-8184
Contract Date:	07/14/2025	Leased Terms:			
Last Update:	07/14/2025	Expiration Date:	12/31/2025	Original \$:	\$2,490,000
		CB Comm:	1.5		

Prepared By: JENNIFER LAMONT, REALTOR Salesperson

Date Prepared: 07/14/2025

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	3.66 M X 4.88 M	12.00 Ft x 16.01 Ft		
Living Room	Main	6.71 M X 5.49 M	22.01 Ft x 18.01 Ft		
Kitchen	Main	5.49 M X 4.27 M	18.01 Ft x 14.00 Ft		
Dining Room	Main	4.88 M X 3.66 M	16.01 Ft x 12.00 Ft		
Den	Main	4.88 M X 3.66 M	16.01 Ft x 12.00 Ft		
Laundry	Main	3.66 M X 3.05 M	12.00 Ft x 10.00 Ft		
Primary Bedroom	Second	6.71 M X 5.49 M	22.01 Ft x 18.01 Ft		
Bedroom	Second	4.88 M X 3.66 M	16.01 Ft x 12.00 Ft		
Bedroom	Second	3.66 M X 3.66 M	12.00 Ft x 12.00 Ft		
Bedroom	Second	3.66 M X 3.66 M	12.00 Ft x 12.00 Ft		
Bathroom	Second			5	
Bathroom	Second			3	
Bathroom	Second			4	
Bathroom	Main			2	

History

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Type: **RESI/Detached**

CDOM:

List SP: [JENNIFER LAMONT, Salesperson](#)

List Brk: [eXp Realty](#)



Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$2,490,000	RESI	New Listing	07/14/25	->New	07/14/25 05:29 PM	