

Property Client Full

561 Louisa Street, Saugeen Shores, Ontario N0H 2L0

Listing

561 Louisa St Saugeen Shores

Active / Residential Freehold / Detached

MLS®#: **X12918516**

List Price: **\$1,299,000**

New Listing

Bruce/Saugeen Shores/Saugeen Shores



Tax Amt/Yr: \$8,076.00/2025	Transaction: Sale	
SPIS: No	DOM: 0	
Legal Desc: PARK LT 12 S/S LOUISA ST PL SOUTHAMPTON, EXCEPT PT 1 3R9530 TOWN OF SAUGEEN SHORES		

Style: 2 Storey	Rooms Rooms+: 15+0	
Fractional Ownership:	BR BR+: 4(4+0)	
Assignment:	Baths (F+H): 4(3+1)	
Link: No	SF Range: 2000-2500	
Storeys: 2.0	SF Source: MPAC	
Lot Irreg:	Lot Acres:	Fronting On: S
Lot Front: 191.93		
Lot Depth: 482.28		
Lot Size Code: Feet		
Zoning: A2		
Dir/Cross St: Louisa Street & Carlisle Street		

Next OH: **Member: Sat Mar 28, 10:00AM-12:00PM**

PIN #: **332560088**
 Holdover: **60**
 Possession:

ARN #: **411044000628220** Contact After Exp: **No**
 Possession Date: **2026-07-03**

Kitch Kitch + Fam Rm: 1 (1+0) Yes	Exterior: Vinyl Siding	Utilities:	Gas Available, Hydro Available, Cable Available, Telephone Available
Basement: Yes/Partially Finished	Garage: Yes		
Fireplace/Stv: No	Gar/Gar Spcs: Attached Garage/2.0		
Interior Feat: Auto Garage Door Remote, In-Law Suite, Propane Tank, Water Heater Owned	Drive Pk Spcs: 10.00	Water:	Well
	Tot Pk Spcs: 12.00	Water Supply Type:	
Parking Feat: Private	Pool: None	Water Meter:	
Heat: Forced Air	Room Size:	Waterfront Feat:	
Heat Source: Propane	Rural Services:	Waterfront Struc:	
A/C: Yes/Central Air	Security Feat:	Well Capacity:	
Central Vac: No		Well Depth:	
Laundry Lev: Upper		Sewers:	Septic Unknown
Retirement: No		Special Desig:	
Property Feat: Porch, Private Pond		Farm Features:	
Exterior Feat: Asphalt Shingle		Winterized:	Fully
Roof: Concrete			
Foundation:			
Soil Type:			
Waterfront Y/N: No	Waterfront:	Island YN:	
Water Struct:	Easements/Restr:		
Under Contract:	Dev Charges Paid:	HST App To SP: Included In	
View:	Lot Shape:	Lot Size Source: MPAC	

Remarks/Directions

Client Rmks: Welcome to one of the most private and thoughtfully designed properties in the Saugeen Shores area. Tucked down a tree-lined laneway that filters out the rest of the world, this custom-built home on 8.06 agricultural acres delivers a lifestyle that simply does not come available in this market very often. Minutes from downtown Southampton and the shores of Lake Huron. Feels like a world away. Custom built with quality at every turn, this 4-bedroom, 4-bathroom home offers an open-concept main floor anchored by a standout Mennonite kitchen. Handcrafted, built to last, and designed to be the true heart of the home. The layout flows naturally from kitchen to living space, ideal for everyday living and entertaining alike. The primary bedroom overlooks the private backyard and pond, giving you a view worth waking up to every single morning. Second-floor laundry means no hauling baskets up and down stairs. The details here were thought through. Above the garage sits a fully self-contained bonus room complete with its own bedroom and private ensuite bath. Use it as a guest suite, nanny suite, in-law accommodation, or income-producing space. The separation gives guests real privacy while keeping everything connected to the main home. 700 sq ft of wraparound deck on the main level with a lower deck that looks directly out over the private pond. Whether it is morning coffee, an evening on the hot tub, or dinner with the sun going down over the trees, this outdoor space delivers. The property also includes a charming chicken coop for those who want fresh eggs and a genuine connection to the land. Private trails wind through the back of the acreage, offering year-round outdoor access right from your own backyard.

Inclusions: **Blinds/ Fridge/ Stove/ Dishwasher/ Washer/Dryer**

Listing Contracted With: **eXp Realty 866-530-7737**

Prepared By: **JENNIFER LAMONT, REALTOR Salesperson**

Date Prepared: **03/25/2026**

Rooms

MLS®#: X12918516

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Bedroom	Upper	8.68 M X 3.89 M	28.47 Ft x 12.76 Ft		
Bedroom	Upper	4.48 M X 4 M	14.69 Ft x 13.12 Ft		
Bedroom	Upper	3.28 M X 3.28 M	10.76 Ft x 10.76 Ft		
Bedroom	Upper	3.25 M X 3.24 M	10.66 Ft x 10.62 Ft		
Laundry	Upper	3.4 M X 3.34 M	11.15 Ft x 10.95 Ft		
Office	Main	3.38 M X 3.31 M	11.08 Ft x 10.85 Ft		
Living Room	Main	4.68 M X 4.86 M	15.35 Ft x 15.94 Ft		
Kitchen	Main	4.76 M X 6.84 M	15.61 Ft x 22.44 Ft		
Bathroom	Main			2	
Bathroom	Upper			3	
Bathroom	Upper			4	
Bathroom	Upper			5	

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