



**JENNIFER LAMONT**  
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 eXp Realty, BROKERAGE

## 337 Ray Street, Saugeen Shores, Ontario N0H 2C1

Listing

**337 Ray St Saugeen Shores**

**Active / Residential Freehold / Detached**

MLS® #: **X12154795**

List Price: **\$869,000**

**New Listing**



### Bruce/Saugeen Shores/Saugeen Shores

Tax Amt/Yr: **\$5,652.00/2024** Transaction: **Sale**  
 SPIS: **Yes** DOM  
 Legal Desc: **LT 87 PL 3M197; S/T RIGHT IN LT61361 TOWN OF SAUGEEN SHORES**

Style: **Bungalow** Rooms Rooms+: **18+0**  
 Fractional Ownership: BR BR+: **5(5+0)**  
 Assignment: Baths (F+H): **4(4+0)**  
 Link: **No** SF Range: **1500-2000**  
 Storeys: **1.0** SF Source:  
 Leased Land: YB/YB Source: **2012/MPAC**  
 Lot Front: **71.59** Fronting On: **E**  
 Lot Depth: **120.14** Lot Size Area:  
 Lot Size Code: **Feet** Lot Size Area Code:  
 SQFT Above Grd Fin: **1751** SQFT Above Grd Fin Src: **MPAC**

Zoning:  
 Cross Street: **HWY 21 and Ivings Drive**  
 Directions: **Head West off of Goderich Street / HWY 21 onto Ivings Drive, then North on Ray Street.**

Abv Gd Fin Area/Src: **1751/MPAC**  
 Blw Gd Fin Area/Src: **1640/Estimated**

Prop Mgmt:  
 Status Cert:

Seller: **Raminder Dhaliwal**

Recent: **05/16/2025 : NEW**

PIN #: **332730747** ARN #: **411046000440572** Contact After Exp: **No**  
 Additional PIN #: Phased Tax Value: **428,000.00** 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 + Island YN: <b>2 (2+0)</b>	Exterior: <b>Stone</b>	Utilities: <b>Gas, Hydro, Sewers, Cable Available, Telephone Available</b>
Fam Rm: <b>Yes</b>	Garage: <b>Yes</b>	Water: <b>Municipal</b>
Basement: <b>Yes/Apartment, Partially Finished</b>	Gar/Gar Spcs: <b>Attached Garage/2.0</b>	Water Meter:
Fireplace/Stv: <b>Yes</b>	Drive Pk Spcs: <b>4.00</b>	Waterfront Feat: :
Interior Feat: <b>Accessory Apartment, In-Law Suite</b>	Tot Pk Spcs: <b>6.00</b>	Waterfront Struc:
Heat: <b>Forced Air, Gas</b>	Pool: <b>None</b>	Well Capacity:
A/C: <b>Yes/Central Air</b>	Room Size:	Well Depth:
Central Vac: <b>No</b>	Rural Services:	Sewers: <b>Municipal</b>
Apx Age: <b>6-15</b>	Security Feat:	Special Desig: <b>Unknown</b>
Retirement: <b>No</b>		Farm Features:
Property Feat:		Winterized:
Roof: <b>Asphalt Shingle</b>		
Foundation: <b>Concrete</b>		
Soil Type:		
Waterfront Y/N: <b>No</b>	Waterfront:	Waterfront Frontage (M):
Water Struct:	Easements/Restr:	
Under Contract:	Dev Charges Paid:	HST App To SP: <b>Included In</b>
View:	Lot Shape:	Lot Size Source: <b>MPAC</b>

### Remarks/Directions

Client Rmks: **Discover the exquisite charm of the authentic bungalow located on Ray Street, a true standout in the neighborhood. This property boasts impressive curb appeal, drawing attention from all who pass by. The main floor encompasses two spacious bedrooms and two bathrooms, along with a dining room, a generously sized kitchen, and a cozy living room that features access to a covered porch and a fully fenced yard. The basement is equally remarkable, housing a legal apartment complete with three additional bedrooms and two bathrooms, as well as laundry facilities. This residence offers immense potential for various living arrangements. Dont miss the opportunity to schedule a private showing today. The main floor**

spans an impressive 1,750 square feet, while the basement offers just over 1,600 square feet of living space.

Inclusions: **Window Coverings, Washer, Dryer, Fridge Stove, Microwave Range, Dishwasher, Garage Door Openers, BBQ, Basement Apparent, Fridge Stove, Dishwasher, Washer, Dryer,**

Exclusions: **N/A**

Rental Items: **HWT**

Broker Rmks:

Offer Rmks: **24hr irrevocable**

Appt/Showing Rmks:

Showing Requirements: **Lockbox**

VT URL Branded:

VT URL Unbranded: <https://tour.giraffe360.com/337RayStreet/>

#### Brokerage Information

Financing:	--	Perm to Advertise: <b>Yes</b>	Contact After Expired:	<b>No</b>	
Buyer Agency Compensation Remarks:					
List Brokerage:	<a href="#">eXp Realty</a>		Phone:	<b>866-530-7737</b>	
List Brkr Addr:	<b>700 GODERICH STREET, Port Elgin N0H2C0</b>		Fax:	<b>647-849-3180</b>	
List Salesperson:	<a href="#">JENNIFER LAMONT, Salesperson</a>		Phone:	<b>519-386-8184</b>	
Contract Date:	<b>05/16/2025</b>	Leased Terms:			
Last Update:	<b>05/16/2025</b>	Expiration Date:	<b>09/30/2025</b>	Original \$:	<b>\$869,000</b>
		CB Comm:	<b>2</b>		

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

Date Prepared: **05/16/2025**

#### Rooms

**MLS® #: X12154795**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Basement	8.82 M X 5.76 M	28.93 Ft x 18.89 Ft		
Living Room	Basement	4.43 M X 4.36 M	14.53 Ft x 14.30 Ft		
Bedroom	Basement	4.29 M X 2.79 M	14.07 Ft x 9.15 Ft		
Bedroom	Basement	3.86 M X 4.33 M	12.66 Ft x 14.20 Ft		
Laundry	Basement	2.56 M X 2.82 M	8.39 Ft x 9.25 Ft		
Bedroom	Basement	2.61 M X 5.19 M	8.56 Ft x 17.02 Ft		
Dining Room	Main	4.53 M X 3.64 M	14.86 Ft x 11.94 Ft		
Kitchen	Main	5.41 M X 4.64 M	17.74 Ft x 15.22 Ft		
Laundry	Main	1.9 M X 3.61 M	6.23 Ft x 11.84 Ft		
Bedroom	Main	3.65 M X 3.64 M	11.97 Ft x 11.94 Ft		
Bedroom	Main	3.72 M X 5.39 M	12.20 Ft x 17.68 Ft		
Living Room	Main	4.33 M X 6.51 M	14.20 Ft x 21.35 Ft		
Bathroom	Main			3	
Bathroom	Main			3	
Bathroom	Basement			3	
Bathroom	Basement			3	

#### History

**337 Ray Street, Saugeen Shores, Ontario N0H 2C1**

**MLS® #: X12154795**

**MLS® #** [X12154795](#)

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
\$869,000	RESI	New Listing	05/16/25	->New	05/16/25 02:35 PM	

**MLS® #** [X11170914](#)

Type: **RESI/Detached**

CDOM:

List SP: [BILL RAYNER](#)

List Brk: [COLDWELL BANKER THE PROPERTY SHOPPE Brokerage \(PE\)](#)



Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$561,000	RESI	<a href="#">Sold</a>	08/17/18	(\$561,000)	06/14/18 02:44 PM	<a href="#">GA908</a>
Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$559,900	RESI	<a href="#">Sold Cond</a>	06/14/18	ACT->SC	06/05/18 10:12 AM	<a href="#">GA365</a>
Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$559,900	RESI	New Listing	05/09/18	->ACT	05/10/18 10:20 AM	<a href="#">GB68</a>
Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$559,900	RESI	New Listing	05/10/18	->New	05/10/18 06:09 AM	

**MLS® #** [X10967929](#)

Type: **RESI/Detached**

CDOM:

List SP: [RUSS COULTRUP](#)

List Brk: [RE/MAX LAND EXCHANGE LTD Brokerage \(Kincardine\)](#)



<b>Price</b>	<b>Type</b>	<b>Mls Chg Type</b>	<b>Chg Date</b>	<b>Change Info</b>	<b>Modified</b>	<b>Chg By</b>
	RESI	<a href="#">Sold</a>	04/15/13	(\$417,250)	04/15/13 11:45 AM	<a href="#">GA908</a>
<b>Price</b>	<b>Type</b>	<b>Mls Chg Type</b>	<b>Chg Date</b>	<b>Change Info</b>	<b>Modified</b>	<b>Chg By</b>
	RESI	Back On Market	11/29/12	SC->ACT	11/29/12 10:57 AM	<a href="#">GA908</a>
<b>Price</b>	<b>Type</b>	<b>Mls Chg Type</b>	<b>Chg Date</b>	<b>Change Info</b>	<b>Modified</b>	<b>Chg By</b>
	RESI	<a href="#">Sold Cond</a>	04/04/12	ACT->SC	04/04/12 09:16 AM	<a href="#">GA908</a>
<b>Price</b>	<b>Type</b>	<b>Mls Chg Type</b>	<b>Chg Date</b>	<b>Change Info</b>	<b>Modified</b>	<b>Chg By</b>
	RESI	New Listing	11/18/11	->ACT	11/18/11 01:21 PM	<a href="#">GA908</a>
<b>Price</b>	<b>Type</b>	<b>Mls Chg Type</b>	<b>Chg Date</b>	<b>Change Info</b>	<b>Modified</b>	<b>Chg By</b>
\$379,900	RESI	New Listing	11/18/11	->New	11/18/11 06:11 AM	

MLS®# [X10967901](#)

Type: **RESI/Vacant Land**

CDOM:

List SP: [RUSS COULTRUP](#)

List Brk: [RE/MAX LAND EXCHANGE LTD Brokerage](#)  
(Kincardine)



<b>Price</b>	<b>Type</b>	<b>Mls Chg Type</b>	<b>Chg Date</b>	<b>Change Info</b>	<b>Modified</b>	<b>Chg By</b>
	RESI	<a href="#">Terminated</a>	03/31/10	ACT->TER	03/31/10 03:38 PM	<a href="#">GA908</a>
<b>Price</b>	<b>Type</b>	<b>Mls Chg Type</b>	<b>Chg Date</b>	<b>Change Info</b>	<b>Modified</b>	<b>Chg By</b>
	RESI	New Listing	10/14/09	->ACT	10/14/09 09:24 AM	<a href="#">GA908</a>
<b>Price</b>	<b>Type</b>	<b>Mls Chg Type</b>	<b>Chg Date</b>	<b>Change Info</b>	<b>Modified</b>	<b>Chg By</b>
\$79,900	RESI	New Listing	10/14/09	->New	10/14/09 06:11 AM	