

Property Client Full

494 Ivings Drive, Saugeen Shores, Ontario N0H 2C0

Listing

494 Ivings Dr Saugeen Shores

Active / Residential Freehold / Attached / Row / Townhouse

MLS®#: X12558504

List Price: \$659,000

New Listing

Bruce/Saugeen Shores/Saugeen Shores



eXp Realty, Brokerage

Tax Amt/Yr:	\$5,230.05/2025	Transaction:	Sale
SPIS:	No	DOM	0
Legal Desc:	LOT 5, PLAN 3M246 TOWN OF SAUGEEN SHORES		
Style:	Bungalow	Rooms Rooms+:	10+0
Fractional Ownership:	No	BR BR+:	3(3+0)
Assignment:	No	Baths (F+H):	3(2+1)
Link:		SF Range:	1100-1500
Storeys:	1.0	SF Source:	MPAC
Lot Irreg:		Lot Acres:	
Lot Front:	45.78	Fronting On:	S
Lot Depth:	108.03		
Lot Size Code:	Feet		
Zoning:	R4-2		
Dir/Cross St:	Ivings Drive and Stickle Street		

PIN #: **332730918**
Holdover: **30**
Possession:

ARN #: **411046000440718** Contact After Exp: **No**
Possession Date: **2025-12-31**

Kitch Kitch + **1 (1+0)**
Island YN:
Fam Rm: **Yes**
Basement: **Yes/Finished**
Fireplace/Stv: **No**
Interior Feat: **Air Exchanger, Auto Garage Door Remote, On Demand Water Heater, Primary Bedroom - Main Floor, Storage, Sump Pump**
Parking Feat: **Front Yard Parking, Available, Private Double**
Heat: **Forced Air**
Heat Source: **Gas**
A/C: **Yes/Central Air**
Central Vac: **No**
Apx Age: **0-5**
Elevator: **No/**
Property Feat: **Asphalt Shingle**
Roof: **Poured Concrete**
Foundation:
Soil Type:
Waterfront Y/N: **No**
Water Struct:
Under Contract:
View:

Exterior: **Stone, Vinyl Siding**
Garage: **Yes**
Gar/Gar Spcs: **Attached Garage/2.0**
Drive Pk Spcs: **2.00**
Tot Pk Spcs: **4.00**
Pool: **None**
Room Size:
Green PIS: **No**
Rural Services:
Security Feat:

Water: **Municipal**
Water Supply Type:
Water Meter:
Waterfront Feat:
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: **Municipal**
Special Desig: **Unknown**
Farm Features:
Winterized:

Waterfront:
Easements/Restr:
Dev Charges Paid:
Lot Shape:

HST App To SP: **Included In**
Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Welcome to your dream home at 494 Ivings Drive, a stunning end unit, bungalow, townhome built in 2020, offering just under 2,700 square feet of thoughtfully designed living space. As you enter, you'll be greeted by a spacious main floor featuring beautiful hardwood and ceramic flooring throughout. The heart of the home is the modern kitchen, complete with quartz countertops, perfect for culinary enthusiasts and entertaining guests. The main floor also boasts a large mudroom, a powder room, and a laundry area for added convenience. The primary bedroom is a true retreat, featuring a large walk-in closet and a luxurious three-piece en suite bathroom. Two additional well-appointed bedrooms in the basement and another full bath ensure ample space for family and guests. Step outside to enjoy the partially covered porch and an adorable deck, perfect for relaxing or entertaining. The yard is fenced on two sides, providing a sense of privacy while leaving the back open to picturesque farmer's fields, offering a serene backdrop. If desired, you have the option to complete the back fence for additional security and privacy. The oversized two-car garage is a standout feature, providing direct access to the backyard, making it incredibly convenient for your lifestyle. The fully finished basement, carpeted for comfort, includes a cozy gas fireplace, creating the perfect atmosphere for family gatherings or movie nights. This charming property combines modern amenities with a tranquil setting, making it the ideal place to call home. Don't miss your chance to experience the lifestyle this beautiful townhome has to offer!**

Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer Window Coverings,**

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

Prepared By: JENNIFER LAMONT, REALTOR Salesperson

Date Prepared: 11/19/2025

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Dining Room	Main	2.91 M X 3.9 M	9.54 Ft x 12.79 Ft		
Laundry	Main	4.37 M X 2.07 M	14.33 Ft x 6.79 Ft		
Primary Bedroom	Main	3.99 M X 4.27 M	13.09 Ft x 14.00 Ft		
Kitchen	Main	4.73 M X 8.89 M	15.51 Ft x 29.16 Ft		Combined w/Living
Utility Room	Basement	8.49 M X 2.53 M	27.85 Ft x 8.30 Ft		
Great Room	Basement	8.45 M X 5.94 M	27.72 Ft x 19.48 Ft		
Bedroom	Basement	3.2 M X 3.81 M	10.49 Ft x 12.49 Ft		
Bedroom	Basement	3.78 M X 3.21 M	12.40 Ft x 10.53 Ft		
Bathroom				4	
Bathroom				3	
Bathroom				2	

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