

Property Client Full

356 Devonshire Road, Saugeen Shores, Ontario N0H 2C3

Listing

356 Devonshire Rd Saugeen Shores

Active / Residential Freehold / Detached

MLS® #: X12347441

List Price: \$999,999

New Listing



Bruce/Saugeen Shores/Saugeen Shores

Tax Amt/Yr:	\$6,152.88/2024	Transaction:	Sale
SPIS:	No	DOM	0
Legal Desc:	LOT 30, PLAN 3M239 TOWN OF SAUGEEN SHORES		
Style:	Bungalow	Rooms Rooms+:	10+0
Fractional Ownership:		BR BR+:	4(4+0)
Assignment:		Baths (F+H):	3(3+0)
Link:	No	SF Range:	1500-2000
Storeys:	1.0	SF Source:	
Lot Irreg:		Lot Acres:	< 0.50
Lot Front:	60.93	Fronting On:	S
Lot Depth:	131.23		
Lot Size Code:	Feet		
Zoning:	R2-5		
Dir/Cross St:	Highland Street and Devonshire Road		

PIN #: **332681770**

Holdover: **60**

Possession:

ARN #: **411044000625159**

Contact After Exp: **No**

Possession Date: **2025-09-30**

Kitch Kitch + **1 (1+0)**
Island YN:
Fam Rm: **Yes**
Basement: **Yes/Finished**
Fireplace/Stv: **Yes**
Fireplace Feat: **Family Room, Natural Gas**
Interior Feat: **Auto Garage Door Remote, Sauna**

Heat: **Forced Air, Gas**
A/C: **Yes/Central Air**
Central Vac: **No**
Apx Age: **6-15**
Property Feat:
Roof: **Shingles**
Foundation: **Poured Concrete**
Soil Type:

Waterfront Y/N: **No**
Water Struct:
Under Contract: **Hot Water Tank-Gas**
View:

Exterior: **Stone**
Garage: **Yes**
Gar/Gar Spcs: **Attached Garage/2.0**
Drive Pk Spcs: **4.00**
Tot Pk Spcs: **6.00**
Pool: **None**
Room Size:
Rural Services:
Security Feat:

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

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

Waterfront Frontage (M):
HST App To SP: **Included In**
Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Welcome to 356 Devonshire, a stunning custom-built home crafted in 2019 by renowned local builder Brian Snyder, celebrated for his exceptional attention to detail and quality craftsmanship. This six-year-old 1726SQ FT true bungalow offers a perfect blend of modern design, thoughtful functionality, and luxurious features. The main floor boasts two bedrooms plus a versatile den, currently set up as a hair salon but easily convertible into a home office or creative space. The primary suite is a true retreat, featuring a spa-like ensuite with a gorgeous soaker tub and a sleek glass-tiled shower. An additional full bathroom ensures convenience for family and guests. The modern kitchen is a showstopper with black cabinetry and leather granite countertops, adding a touch of sophistication to the heart of the home. The fully finished basement expands your living space with two additional bedrooms, a great entertaining area, an infrared sauna, and a cold cellar. Whether hosting friends or enjoying a quiet evening, this space is designed for comfort and versatility. Step outside to your backyard oasis, complete with an expansive deck, a beautiful gazebo, a plug-and-play hot tub, and meticulously landscaped, low-maintenance gardens. The fully fenced yard offers privacy, while the large shed provides ample storage for all your outdoor needs. If you're considering building, skip the wait and move into this meticulously cared-for home that's ready for you to enjoy. Every detail has been thoughtfully designed to create a space that's as functional as it is beautiful.**

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

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

Date Prepared: **08/15/2025**