

## Property Client Full

# 319 Gingrich Crescent, Saugeen Shores, Ontario N0H 2C1

Listing

**319 Gingrich Cres Saugeen Shores**  
**Active / Residential Freehold / Detached**

MLS® #: **X13121814**  
 List Price: **\$899,000**

**New Listing**



### Bruce/Saugeen Shores/Saugeen Shores

Tax Amt/Yr: **\$5,595.00/2025**      Transaction: **Sale**  
 SPIS: **No**      DOM: **0/0**  
 Legal Desc: **LT 79 PL 3M197; S/T EASEMENT IN GROSS OVER PT 1 3R8344 AS IN LT62752; S/T EASEMENT FOR ENTRY AS IN BR1530 TOWN OF SAUGEEN SHORES**

Style: **Bungalow Raised**      Rooms Rooms+: **8+0**  
 Fractional Ownership:      BR BR+: **5(5+0)**  
 Assignment:      Baths (F+H): **4(3+1)**  
 Link: **No**      SF Range: **2000-2500**  
 Stores:      SF Source: **MPAC**  
 Lot Irreg:      Lot Acres:      Fronting On: **S**  
 Lot Front: **68.90**      Builder Name:  
 Lot Depth: **164.00**  
 Lot Size Code: **Feet**  
 Dir/Cross St: **Ray Street and Gingrich Crescent**

PIN #: **332730739**      ARN #: **411046000440556**      Contact After Exp: **No**  
 Holdover: **60**      Survey Year/Type: **Unknown**  
 Possession: **Flexible**      Possession Date:

Kitch Kitch + <b>1 (1+0)</b> Fam Rm: <b>Yes</b> Basement: <b>Yes/Finished</b> Fireplace/Stv: <b>Yes</b> Interior Feat: <b>None</b> Heat: <b>Forced Air</b> Heat Source: <b>Gas</b> A/C: <b>Yes/Central Air</b> Central Vac: <b>No</b> Elevator: <b>No/</b> Laundry Lev: <b>Main</b> Retirement: <b>No</b> Property Feat: Roof: <b>Asphalt Shingle</b> Foundation: <b>Concrete</b> Soil Type: Lease To Own Items: <b>Water Heater</b> Waterfront Y/N: <b>No</b> Water Struct: Under Contract: View:	Exterior: <b>Stone</b> Garage: <b>Yes</b> Gar/Gar Spcs: <b>Attached Garage/2.0</b> Drive Pk Spcs: <b>4.00</b> Tot Pk Spcs: <b>6.00</b> Pool: <b>None</b> Room Size: Rural Services: Security Feat:  Waterfront: Easements/Restr: Dev Charges Paid: Lot Shape:	Utilities: <b>Gas, Hydro, Sewers, Cable Available Municipal</b> Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: <b>Sewer Unknown</b> Special Desig: Farm Features: Winterized:  Island YN:  HST App To SP: <b>Included In</b> Lot Size Source: <b>MPAC</b>
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#### Remarks/Directions

Client Rmks: **Some properties surprise you. 319 Gingrich Crescent is that kind of surprise. Tucked into a quiet crescent in one of Port Elgin's most quaint neighbourhoods, this spacious four level backsplit sits on a large corner lot and delivers a level of space, updates, and outdoor living that is genuinely difficult to find at any price point. Step inside and you will notice immediately that this home has been refreshed with intention. Fresh paint throughout sets a clean, bright tone, and the kitchen has been thoughtfully upgraded with brand new Mennonite built cabinetry, freshly painted finishes, and soft close hardware on every door and drawer. The layout is where this home earns its reputation. Three bedrooms on the upper level flow down into a generous living space, with a fourth large bedroom just beyond. Continue into the finished lower level and you find a fifth bedroom alongside a full rec room that opens up a world of possibilities. Every level has a purpose. Every square foot works. Outside, the corner lot delivers the kind of backyard that most Port Elgin properties simply cannot offer. A beautifully finished stamped concrete pad anchors the space, complete with a dedicated fire pit area built for evenings worth remembering. A built in irrigation system keeps the generous grounds looking exactly as they should with minimal effort. Five bedrooms. Fresh updates throughout. An outdoor space that stands apart. And 2,800 square feet of finished living to grow into. 319 Gingrich Crescent is a rare find in this market.**

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

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

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