

Property Client Full

269 Summerside Place, Saugeen Shores, Ontario N0H 2C2

Listing

269 Summerside Pl Saugeen Shores
Active / Residential Freehold / Detached

MLS® #: **X13117936**
 List Price: **\$825,000**
New Listing



Bruce/Saugeen Shores/Saugeen Shores

Tax Amt/Yr: **\$6,172.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0/0**
 Legal Desc: **LOT 52, PLAN 3M228 TOGETHER WITH AN EASEMENT OVER PT PK LT 19 PL 111 PT 5, 3R8287 AS IN BR72 TOWN OF SAUGEEN SHORES**

Style: Bungalow	Rooms Rooms+: 3+3
Fractional Ownership:	BR BR+: 5(2+3)
Assignment:	Baths (F+H): 3(3+0)
Link: No	SF Range: 1500-2000
Storeys: 1.0	SF Source: MPAC
Lot Irreg:	Lot Acres:
Lot Front: 52.00	Fronting On: N
Lot Depth: 134.11	Builder Name:
Lot Size Code: Feet	
Dir/Cross St: Summerside Place and Highland Street	

PIN #: 332681486	ARN #: 411044000625039	Contact After Exp: No
Holdover: 60		Survey Year/Type: Unknown
Possession: Flexible	Possession Date: 2026-07-31	

Kitch Kitch + 1 (1+0)	Exterior: Stone	Utilities: Gas, Hydro, Cable Available, Telephone Available Municipal
Fam Rm: Yes	Garage: Yes	
Basement: Yes/Finished	Gar/Gar Spcs: Attached Garage/2.0	
Fireplace/Stv: Yes	Drive Pk Spcs: 4.00	Water: Municipal
Interior Feat: On Demand Water Heater, Water Heater Owned	Tot Pk Spcs: 6.00	Water Supply Type:
Heat: Forced Air	Pool: None	Water Meter:
Heat Source: Gas	Room Size:	Waterfront Feat:
A/C: Yes/Central Air	Rural Services:	Waterfront Struc:
Central Vac: No	Security Feat:	Well Capacity:
Elevator: No		Well Depth:
Retirement: No		Sewers: Sewer Unknown
Property Feat:		Special Desig:
Roof: Asphalt Shingle		Farm Features:
Foundation: Concrete		Winterized:
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: **Some homes just feel right the moment you pull up. 269 Summerside Drive is one of them. Snyder built and bungalow style, this Port Elgin property sits in one of the area's most desirable neighbourhoods where trails are just steps from your door. The curb appeal draws you in. What is inside keeps you there. The main floor opens into a bright, connected space where the living room, dining area, and kitchen flow together the way they should. Two bedrooms and two full bathrooms round out a floor plan that works equally well for a growing family, a couple looking to right-size, or anyone who simply wants a home that lives beautifully day to day. Then you head downstairs and the conversation changes entirely. The lower level has been completely updated. Brand new flooring, fresh trim work, and three additional bedrooms anchored by a generous open concept living area make this feel like a bonus home tucked beneath the first. The possibilities are wide open and the space is ready for whatever chapter comes next. Outside, a large concrete pad gives you room to gather, entertain, or simply breathe. A Generac keeps the lights on when the grid does not cooperate, and a two car garage rounds out a package that is genuinely hard to find at this price point. Five bedrooms. Three full bathrooms. Snyder quality. Trail access steps away. And a lower level that changes the whole value conversation.**

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

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

Date Prepared: **05/12/2026**