

Property Client Full

36 Lakeside Woods Crescent, Saugeen Shores, Ontario N0H 2C6

Listing

36 Lakeside Woods Cres Saugeen Shores  
Active / Residential Freehold / Detached

MLS®#: X13092572  
List Price: \$2,200,000

New Listing



Bruce/Saugeen Shores/Saugeen Shores

Tax Amt/Yr: \$14,710.00/2025 Transaction: Sale  
SPIS: No DOM  
Legal Desc: LOT 20, PLAN 3M245 TOWN OF SAUGEEN SHORES

Style: 2 Storey Rooms Rooms+: 6+2  
Fractional Ownership: BR BR+: 4(4+0)  
Assignment: Baths (F+H): 4(2+2)  
Link: No SF Range: 3500-5000  
Storeys: 2.0 SF Source: MPAC  
Lot Irreg: Lot Acres:  
Lot Front: 150.67 Fronting On: W  
Lot Depth: 271.68 Builder Name:  
Lot Size Code: Feet  
Dir/Cross St: Concession Rd 10 and Lakeside Woods Crescent

PIN #: 332681892 ARN #: 411044000614424 Contact After Exp: No  
Holdover: 60 Survey Year/Type: Unknown  
Possession: Possession Date: 2026-07-31

Kitch Kitch + Fam Rm: Basement: Fireplace/Stv: Fireplace Feat: Interior Feat:	1 (1+0) Yes Yes/Partially Finished Yes Family Room On Demand Water Heater, Water Heater Owned	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool: Room Size: Rural Services: Security Feat:	Metal/Side, Stone Yes Attached Garage/2.0 6.00 8.00 Inground	Utilities: Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	Gas, Hydro, Cable Available Municipal       Septic Unknown
Parking Feat: Heat: Heat Source: A/C: Central Vac: Apx Age: Elevator: Laundry Lev: Retirement: Property Feat: Roof: Foundation: Soil Type: Waterfront Y/N: Water Struct: Under Contract: View:	Private Forced Air Gas Yes/Central Air No 0-5 No/ Main No Asphalt Shingle Concrete, Concrete Block	Waterfront: Easements/Restr: Dev Charges Paid: Lot Shape: Pie	Island YN:  HST App To SP: Included In Lot Size Source: MPAC		

Remarks/Directions

Client Rmks: There are homes you tour. And then there are homes that change the way you breathe. 36 Lakeside Woods Crescent is the second kind. The moment you step inside this custom-built masterpiece, the back of the home opens up in front of you. Floor-to-ceiling windows stretch across the entire rear of the house, framing a backyard so lush and private it feels like a nature retreat designed just for you. Step outside and you'll understand what resort living actually means. Towering mature trees line the property. A stunning saltwater pool glows in the evening light, reflecting every shade of the sunset that Lake Huron is renown for. A hot tub. A pool house. Details that enhance privacy without sacrificing luxury. You won't want to leave. This backyard was built for living in. Inside, the scale of this home is something you have to see to believe. The main and second floors deliver 4,310 sq ft of beautifully finished living space across four bedrooms and four full bathrooms. Below, the basement adds another 2,235 sq ft with radiant in-floor heating throughout, fully framed walls, all electrical complete, and a bathroom already roughed in with the toilet and vanity in place. One trade away from finished. The garage is an additional 980 sq ft, also with radiant in-floor heat, plus a 400 sq ft loft above. Total footprint: over 7,900 sq ft. At this price point, that number is nearly impossible to find. And the location. Seconds from one of the most beloved walking trails in all of Bruce County, a trail system that winds from Port Elgin all the way to Southampton. One block from Lake Huron. One block from the kind of sunsets that stop you mid-sentence. The pink and gold sky that this shoreline is famous for. You will see it from your backyard every single night. The street itself is a quiet U-shaped cul-de-sac. The only traffic here is the people who live here. The only noise is the wind through the trees and the sound of a life well lived. This is not a property you find twice.

Inclusions: Stove, dishwashers (2), refrigerator, wine fridge, washer, dryer.

Listing Contracted With: eXp Realty 866-530-7737

Prepared By: JENNIFER LAMONT, REALTOR Salesperson

Date Prepared: 05/06/2026

Rooms

**MLS®#: X13092572**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Bedroom</b>	<b>Upper</b>	<b>5.54 M X 4.07 M</b>	<b>18.17 Ft x 13.35 Ft</b>		<b>6 Pc Ensuite, Balcony, W/I Closet</b>
<b>Bedroom</b>	<b>Upper</b>	<b>3.84 M X 4.05 M</b>	<b>12.59 Ft x 13.28 Ft</b>		<b>Semi Ensuite</b>
<b>Bedroom</b>	<b>Upper</b>	<b>3.83 M X 4.06 M</b>	<b>12.56 Ft x 13.32 Ft</b>		<b>Semi Ensuite</b>
<b>Bedroom</b>	<b>Lower</b>	<b>5.56 M X 3.69 M</b>	<b>18.24 Ft x 12.10 Ft</b>		
<b>Laundry</b>	<b>Main</b>	<b>3.08 M X 3.16 M</b>	<b>10.10 Ft x 10.36 Ft</b>		
<b>Bathroom</b>	<b>Upper</b>			<b>6</b>	
<b>Bathroom</b>	<b>Main</b>			<b>2</b>	
<b>Bathroom</b>	<b>Lower</b>			<b>2</b>	
<b>Bathroom</b>	<b>Upper</b>			<b>5</b>	

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