

Property Client Full

24 Bell Road, Saugeen Shores, Ontario N0H 2C5

Listing

24 Bell Rd Saugeen Shores

Active / Residential Freehold / Detached

MLS®#: X13099124  
List Price: \$1,199,999

New Listing



Bruce/Saugeen Shores/Saugeen Shores

Tax Amt/Yr: \$5,985.00/2025 Transaction: Sale  
SPIS: No DOM: O/O  
Legal Desc: LT 30 PL 490; SAUGEEN SHORES

Style: 1 1/2 Storey Rooms Rooms+: 7+0  
Fractional Ownership: BR BR+: 4(4+0)  
Assignment: Baths (F+H): 3(3+0)  
Link: No SF Range: 2000-2500  
Storeys: 1.5 SF Source: MPAC  
Lot Irreg: Lot Acres:  
Lot Front: 107.65 Fronting On: E  
Lot Depth: 150.00 Builder Name:  
Lot Size Code: Feet  
Dir/Cross St: Bell Road and Baker Road

PIN #: 332740223  
Holdover: 60  
Possession:

ARN #: 411044000516900  
Possession Date: 2026-07-31

Contact After Exp: No  
Survey Year/Type: Unknown

Kitch Kitch + Fam Rm: 1 (1+0) Basement: /None Fireplace/Stv: Yes Interior Feat: On Demand Water Heater, Water Heater Owned	Exterior: Stone, Wood Garage: Yes Gar/Gar Spcs: Attached Garage/1.0 Drive Pk Spcs: 6.00 Tot Pk Spcs: 7.00 Pool: None Room Size: Rural Services: Security Feat:	Utilities: Gas, Hydro, Cable Available, Telephone Available Water: Municipal Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Septic Special Desig: Unknown Farm Features: Winterized:
Parking Feat: Private Heat: Forced Air Heat Source: Gas A/C: Yes/Central Air Central Vac: No Elevator: No/ Laundry Lev: Main Retirement: No Property Feat: Roof: Metal Foundation: Concrete Soil Type:	Waterfront Y/N: No Water Struct: Under Contract: View:	Island YN: HST App To SP: Included In Lot Size Source: MPAC

Remarks/Directions

Client Rmks: What started as a modest 1960s cottage has been completely transformed into a four-season masterpiece in one of Saugeen Shores' most sought-after neighbourhoods. Gobles Grove is the address people wait for, and this one delivers on every level. Gutted to the studs in 2022 and rebuilt with an addition, every inch of this home is new. New roof, new windows, new siding, new appliances, new mechanical. The bones are character. The rest is completely move-in ready with absolutely nothing left to do. Curb appeal here is effortless. Maibec siding dresses the front facade, complemented by crisp white vinyl, bold black accents, and a charming balcony off the second-floor primary suite. You will know this house the moment you see it. Inside, the main floor offers three bedrooms and two full bathrooms, plus a bright and functional laundry room with crawlspace access. The layout flows naturally and the spaces feel generous without being overbuilt for the lot. Upstairs, the loft-style primary retreat is its own world. Step onto your private balcony with a morning coffee and breathe. The ensuite is the kind of bathroom that stops people mid-tour. A deep soaker tub sits beneath an oversized bay window looking directly into the trees. Bathing in nature is not a metaphor here, it is the actual experience. Double sinks and a walk-in closet complete the suite. The backyard is environmentally protected, meaning the mature trees behind you stay. No future development. No neighbours. Just green space, total privacy, and a beautifully landscaped yard complete with a sauna and a shed for all the gear that comes with lakeside living. Lake Huron is close enough that you can hear the waves from your front porch. You are getting the full Saugeen Shores experience: trees in the back, Lake Huron minutes away, and a home in the middle that has been rebuilt to last. Four bedrooms. Three full baths. A garage. A sauna. A neighbourhood that does not come up often. This one moves fast.

Listing Contracted With: eXp Realty 866-530-7737

Prepared By: JENNIFER LAMONT, REALTOR Salesperson

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