

Property Client Full

769 Woodland Drive, Saugeen Shores, Ontario N0H 2C4

Listing

769 Woodland Dr Saugeen Shores
Active / Residential Freehold / Detached

MLS®#: **X13122218**
 List Price: **\$810,000**

New Listing



Bruce/Saugeen Shores/Saugeen Shores

Tax Amt/Yr: **\$6,086.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0/0**
 Legal Desc: **PCL 23-1 SEC 3M192; LT 23 PL 3M192 TOWN OF SAUGEEN SHORES**

Style: **Bungalow** Rooms Rooms+: **4+2**
 Fractional Ownership: BR BR+: **4(3+1)**
 Assignment: **No** Baths (F+H): **4(3+1)**
 Link: **No** SF Range: **1500-2000**
 Storeys: **1.0** SF Source: **MPAC**
 Lot Irreg: Lot Acres: Fronting On: **N**
 Lot Front: **68.16** Builder Name:
 Lot Depth: **116.32**
 Lot Size Code: **Feet**
 Dir/Cross St: **Woodland Drive and Arlington Street / Brentwood Drive**

PIN #: **332480274** ARN #: **411046000227046** Contact After Exp: **No**
 Holdover: **60** Survey Year/Type: **Unknown**
 Possession: Possession Date: **2026-07-31**

Kitch Kitch + Fam Rm: Yes Basement: Yes/Partial Basement, Separate Entrance Fireplace/Stv: Yes Interior Feat: Air Exchanger, Central Vacuum, Water Heater Owned Parking Feat: Private Heat: Forced Air Heat Source: Gas A/C: Yes/Central Air Central Vac: Yes Laundry Lev: Main Retirement: No Property Feat: Asphalt Shingle Roof: Concrete Foundation: Concrete Soil Type: Waterfront Y/N: No Water Struct: Under Contract: View:	Exterior: Brick Garage: Yes Gar/Gar Spcs: Attached Garage/2.0 Drive Pk Spcs: 6.00 Tot Pk Spcs: 8.00 Pool: None Room Size: Energy Cert: No Green PIS: No Rural Services: Security Feat: Waterfront: Easements/Restr: Dev Charges Paid: Lot Shape:	Utilities: Gas, Hydro, Sewers, Cable Available, Telephone Available Municipal Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Sewer Unknown Special Desig: Farm Features: Winterized: Island YN: HST App To SP: Included In Lot Size Source: MPAC
--	--	--

Remarks/Directions

Client Rmks: **Some homes are built to impress. This one was built to last. Crafted by Snyder, one of the region's most trusted builders, this true bungalow at 769 Woodland Drive sits in a desirable Port Elgin neighbourhood and offers something that is increasingly rare: a home where every detail has been thought through and every square foot has been loved. Step inside and you are immediately welcomed by an open concept main floor spanning 1,546 sq ft, where the kitchen, living room, and dining room flow effortlessly into one another. Engineered hardwood floors run throughout, catching the light and setting a tone of warmth and quiet elegance. The kitchen features Corian countertops with a clean, modern finish, and the gas fireplace anchors the living space with the kind of ambiance that makes a house feel like home from the moment the temperature drops. Main floor laundry, a mudroom with direct garage access, and a thoughtfully designed layout mean that the everyday rhythm of life just works here. Downstairs, 532 sq ft of finished basement space and over 1,000 sq ft of unfinished potential give you options. Use it as it is, build it out for extended family, or convert it into a secondary suite and let the property work for you financially. The bones are there. The vision is yours. Outside, the fully fenced yard offers privacy and room to breathe. A composite deck with a covered porch sets the stage for summer evenings and easy entertaining, while beautiful landscaping and an inground sprinkler system keep everything looking effortless. And when the power goes out across the neighbourhood? You will barely notice, thanks to the permanent Generac generator already in place. Four bedrooms, four bathrooms, a Snyder build, and a level of care that shows in every corner. This is the one you walk through and stop making excuses.**

Inclusions: **Built-in Microwave, Central Vacuum, Dishwasher, Dryer, Gas Stove, Garage Door Opener, Hot Tub, Refrigerator, Washer, Hot Water Tank Owned, Window Coverings**

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

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

Date Prepared: **05/13/2026**

