

**Property Client Full**

**2 Birch Street, South Bruce Peninsula, Ontario N0H 2G0**

Listing

**2 Birch St South Bruce Peninsula**  
**Active / Residential Freehold / Detached**

**MLS®#: X12943634**  
**List Price: \$529,900**  
**New Listing**



**Bruce/South Bruce Peninsula/South Bruce Peninsula**

Tax Amt/Yr: **\$2,080.00/2025**      Transaction: **Sale**  
 SPIS: **No**      DOM: **0**  
 Legal Desc: **LT 1 PL 788; SOUTH BRUCE PENINSULA**

Style: **Bungalow**      Rooms Rooms+: **4+0**  
 Fractional Ownership:      BR BR+: **3(3+0)**  
 Assignment:      Baths (F+H): **1(1+0)**  
 Link: **No**      SF Range: **700-1100**  
 Storeys: **1.0**      SF Source: **MPAC**  
 Lot Irreg:      Lot Acres:      Fronting On: **E**  
 Lot Front: **100.00**  
 Lot Depth: **149.00**  
 Lot Size Code: **Feet**  
 Zoning: **R3**  
 Dir/Cross St: **Bruce County Road # 13.**

PIN #: **331610479**      ARN #: **410254000800401**      Contact After Exp: **No**  
 Holdover: **60**  
 Possession:      Possession Date: **2026-05-31**

Kitch Kitch + <b>1 (1+0)</b>	Exterior: <b>Vinyl Siding</b>	Utilities: <b>Gas Available, Hydro Available, Cable Available, Telephone Available Municipal</b>
Fam Rm: <b>No</b>	Garage: <b>Yes</b>	Water:      Water Supply Type:
Basement: <b>/None</b>	Gar/Gar Spcs: <b>Detached Garage/1.0</b>	Water Meter:
Fireplace/Stv: <b>Yes</b>	Drive Pk Spcs: <b>5.00</b>	Waterfront Feat:
Interior Feat: <b>Water Heater Owned</b>	Tot Pk Spcs: <b>6.00</b>	Waterfront Struc:
Parking Feat: <b>Private</b>	Pool: <b>None</b>	Well Capacity:
Heat: <b>Baseboard</b>	Room Size:	Well Depth:
Heat Source: <b>Electric</b>	Energy Cert: <b>No</b>	Sewers: <b>Septic Unknown</b>
A/C: <b>/None</b>	Rural Services:	Special Desig:
Central Vac: <b>No</b>	Security Feat:	Farm Features:
Laundry Lev: <b>Main</b>		Winterized:
Retirement: <b>No</b>		Island YN:
Property Feat: <b>Beach, Golf</b>	Waterfront:	HST App To SP: <b>Included In</b>
Roof: <b>Asphalt Shingle</b>	Easements/Restr:	Lot Size Source: <b>MPAC</b>
Foundation: <b>Block</b>	Dev Charges Paid:	
Soil Type:	Lot Shape:	
Waterfront Y/N: <b>No</b>		
Water Struct:		
Under Contract:		
View:		

**Remarks/Directions**

**Client Rmks: Year-round coastal retreat awaits at 2 Birch! Whether you're looking for the ultimate family summer getaway, a peaceful permanent retreat, or a smart dual-income investment, this beautifully updated bungalow has it all. Inside, you'll find a bright, open-concept living space and a modern kitchen that flows right out to the expansive front deck. But the real magic is outside! Step into the detached garage—currently a fun game room, but an absolute blank canvas ready to be elevated into your dream sports bar or man cave. Out back, your private wooded oasis features a massive stone bonfire pit, perfect for roasting marshmallows under the twilight sky. The Location: Walk just minutes to a quiet, private stretch of beach, or take a scenic 15-minute stroll right into the vibrant downtown hustle and bustle of Sauble Beach! The Investment: Capitalize on massive summer tourist demand at Canada's premier freshwater beach, AND enjoy consistent, low-vacancy winter rental appeal driven by the nearby Bruce Power workforce. Don't just buy a property—invest in a lifestyle.**

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

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

**Date Prepared: 04/01/2026**