



A BUYERS GUIDE TO 337 RAY STREET SAUGEEN SHORES

Discover the exquisite charm of the authentic bungalow located on Ray Street, a true standout in the neighbourhood. This property boasts impressive curb appeal, drawing attention from all who pass by. The main floor encompasses two spacious bedrooms and two bathrooms, along with a dining room, a generously sized kitchen, and a cozy living room that features access to a covered porch and a fully fenced yard. The basement is equally remarkable, housing a legal apartment complete with three additional bedrooms and two bathrooms, as well as laundry facilities. This residence offers immense potential for various living arrangements. Don't miss the opportunity to schedule a private showing today. The main floor spans an impressive 1,750 square feet, while the basement offers just over 1,600 square feet of living space.



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SCAN HERE



IMPORTANT DETAILS

Property Address:

337 Ray Street, Saugeen Shores

List Price: \$869,000

Style: Bungalow/ Detached

Total Bedrooms: 5

Total Bathrooms: 4

Garage: 2 Car Garage Attached, 4 Parking Spaces

Year Built: 2012

Above Grade Square Footage: 1,751 sq. ft.

Lot Size: 51.59' x 120.14'

Property Taxes: \$5,652 (2024)

Average Utilities (monthly):

⚡ Hydro Electricity: \$136.98

🔥 Natural Gas: \$90.59

💧 Water: \$143.25

Hot Water Tank Rental: \$35

Heating/ Cooling:

Central air conditioning

Forced air natural gas



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MORTGAGES CAN BE CONFUSING WE HAVE YOU COVERED

Sale Price: \$869,000

Down Payment: \$61,900

Mortgage including CMHC: \$839,384

Rate: 4.19%

Term: 5 years

Amortization Period: 25 years

Bi-Weekly Payment: \$2,077

*Additional closing costs including legal fees, PST, HST, and Land Transfer Tax may apply.



We have partnered with LNX Mortgages and we are pleased to offer our clients an extensive array of additional services and benefits to facilitate a seamless home financing experience.

Mark LENNOX B.Comm | Mortgage Broker #M18001526

Direct: 365-889-5490 | mark@LNxmortgages.com

FLOOR PLANS

Main Level



FLOOR PLANS

Lower Level



— A PLACE TO CALL HOME



The Town of Saugeen Shores is a stunning four-season destination situated along the beautiful shores of Lake Huron in Bruce County. Featuring the communities of Port Elgin and Southampton, this growing community has lots to offer, including:

- Scenic beaches, parks, and trails
- Hiking and biking paths in nature, both forested and lake-side
- Culinary experiences that are seasonal and locally-sourced
- Boutique shopping along charming downtown streets
- Camping grounds, skate parks, pickleball courts, baseball diamonds, soccer fields, and even an outdoor ice-skating trail in the heart of a provincial park

Recognized as the fastest-growing community in the region, Saugeen Shores has also earned accolades as one of the best places to live in Canada.



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