

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.



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

(a) Natural Gas: \$90.59

Water: \$143.25

Hot Water Tank Rental: \$35

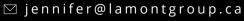
Heating/ Cooling:

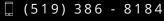
Central air conditioning Forced air natural gas

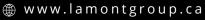


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Sale Price: \$869,000

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.



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Mark LENNOX B.Comm | Mortgage Broker #M18001526

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Lower Level





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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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