

Property Client Full

56 Miramichi Bay Road, Saugeen Shores, Ontario N0H 2C0

Listing

56 Miramichi Bay Rd Saugeen Shores
Active / Residential Freehold / Detached

MLS®#: **X13127492**
 List Price: **\$2,299,000**
New Listing

Bruce/Saugeen Shores/Saugeen Shores



Tax Amt/Yr: **\$15,979.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **1/1**
 Legal Desc: **PT LT 52-53 CON LAKE RANGE OR CON A SAUGEEN PT 7 3R4574; SAUGEEN SHORES**

Style: **2 Storey** Rooms Rooms+: **13+0**
 Fractional Ownership: BR BR+: **4(4+0)**
 Assignment: Baths (F+H): **4(3+1)**
 Link: **No** SF Range: **3000-3500**
 Storeys: **2.0** SF Source: **MPAC**
 Lot Irreg: Lot Acres:
 Lot Front: **108.27** Fronting On: **E**
 Lot Depth: **366.42** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **R1, EP**
 Dir/Cross St: **Miramichi Bay Road and Concession Road 10**

PIN #: **332680620** ARN #: **411044000614525** Contact After Exp: **No**
 Holdover: **60** Survey Year/Type: **Unknown**
 Possession: **Flexible** Possession Date:

Kitch Kitch + Fam Rm:	1 (1+0) Yes	Exterior:	Stone	Utilities:	Gas, Hydro, Sewers, Cable Available, Telephone Available Municipal
Basement:	Yes/Partially Finished	Garage:	Yes	Water:	
Fireplace/Stv:	Yes	Gar/Gar Spcs:	Attached Garage/2.0	Water Supply Type:	
Interior Feat:	Air Exchanger, Water Heater Owned	Drive Pk Spcs:	8.00	Water Meter:	
Heat:	Forced Air	Tot Pk Spcs:	10.00	Waterfront Feat:	Not Applicable
Heat Source:	Gas	Pool:	None	Waterfront Struc:	Not Applicable
A/C:	Yes/Central Air	Room Size:		Well Capacity:	
Central Vac:	No	Rural Services:		Well Depth:	
Apx Age:	16-30	Security Feat:		Sewers:	Septic
Elevator:	No/			Special Desig:	Unknown
Laundry Lev:	Main			Farm Features:	
Retirement:	No			Winterized:	
Property Feat:					
Exterior Feat:	Hot Tub, Landscaped, Patio, Privacy, Private Pond, Year Round Living Metal				
Roof:					
Foundation:	Poured Concrete, Stone				
Soil Type:					
Alternate Power:	Generator – wired				
Water Name:	Lake Huron				
Waterfront Y/N:	Yes	Waterfront:	Indirect	Island YN:	No
Water Struct:	Not Applicable	Easements/Restr:	Unknown		
Water Features:	Not Applicable				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Public Road				
Shoreline:	Natural, Rocky	Shoreline Exposure:	West		
Shoreline Road Allowance:	Not Owned				
Docking Type:	None	Water View:	PartiallyObstructive	Channel Name:	
View:	Water	Lot Shape:		Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **There are properties that sit on the water. And then there are properties that belong to it. This custom-built lakefront estate on Lake Huron sits on acres of landscaped gardens, designed not just to be lived in, but to be experienced. The grand entrance hall opens to a bright living room and a chef's kitchen with Italian granite countertops, three pantries, and integrated European appliances including three ovens and two refrigerators. The formal dining room opens to a private patio with an ornamental pond and limestone waterfall. A den, main floor laundry, and powder room complete the main level. Every inch of this home has been cared for with intention. The entire plumbing system has been completely redone. Upstairs, the primary suite offers panoramic views of Chantry Island, a five-piece ensuite with a two-person tub, Italian porcelain tile, and walk-in closets. A second suite features a private sitting area and ensuite. Two additional bedrooms share a full bathroom with lake views. Outside, a swim spa with a powered roof offers year-round enjoyment. Nature trails wind through the property, and a scenic path stretches along Lake Huron from Port Elgin to Southampton. The oversized double garage includes a vehicle lift for a third car with apartment potential above. Unmatched privacy, stunning sunsets, and direct Lake Huron access. This is Miramichi Bay at its finest.**

Inclusions: **Ovens x 3, Dishwasher, Refrigerator x2, Microwave, Window Coverings, Cook top, Swim Spa**

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

Prepared By: JENNIFER LAMONT, REALTOR Salesperson

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