

Property Client Full

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

Listing

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

MLS®#: **X13236306**
 List Price: **\$499,900**

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+: **5+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:
 Lot Front: **100.00** Fronting On: **E**
 Lot Depth: **149.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **R3**
 Dir/Cross St: **Bruce County Road # 13.**

PIN #: **331610479**
 Holdover: **60**
 Possession:

ARN #: **410254000800401**
 Possession Date: **2026-06-30**

Contact After Exp: **No**
 Survey Year/Type: **Unknown**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **/None**
 Fireplace/Stv: **Yes**
 Interior Feat: **Water Heater Owned**
 Parking Feat: **Private**
 Heat: **Baseboard, Heat Pump**
 Heat Source: **Electric**
 A/C: **Yes/Wall Unit**
 Central Vac: **No**
 Laundry Lev: **Main**
 Retirement: **No**
 Property Feat: **Beach, Golf**
 Roof: **Asphalt Shingle**
 Foundation: **Block**
 Soil Type:
 Waterfront Y/N: **No**
 Water Struct:
 Under Contract:
 View:

Exterior: **Vinyl Siding**
 Garage: **Yes**
 Gar/Gar Spcs: **Detached Garage/1.0**
 Drive Pk Spcs: **5.00**
 Tot Pk Spcs: **6.00**
 Pool: **None**
 Room Size:
 Rural Services:
 Security Feat:
 Waterfront:
 Easements/Restr:
 Dev Charges Paid:
 Lot Shape: **Irregular**

Utilities: **Gas Available, Hydro Available, Cable Available, Telephone Available Municipal**
 Water:
 Water Supply Type:
 Water Meter:
 Waterfront Feat:
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**
 Island YN:
 HST App To SP: **In Addition To**
 Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Year-round coastal retreat awaits at 2 Birch Street! 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: **06/03/2026**