



[All](#)

MLS® #: 578957 b	Major Area: LC
Price: \$2,399,000	District: LS
Status: Active	Sub-Dist: GB
	Prop Is: For Sale Only
Legal Descr.: SEE REMARKS	
Address: 6 INDIAN RD	
City: GRAND BEND, N0M 1T0	
Sd/Rd: North	
Near: LAKE SHORE DR	
Nearest Town: IN GRAND BEND	
Prop. Size: 130.88' FRONTAGE X 253.54' DEEP	Zoning: RC1-2
Acreage: Less Than 1 Acre	Taxes: \$18416 (2015)
	Occupancy: Owner
Start Date: 11-MAR-2016	Possession: 45 / FLEX

Internet Remarks	OAKWOOD PARK ONCE IN A LIFETIME LAKEFRONT OPPORTUNITY WITH 130 FT OF FRONTAGE! It's been over 20 years since a single lakefront parcel with this much frontage has been offered for sale in Oakwood Park & it's likely to be 20 more. Dwarfing the width & area of almost every competing property in recent time, this is truly an incomparable lakefront location in the most sought after private beach subdivision in Grand Bend. With an average price per lakefront foot of 16.5 thousand in Oakwood Park, the land alone is worth well over \$2 mil BEFORE placing any value on its additional depth & massive overall size, second-to-none privacy on all sides, proximity to all amenities, tremendous outdoor entertainment space, brand new 400 sq ft workshop/bunk, & the sprawling 4 bed 4 bath bungalow with immaculate views of Lake Huron from almost every window. This substantial home & endless outdoor living space do not need to be torn down like the last 2 Oakwood Lakefront sales. Call for feature list.
Directions	Just north of the main intersection in Grand Bend on HW 21, turn west (toward lake) on Indian Rd. Take Indian Rd until it ends. 6 Indian Rd is on your right hand side. There is an electronic gate at the entrance to Oakwood Park that may require an access code. Contact listing Realtor for code.
Howseen	ACET (519) 870-7650

Type: Residential	Heating / AC: Energy Efficient, Forced Air, Central Air	Water: Municipal
Type of Dwelling: Bungalow	Fuel: Gas	Sewer: Septic
Parking: Front Drive, Private Drive, Rear Drive	Flooring: Hardwood, Ceramic	Indoor Features: Wet Bar, Wet Bar, Work Bench, Jetted Tub, Dishwasher, Wsh/Dry/Frig/Stv, Microwave
Exterior: Vinyl, Stone	Fireplace 1: 2 Insert Gas Fuel	Site Influences: Lake Front, Cul-De-Sac, Patio(S), Sundeck(S), Shopping Nearby
Foundation: Concrete	Fireplace 2:	Outdoor Features: Hot Tub, Workshop, Storage Shed, Barbecue, See Remarks
Basement: Part	Rental Equipm.: Water Heater	
Basement Dev: Part-Completely Done		

Any lake frontage over 100' in Oakwood is unique. Similar to the 2 parcel property recently listed for sale in Oakwood, this is one of only 3 spots in Oakwood Park with this much frontage. Unlike this other property however, this one is priced over 1 million dollars lower! The respectable home; completely loaded with recent upgrades & outdoor features, enormous principal rooms, & endless entertainment space; adds even more value to this one of a kind piece of land. Did I mention the 3 wet bars, thousands of sq feet of deck space, the custom gazebo, wheelchair accessible main floor living, hot tub, etc? Location is within the municipality of South Huron. Legal desc: LOTS 9 & 10, PLAN 125 STEPHEN, PART LOT 11, PLAN 125 STEPHEN, PARTS LOTS 35, 36 & 37, PLAN 125 STEPHEN DESIGNATED AS PART 1, PLAN 22R-5071, T/W EASEMENT AS IN R304003 SAVE & EXCEPT ROW OVER BLOCK C, P LAN 127; MUNICIPALITY OF SOUTH HURON. Buyer to verify all measurements. LA present at all showings.

# of Rooms: 20	Ensuite: Yes	Handicap: Yes
Bedrooms: 4+2	Age: 59	Solicit Seller: No
Bathrooms: 3 \ 1	SPIS: No	Energy Star Cert:
# of RI Bathrms:		Special Conditions: N
		Add. Sale Info:

Floor	Room	Size	Floor	Room	Size
M	LD	25.5x23.0	M	FO	6.5x9.0
M	KD	23.0x11.0	L	RR	18.8x11.4
M	FR	22.0x15.8	L	ST	16.5x9.7
M	MB	19.7x16.5	L	ST	12.4x6.7
M	BR	14.0x9.8	L	LA	9.5x8.5
M	BR	11.8x9.8	L	UT	13.0x11.0

M	BR	11.6x9.7	M	E3	
M	LA	9.7x11.6	M	B3	
M	FL	9.7x9.4	M	E3	
M	MR	10.2x12.0	M	B2	
Improvements:					
Mortgage: TRT CLR					
Seller Name: STEELE, WILLIAM; STEELE, LINDA Home Tel.: 519-870-7650 Bus. Tel.: Address:					
Listing Office: ROYAL LEPAGE TRILAND REALTY, BROKERAGE, INDEPENDENTLY OWNED AND OPERATED 519 672-9880 Listing Agent: MIKE SLOAN 519-672-9880 Pager:519 870-7650					
CB: 1.5% + HST					
Data provided by the London and St. Thomas Association of REALTORS®					