

104389

Property No: 30668615



164 ESSEX Street  
Goderich, ON, N7A 2H7

4 Bedrooms  
3 Bathrooms  
3,034 Square Feet

**\$1,495,000**



## Waterfront Home for Sale

*\*Extremely rare and first time offered\** This 2.47 acre lakefront property is perched on the bank, with panoramic lake views right in heart of the Prettiest Town in Canada - Goderich, Ontario. Some keynotes of the property include, koi ponds, windmill for off-grid pond aerating, roadway to gated lake level access, abundant wildlife, boat watching, and daily views of what are said to be some of the most beautiful sunsets in the world. The home is very unique and features 4 levels with elevator for ease of access to all stories. 4 bedrooms, 3 baths, open concept kitchen / living room with formal dining room, wrap around decks and large master bedroom all boasting views of Lake Huron and The Cove beach. Extra room for guests could easily be created in the lower level with separate living room and entrance. This is truly a unique opportunity to own one of the most notable Lakefront properties in the community. GPS 43.737147,-81.72428



Royal LePage Locations  
North Brokerage

(800) 886-4713

Estimated Mortgage Rate

**\$5,933 / month**

based on 20% down at 3.44

Goderich  
Home for Sale



164 ESSEX Street, Goderich, Ontario,  
N7A 2H7

Call or visit to schedule your viewing  
[MoveMe.To/id/104389](https://MoveMe.To/id/104389)

164 ESSEX Street

## Rooms

Dining room	Ground level	16' 0" x 24' 0"
Kitchen	Ground level	20' 0" x 17' 0"
Dinette	Ground level	12' 0" x 12' 0"
Living room	Ground level	22' 0" x 11' 0"
Laundry room	Ground level	13' 0" x 10' 0"
2pc Bathroom	Ground level	
Office	Lower level	15' 0" x 23' 0"
Recreation room	Lower level	22' 0" x 12' 0"
3pc Bathroom	Second level	
Bedroom	Second level	9' 0" x 14' 0"
Bedroom	Second level	12' 0" x 16' 0"
Master bedroom	Second level	21' 0" x 13' 0"
Bedroom	Second level	9' 0" x 10' 0"
3pc Bathroom	Second level	
Foyer	Third level	11' 0" x 21' 0"

## Additional Features

Cooling: Air exchanger, Central air conditioning

Heating: Forced air, Boiler

Fireplace: Other - See remarks (Gas)

Foundation: Poured Concrete

Exterior: Vinyl siding

Appliances: Alarm System, Central Vacuum, Water softener



Listing provided by Dale Group Realty Corp Brokerage. To schedule a viewing call (800) 886-4713 and ask about Listing ID 104389.