

REAL ESTATE AUCTION

223 Ontario St S, Grand Bend, ON

Online Auction opening October 7, 2026

Closing October 28, 2026 ~ 6:00 pm



*"When you want your
Real Estate sold yesterday!"®*

151 York St.
London, Ontario N6A 1A8
1.519.672.6604 or 1.877.672.6604

www.northamericauctioneers.com

BIDDERS INFORMATION PACKAGE
for
223 Ontario St S, Grand Bend, ON

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INTRODUCTION

DON'T MISS THIS OPPORTUNITY!

This stunning property of over an acre of land sits along the river and only a few minutes walk to downtown Grand Bend and the beach. With three dwellings this property is excellent as an AirBNB gold mine or live in one home and rent the others to live mortgage payment free. 2024 income for summer months was \$6,500 per week, with fall and winter bringing in only a few hundred dollars less per unit. The beach and downtown Grand Bend are just a short stroll away, or you can launch your canoe or kayak and paddle over to Pinery Provincial Park. Don't pass up this incredible chance to own a home, earn income while enjoying a beautiful location, or simply purchase it and rent to short-term tenants.

- Income \$6500 a week in summer
- 2 homes and a large heated garage with kitchen and bedroom loft
 - Backing onto river
 - over 1 acre of property
- Kayak from property to Pinery Provincial Park
- Short walk to downtown Grand Bend and beach

Opening 10am October 7, 2026

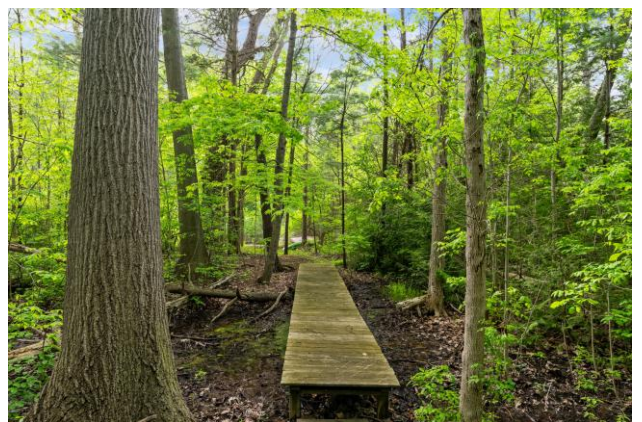
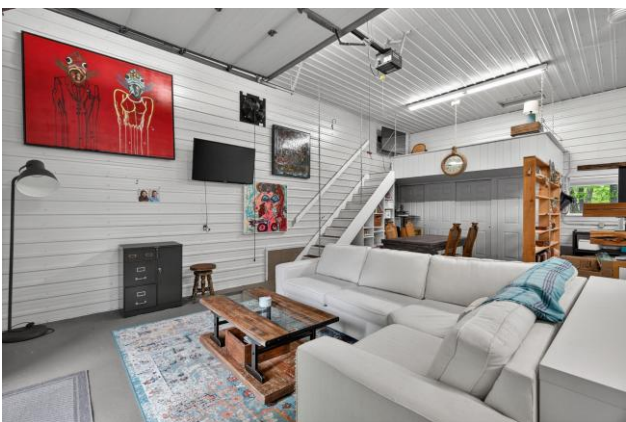
Closing 6pm, October 28, 2026

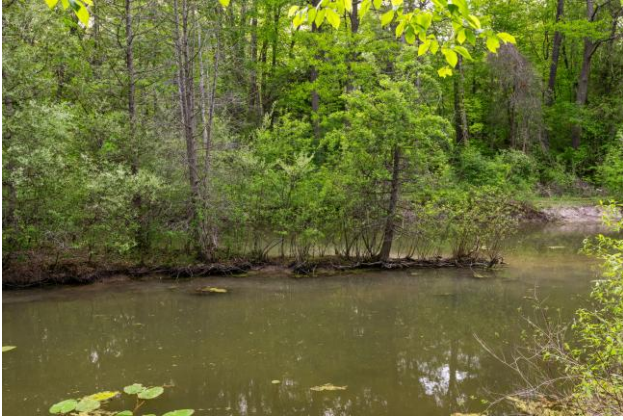
Buying Through Auction

Buy with confidence and without the fear of offering too much. Unlike buying a home through multiple offers not knowing what to offer, through an auction you can submit your offer and watch the bids for the house increasing as much or as little as you wish. Should you have a realtor no worries, they are able to assist you with the purchase and will be paid on closing.

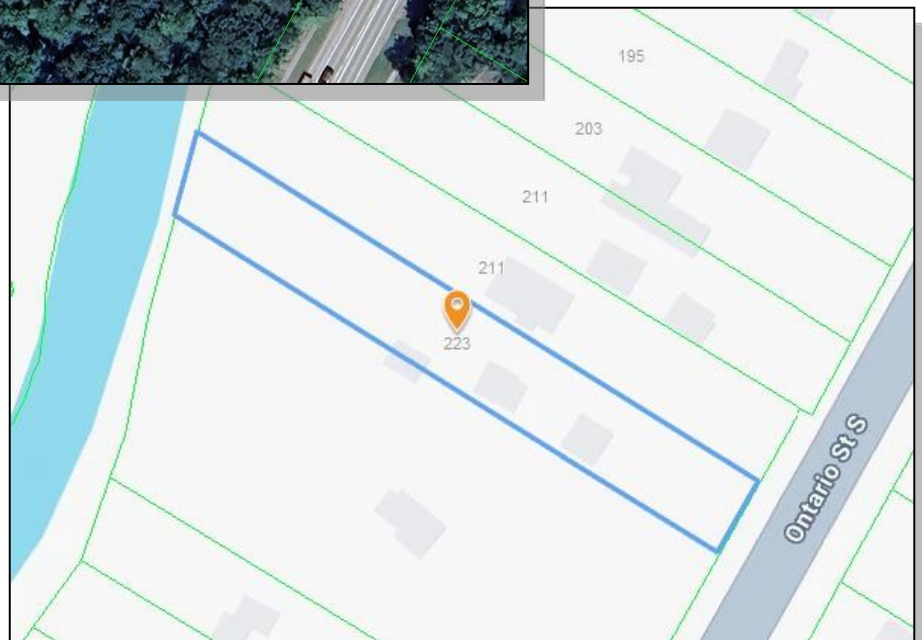
Finally, you have a completely transparent way of purchasing a home while still having all the benefits of the sale being handled by an Ontario Real Estate brokerage!

Lot & Area Photographs





Map view of property



223 Ontario Street S, Lambton Shores, Ontario N0M 1T0

223 Ontario St S Lambton Shores

Active / Residential Freehold / Detached

MLS® #: X13877136

List Price: \$749,000

New Listing



Lambton/Lambton Shores/Grand Bend

Tax Amt/Yr: \$4,903.00/2025 Transaction: Sale
SPIS: No DOM: 1
Legal Desc: LT 6 PL 33 BOSANQUET EXCEPT L743201; LAMBTON SHORES

Style: Bungalow Rooms Rooms+: 12+0
Fractional Ownership: BR BR+: 5(5+0)
Assignment: Baths (F+H): 3(2+1)
Link: No SF Range: 2500-3000
Storeys: 1.0 SF Source: Estimated
Lot Irreg: Lot Acres: 0.50 - 1.99
Lot Front: 78.29 Fronting On: W
Lot Depth: 624.99 Builder Name:
Lot Size Code: Feet

Zoning: R6
Dir/Cross St: Hwy 21 and Lakeview Ave

PIN #: 434450391
Holdover: 60
Possession:

ARN #: 384552003018500
Possession Date: 2026-12-18

Contact After Exp: No
Survey Year/Type: None

Kitch Kitch + 3 (3+0)
Fam Rm: No
Basement: Yes/Crawl Space, Full
Fireplace/Stv: Yes
Fireplace Feat: Living Room, Natural Gas
Interior Feat: Auto Garage Door Remote, Guest Accommodations, In-Law Capability, Primary Bedroom - Main Floor, Water Heater Owned Available
Parking Feat: Forced Air
Heat: Gas
Heat Source: Gas
A/C: Yes/Central Air

Exterior: Metal/Side, Wood
Garage: Yes
Gar/Gar Spcs: Detached Garage/4.0
Drive Pk Spcs: 9.00
Tot Pk Spcs: 13.00
Pool: None
Room Size:
Rural Services:
Security Feat:
Central Vac: No
Apx Age: 51-99
Property Feat: Beach, River/Stream, Wooded/Treed
Roof: Asphalt Shingle, Metal
Foundation: Concrete Block, Slab

Utilities: Gas, Hydro, No Sewers, Cable, Telephone Municipal
Water:
Water Supply Type:
Water Meter:
Waterfront Feat: River Access, Riverfront
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: Septic
Special Desig: Unknown
Farm Features:
Winterized: Fully

Waterfront Y/N: No
Water Struct:
Water Features: River Access, Riverfront
Under Contract:
Docking Type:
View: River

Waterfront: Direct
Easements/Restr:
Dev Charges Paid:
Water View: Obstructive
Lot Shape: Irregular

Island YN:
HST App To SP: Included In
Channel Name:
Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: Property to be auctioned by North American Auctioneers with auction closing October 28, 2026 6pm. A rare chance to create your own dream getaway, investment property or multi-generational living on a 1.1 acre bush lot that backs onto a scenic river system perfect for canoeing, kayaking, fishing and skating in the winter! This unique property offers the ultimate blend of recreation, relaxation, and lifestyle with ample parking. Featuring three separate buildings with many recent updates: Main House: is a 2 bed, 2 bath that has been renovated throughout with modern finishes, new appliances, quartz countertops, in-floor heating in the main spa inspired bathroom and basement upgrades to the crawl space. Guest House: is a 3 bed, 1 bath with a nostalgic retro vibe / classic cottage character and includes all furnishings! Loft-Style Garage with double bay doors that includes a nature inspired bathroom, kitchen area and in-floor heating system for year-round comfort or convert back to a dream garage or workshop and includes all furnishings! All units are on municipal water, separate septic systems and for added flexibility there are two separate hydro meters and two separate gas meters. One water heater is owned and two are rented. Grand Bend Rotary Nature Trail which offers 9 km of flat paved path winding through meadows parallel to Highway 21, safely connecting Grand Bend directly to the entrance of Pinery Provincial Park. Property located just a few minutes walk from Grand Bend's famous beaches, 5 km to Huron County Playhouse / Winery, 5 km to Grand Bend Motorplex, 7 km to the Pinery Provincial Park, 45 min drive to London, 45 min drive to Sarnia. This is a property packed with potential Please visit our website northamericauctioneers.com for auction documents and additional information.

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Dining Room	Main	6.32 M X 4 M	20.73 Ft x 13.12 Ft		
Living Room	Main	5.39 M X 4.84 M	17.68 Ft x 15.88 Ft		
Foyer	Main	3.04 M X 2.4 M	9.97 Ft x 7.87 Ft		
Primary Bedroom	Main	4.03 M X 3.52 M	13.22 Ft x 11.55 Ft		
Kitchen	Main	3.6 M X 3.17 M	11.81 Ft x 10.40 Ft		
Living Room	Main	5.37 M X 3.08 M	17.62 Ft x 10.10 Ft		
Dining Room	Main	5.37 M X 2.93 M	17.62 Ft x 9.61 Ft		
Bedroom	Main	3.79 M X 3.5 M	12.43 Ft x 11.48 Ft		
Bedroom	Main	3.68 M X 3.16 M	12.07 Ft x 10.37 Ft		
Primary Bedroom	Main	4.06 M X 3.72 M	13.32 Ft x 12.20 Ft		
Bathroom	Main			4	
Bathroom	Main			4	
Bathroom	Main			2	

BIDDING INSTRUCTIONS/LEGALITIES

1. This auction will be completed by an online auction opening 10am October 8, 2026 and closing 6pm, October 28th, 2026.
2. Please contact our office at 1-877-672-6604 or auction@execulink.com to arrange a time to view if you cannot attend open houses.
3. To view you can attend our open houses Saturday October 17th and 24th 2-4pm or by appointment.
4. In order to bid on this property you will need to register at <https://northamericanauctioneers.com/my-account/>
5. This will be a soft close on line auction meaning, if a bid is received less than 2 minutes prior to auction close the auction will be extended by three minutes for each bid to allow other bidders the opportunity to bid. This will continue until no other bids are received for the maximum of three minutes when the auction will then close for bidding.
6. Your financing approval must be in place prior to the auction.
7. Property and any appliances are being sold in as is where is condition with no warranties.
8. **A bid to buy a property by Auction is an offer to purchase at the bid price. Should you be the highest bidder at auction close, the Agreement of Purchase and Sale will be sent to you Via Electronic Signature shortly after the auction close for your signatures. You must sign and complete this Agreement of Purchase and Sale upon receipt. This agreement will then be submitted to the Sellers. Should you not complete the Agreement of Purchase and Sale, and decide against buying the property at your bid price, you will lose any and all deposits paid and be liable for any costs or losses incurred by the sellers.**
9. Should the property not be pronounced SOLD at the auction, the Sellers may accept or counter any written offer from the highest bidder.
10. All liens will be removed from the property giving buyer free and clear title, other than normal covenants or easements on closing.
11. Closing of the sale will be no later than December 18th, 2026 or sooner. If you require a specific date, please contact our offices.
12. The Auctioneer/Brokerage have not verified any measurements or values supplied by the Seller.
13. Should you wish to view the property for yourself, or have an inspector view the property please call our offices for an appointment.
14. Each bidder has an opportunity to visit the site and must satisfy themselves by personal examination as to the condition of the property. No claim whatsoever shall be allowed at any time after submission of the offer.
15. The total deposit required for this property will be \$10,000. Once you are declared the winning bidder, your credit card will be charged an immediate \$500 on line deposit with the remaining \$9,500 deposit required within 24 hours of acceptance of offer by seller. Remaining deposit of \$9,500 can be made by certified cheque or bank direct deposit, if you will be depositing by direct deposit instructions will be sent to you via email. Full deposit of \$10,000 will be held in a non-interest bearing real estate trust account of Anchor Realty and applied to the final sale amount on closing.
16. The Buyer acknowledges that the Seller and Auctioneer make no representation and/or warranties with respect to the state of repair of the premises, inclusions of chattels or fixtures, or ownership of fixtures or appliances, and the buyer agrees to accept the property "as is".
17. Street Address: 223 Ontario Street, Grand Bend, ON
18. Legal Description: LT 6 PL 33 BOSANQUET EXCEPT L743201; LAMBTON SHORES