

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

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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 ARN #: 384552003018500 Contact After Exp: No
Holdover: 60 Survey Year/Type: None
Possession: Possession Date: 2026-12-18

Kitch Kitch + 3 (3+0) Exterior: Metal/Side, Wood Utilities: Gas, Hydro, No Sewers,
Fam Rm: No Garage: Yes Cable, Telephone
Basement: Yes/Crawl Space, Full Gar/Gar Spcs: Detached Garage/4.0 Municipal
Fireplace/Stv: Yes Drive Pk Spcs: 9.00 Water: Water Supply Type:
Fireplace Feat: Living Room, Natural Gas Tot Pk Spcs: 13.00 Water Meter:
Interior Feat: Auto Garage Door Remote, Pool: None Waterfront Feat: River Access, Riverfront
Guest Accommodations, Room Size: Rural Services: Waterfront Struc:
In-Law Capability, Primary Security Feat: Well Capacity:
Bedroom - Main Floor, Central Vac: No Well Depth:
Water Heater Owned Apx Age: 51-99 Sewers: Septic
Parking Feat: Available Property Feat: Beach, River/Stream, Wooded/Treed Unknown
Heat: Forced Air Roof: Asphalt Shingle, Metal
Heat Source: Gas Foundation: Concrete Block, Slab
A/C: Yes/Central Air Waterfront: Direct Island YN:
Waterfront Y/N: No Easements/Restr:
Water Struct: River Access, Riverfront Dev Charges Paid: HST App To SP: Included In
Under Contract: Water View: Obstructive Channel Name:
Docking Type: River Lot Shape: Irregular Lot Size Source: GeoWarehouse
View: River

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 northamericauctioners.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	