

72 VICTORIA STREET SOUTH - FEATURES:

Prime Location.

- Steps to vibrant downtown Southampton: shopping, dining, cafés, and services.
- Southampton Hospital, public school, Jubilee Park, and baseball diamond just steps away.
- Short walk or bike to Southampton's sand main beach and sunsets.
- Saugeen River moments away for fishing, kayaking, and boating.

Lot & Exterior Features

- Oversized, level, and fully landscaped 73ft × 250 ft lot.
- Triple-wide concrete driveway plus a concrete lane leading to the shop.
- Stunning all-stone exterior and abundant windows for plenty of natural light.
- Matching Stone façade on shop with low maintenance vinyl on other sides.
- Covered front porch with cold-storage room underneath
- Large partially covered rear deck with composite decking.
- Oversized attached double garage with oversized doors.

Home Size & Details

- Approximately 4,300 sq ft of finished living space on 3 levels.
- 4 + 1 Bedrooms (4 on 2nd level + 1 in basement)
- 3.5 Bathrooms. (5pc Ensuite, 5pc main bath, 3pc in basement, 2pc off mudroom)
- Built in 2021.

Luxury Interior Highlights

- Engineered hardwood and tile flooring throughout the main and upper levels.
- Extensive closet space and built-in storage.
- Additional crawlspace storage accessible under the mudroom area.
- Great room with 18 ft ceiling and gas fireplace.
- Gourmet kitchen featuring abundant thin-border shaker-style cabinetry, wood tone island, quartzite countertops and backsplash, pot filler, and gas stove connection.
- Second-floor bedrooms have interior insulated walls for superior sound privacy.
- One upstairs bedroom (South-east bedroom) pre-plumbed/wired and gas line run for future second-floor laundry.
- Luxurious primary suite with coffered ceilings, large walk-in closet, and spa-like 5-piece ensuite: oversized tiled shower with glass door, tiled accent wall, deep soaker tub, dual vanity, backlit fogless mirror.
- In-floor radiant heating in the main floor mudroom.
- Fully finished basement with Dri-core subfloor, cozy carpet and spacious family room with a second gas fireplace.
- Basement TV Room has insulated ceiling for sound proofing.

Mechanical Systems

- Forced-air natural gas furnace and central air conditioning.

- Air Exchanger for fresh clean air.
- Tankless on-demand natural gas hot water heater.
- 200-amp electrical service in the house + 100-amp service in the shop
- Sump pump in basement.
- 3 gas fireplaces (main level, basement, and apartment above shop).
- Electric in-floor heating in mudroom.
- Natural Gas heater mounted in attached garage.
- In-ground irrigation/sprinkler system in front and back yard.
- Hardwired internet line to workshop.
- House and Shop have long range wireless modem (uniFi6) permanently installed.
- House has central vac roughed in (no vacuum).

Detached Heated Workshop (1,600 sq ft approx.)

- Extra-thick concrete floor with specific area designed for future vehicle hoist.
- Full in-floor radiant heat powered by dedicated natural gas boiler
- 100-amp electrical service.
- Easy-to-clean and low maintenance Trusscore interior wall panels.
- Oversized bay with 12ft x 14ft door that could accommodate an RV, boat, or equipment + additional second bay with 12ft x 9ft door.
- Exterior RV power hookup.
- Central Vac set up in garage with outlet in main floor of shop, and in loft.
- Floor drains in shop.

One-Bedroom Apartment (Above Workshop)

- Vaulted ceilings for a bright, open feel
- Kitchen with full size appliances included.
- 3-piece bathroom with tiled shower.
- Ideal for rental income, in-law suite, or guests, or possibly a shift worker needing a quiet place to rest.