

72 VICTORIA ST. S., SOUTHAMPTON

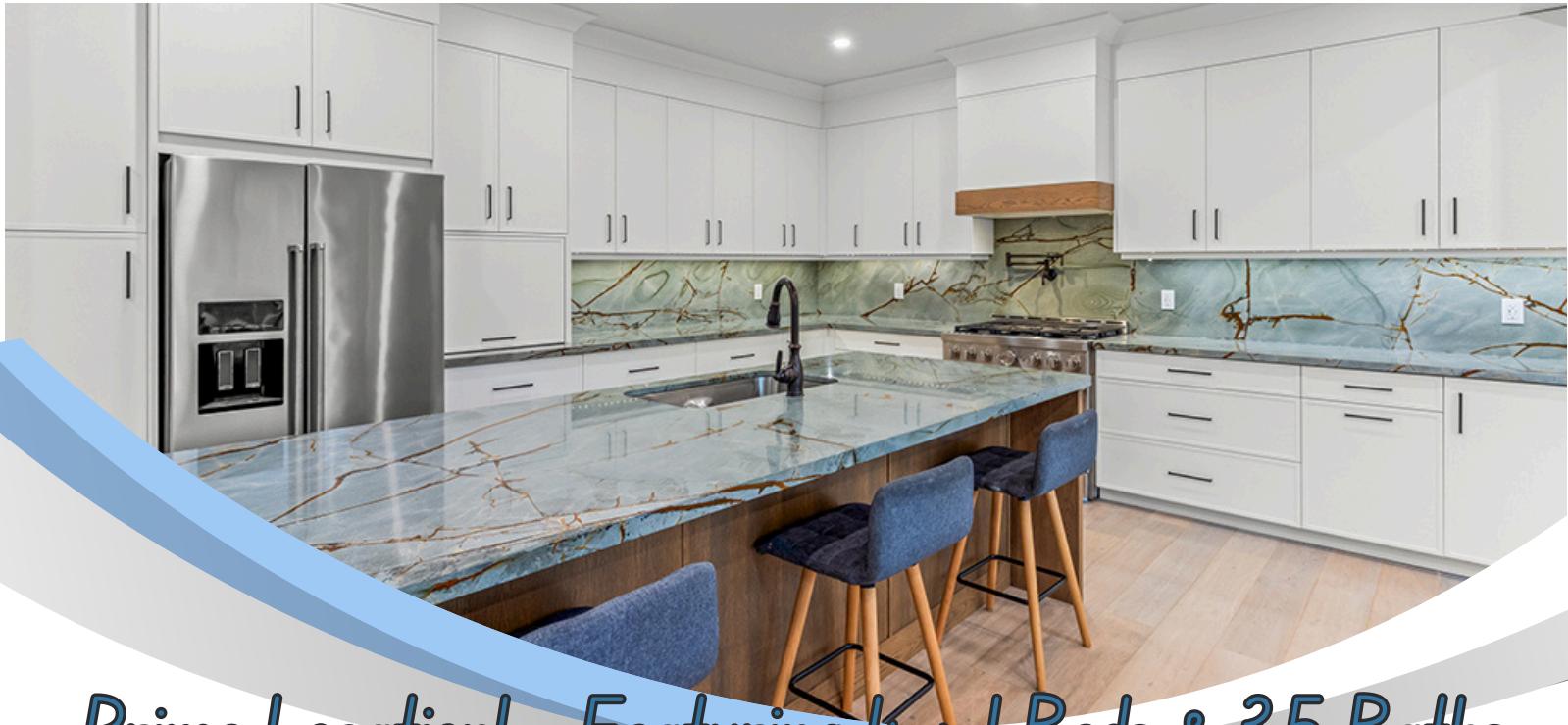


Executive Home w/Dream Shop w/Guest Suite For Sale

\$1,650,000

Come discover this executive two-storey home at 72 Victoria St S in the heart of Southampton. Offering almost 4,300 sq ft of finished living space across three levels, this stunning residence features 4+1 bedrooms, 3.5 bathrooms, an attached two-car garage, and a hard-to-find (in town) 1600 sq ft detached shop with a one-bedroom apartment above—all on a premium 73ft x 250ft lot just steps from downtown shopping and dining, Jubilee Park, the hospital, public school, arena, and Southampton's famous sandy beach. The all-stone exterior and tidy landscaping deliver exceptional curb appeal, complemented by a triple wide concrete driveway and laneway leading to the shop out back. Inside the home, you are greeted by a great room w/18ft ceiling and soaring stone fireplace that anchor the open-concept main floor with engineered hardwood throughout. The gourmet kitchen boasts white thin framed shaker cabinetry for a refined and elegant look, distinctive quartzite counters and backsplash, and a wood-tone island. A bright dining area opens to the rear deck, while a home office, powder room, and mudroom with storage closets and heated floors complete the level. Upstairs, the oak staircase leads to four spacious bedrooms, including a luxurious primary suite with coffered ceiling, spa-like ensuite w/dual vanities, soaker tub, spacious tiled shower w/rain shower head, tile accent wall and large walk-in closet. The fully finished basement adds a 5th bedroom, large rec space, family room with gas fireplace, 3-piece bath w/laundry, and utility room w/forced-air furnace, air exchanger, and on-demand hot water heater. The insulated 1600 sq ft dream shop is perfect for the contractor/tradesperson or hobbyist and offers oversized doors (one that is perfect for RV/boat), Trusscore walls for low maintenance and easy cleaning, and radiant in-floor heat. Above, the shop is a stylish one-bedroom apartment—ideal for guests, family, or income potential. Enjoy luxury, space, and lifestyle—all in one perfect package!





Prime Location! - Featuring 4 + 1 Beds & 3.5 Baths

Almost 4300 Sq Ft of Finished Living Space

Attached Oversized Double Garage

All Stone Exterior for Timeless Curb Appeal

Front Porch & Rear Partially Covered Deck

Triple Concrete Driveway And Concrete Lane to Shop



**SCAN HERE
FOR
3D TOUR**

Large 73.50ft x 250ft Landscaped Lot

Steps to Dining & Shopping Beach and Saugeen River Closeby

1600 Sq Ft Dream Shop with One Bedroom Apartment

Forced Air Heat & Central Air in Home - In Floor Heat in Shop

Property Taxes \$10,408/year

